



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

FROM 1,280 SQ FT TO 31,141 SQ FT

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

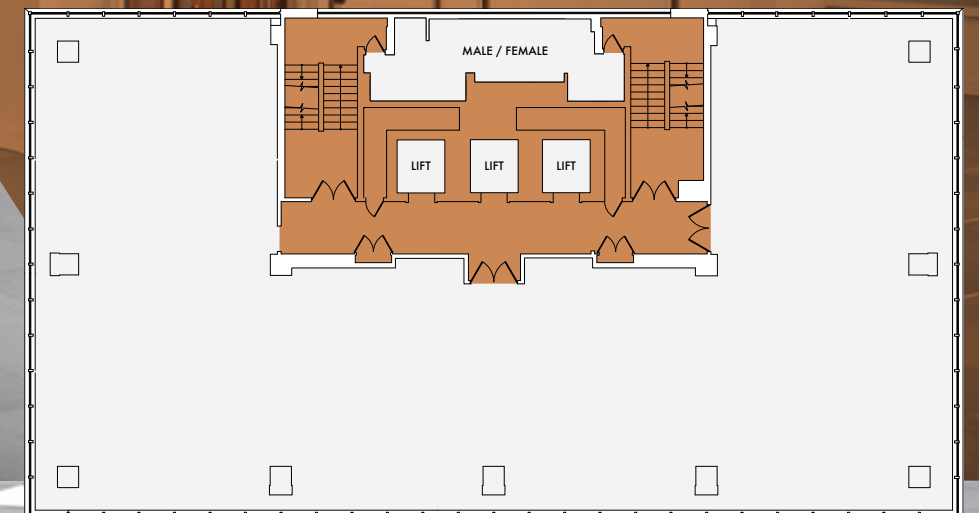


Excellent car parking ratio

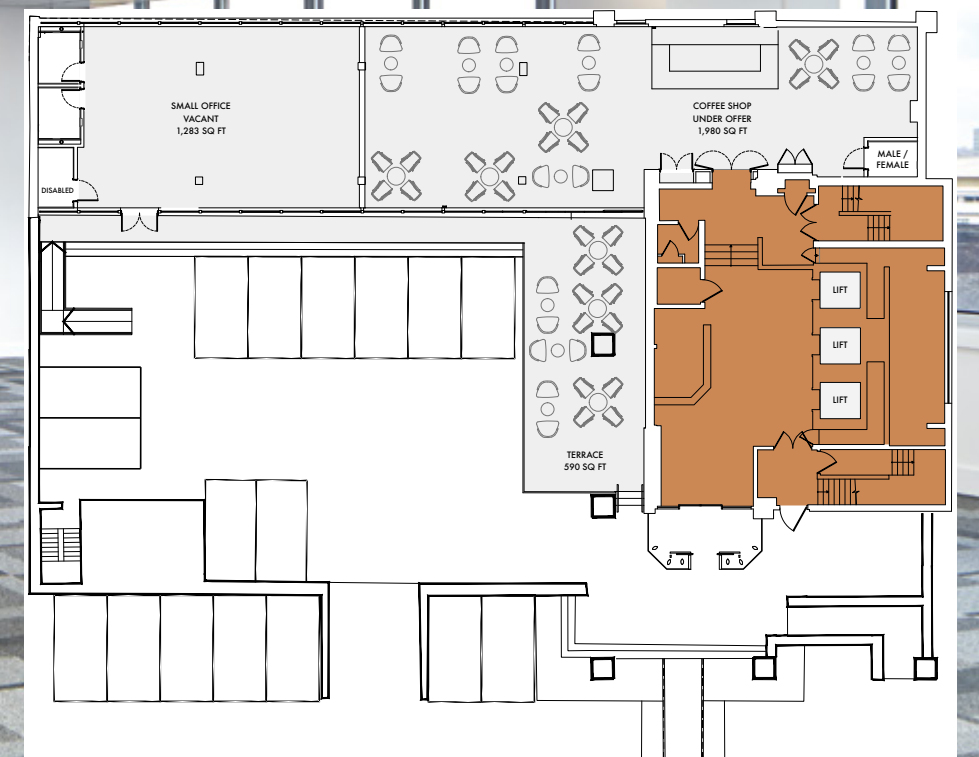
THE SPACE

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.



Floorplate for the 12th Floor



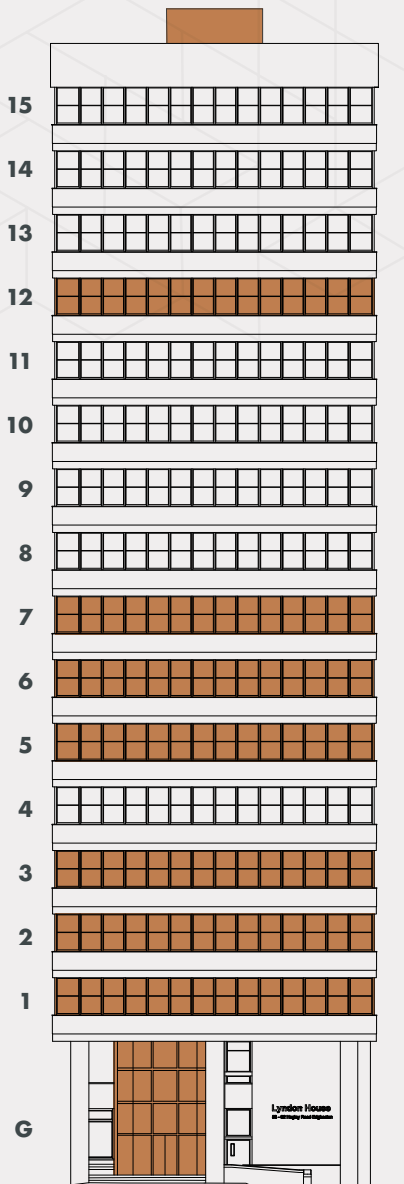
Floorplate for the Ground Floor





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	4,262	Vacant & Fully refurbished
11th		Flight Centre (UK) Limited
10th - Part		B2BE Limited
10th - Part		RMV Clements Limited
9th		Dynamic Mobile Biling Ltd
8th		ALF Bushell and Co Limited
7th	4,262	Vacant & Fully refurbished
6th	4,262	Vacant & Fully refurbished
5th	4,262	Vacant & Fully refurbished
4th - Part		The Bletchley Group
4th - Part		Time Etc
3rd	4,262	Vacant & Fully refurbished
2.3	1,488	Vacant & Fully refurbished
2.2	1,280	Vacant & Fully refurbished
2.1	1,488	Vacant & Fully refurbished
1.2	2,146	Vacant & Fully refurbished
1.1	2,146	Under offer
Ground	1,283	Vacant & Fully refurbished
TOTAL AVAILABILITY:		31,141







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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