



**HIGH QUALITY REFURBISHED OFFICE SPACE
IN THE HEART OF EDGBASTON**

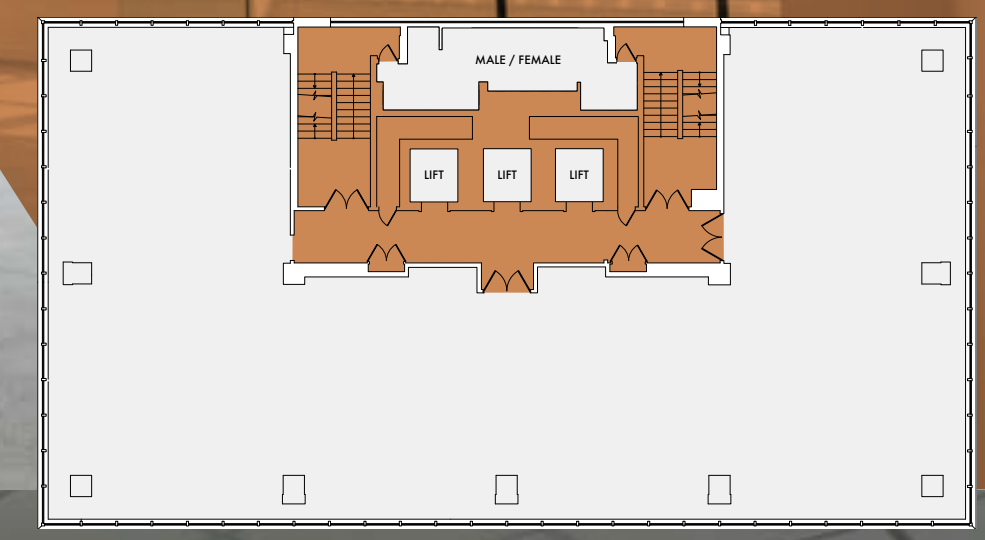
FROM 1,280 SQ FT TO 4,200 SQ FT



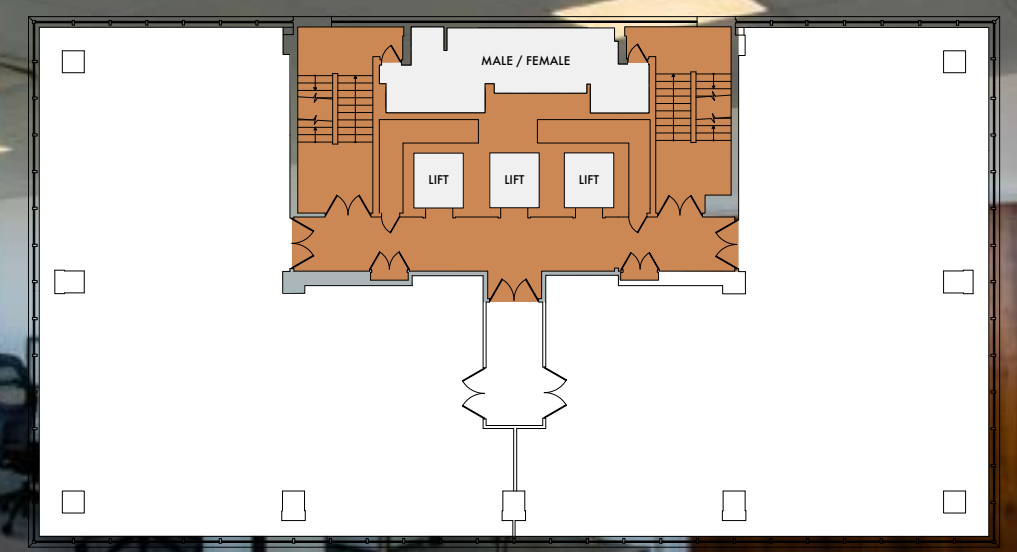
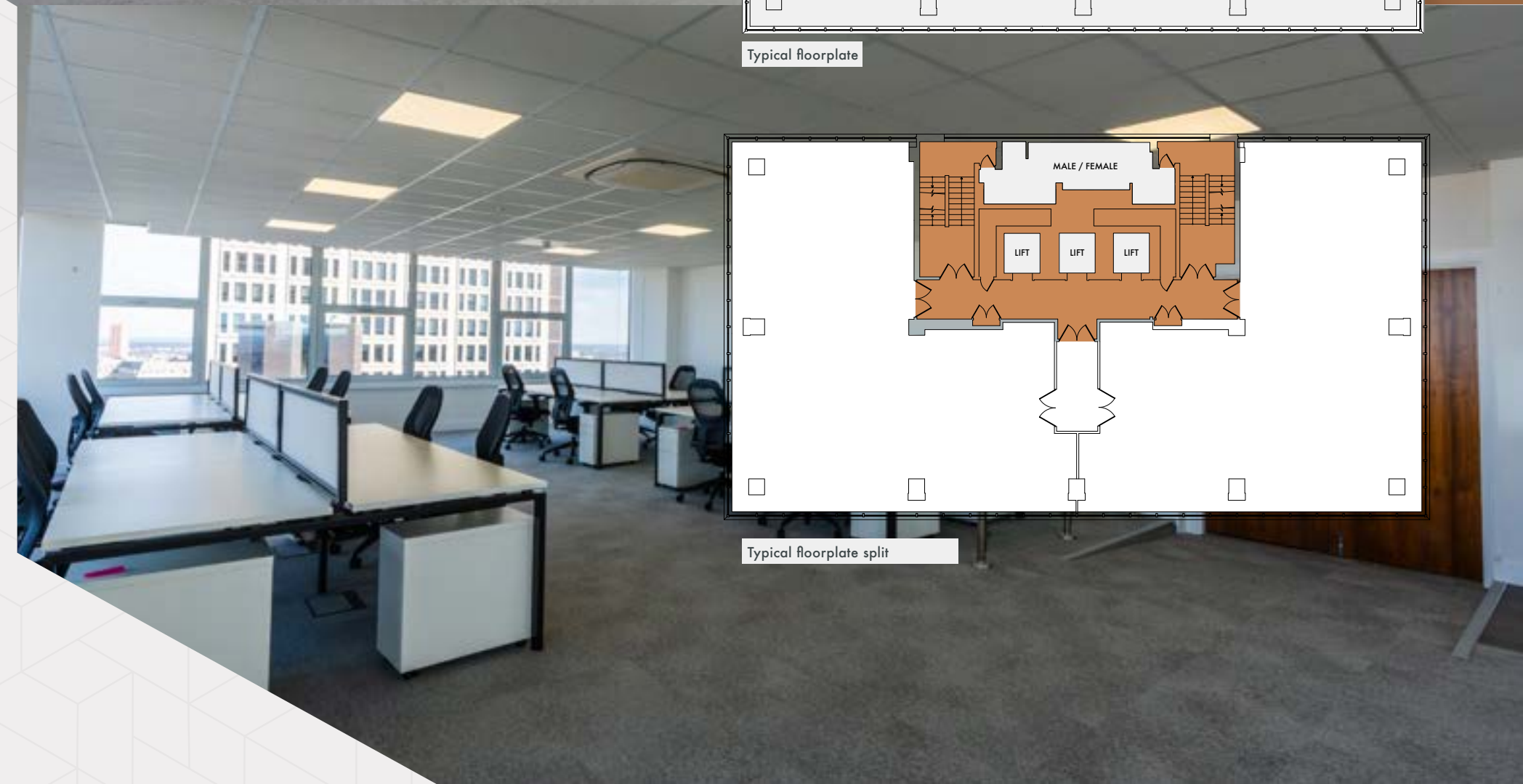
THE SPACE

Lyndon House is a prominent office building within the heart of Edgbaston, being approximately 1 mile from Birmingham city centre.

Arranged over ground, mezzanine and 16 upper floors, it has recently been refurbished to a high standard with a new gym on the mezzanine floor, new reception, floorspace and WCs. Typical floor plates total 4,262 sq ft, with suites available from 1,280 sq ft.



Typical floorplate



Typical floorplate split

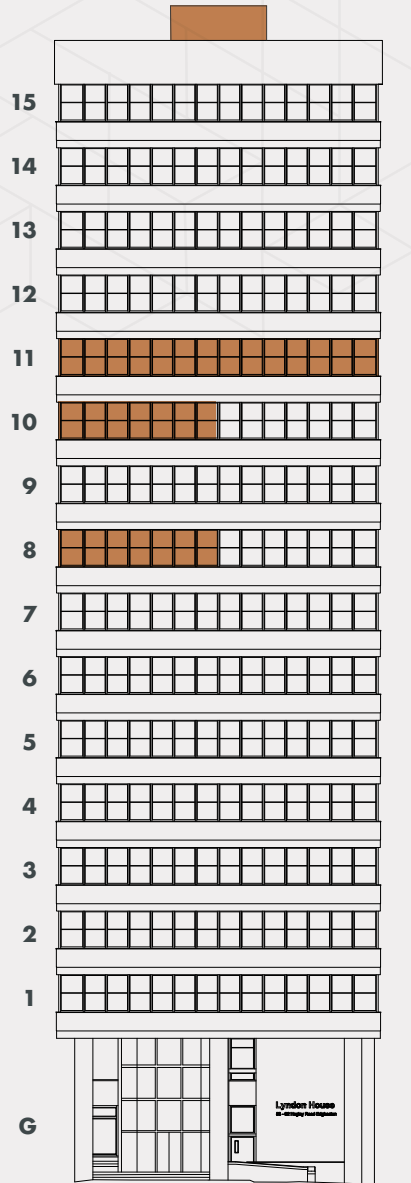
SPECIFICATION

-  1:8 sq m occupational density
-  EPC rating of B34
-  Outside the Clean Air Zone
-  Comfort cooling
-  Raised access floor
-  LED lighting and metal ceiling
-  Three passenger lifts
-  Dedicated 1GB leased line installed
-  Concierge
-  DDA compliant
-  24/7 access
-  CCTV
-  Gym, Shower facilities & changing rooms
-  Cycle racks and heated drying lockers
-  Excellent car parking ratio



AVAILABILITY

FLOOR	AVAILABLE (SQ FT)	TENANT / STATUS
15th		Phoenix Group Corporation Limited
14th - Part		Moremicro
14th - Part		Royal College of Nursing UK
13th		Royal College of Nursing UK
12th		Adthera Bio
11th	4,200	Vacant
10th - Part		B2BE Limited
10th - Part	2,088	Vacant
9th		Baynham & Meikle
8th - Part	1,280	Vacant and fully refurbished
8th - Part		Stonebond
7th		Norton
6th - Part		Bletchley
6th - Part		Original Joinery
6th - Part		Norton
5th		Metcloud
4th - Part		Studyabetterfuture
4th - Part		Time Etc
3rd		Mobility (NHS)
2.3		Involve Recruitment
2.2		Adthera Bio
2.1		Advanced Hair Studios
1.2		Sabz Solicitors
1.1		Seven Living
Ground		Damscena
TOTAL AVAILABILITY:		7,568











THE PLACE

Lyndon House is located within the affluent suburb of Edgbaston sitting prominently on the Hagley Road. Birmingham city centre can easily be accessed by foot, road or rail.

The extension of the Midland's Metro through the city centre and up the Hagley Road has further improved the building's connectivity to the city centre, with Lyndon House benefiting from a station directly outside of the building.

Five Ways station is a short walk away and provides local connections as well as to Birmingham New Street. Whilst the new Spirit bus route will result in faster bus connections to and from the building.

Occupiers are spoilt for choice when it comes to amenities. Whether it's a simple coffee at Starbucks, fine-dining at Simpsons or simply enjoying The Botanical Gardens and Edgbaston Reservoir. Edgbaston has it all.



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