



**LYNDON  
HOUSE**

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

**FROM 1,280 SQ FT TO 13,380 SQ FT**



## SPECIFICATION



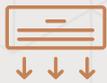
1:8 sq m occupational density



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



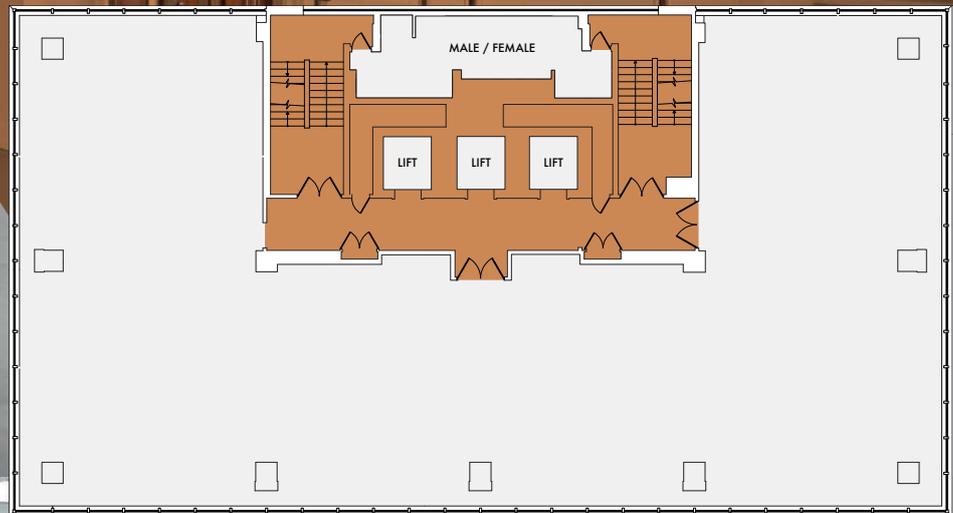
Excellent car parking ratio



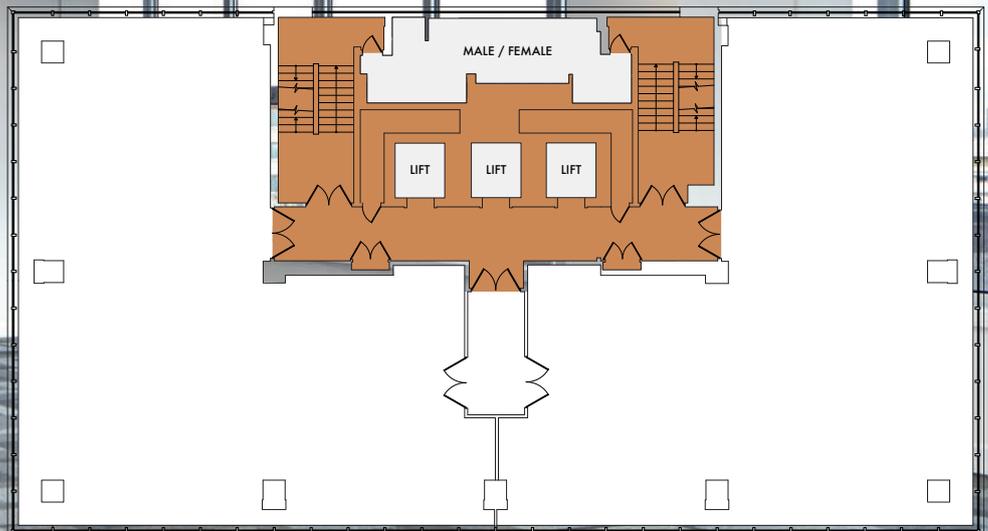
## THE SPACE

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.



Typical floorplate



Typical floorplate split

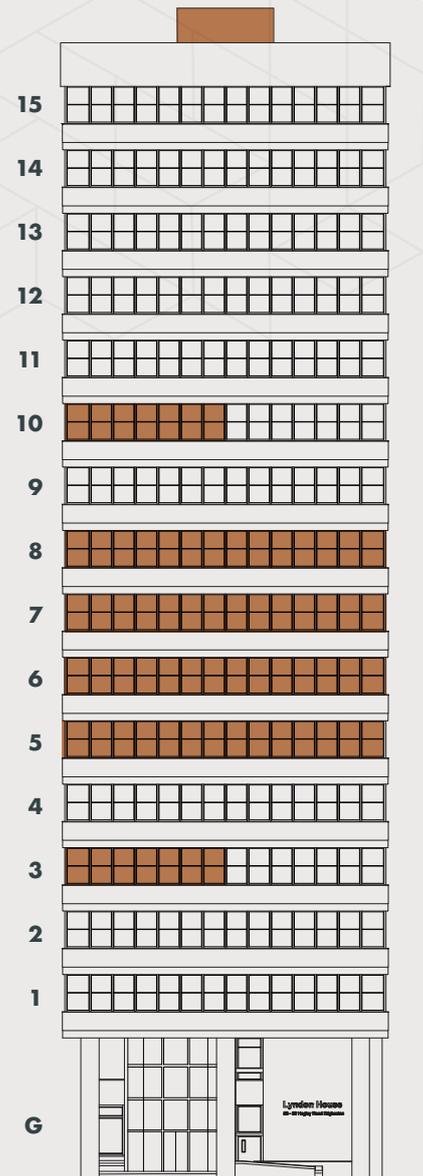






# AVAILABILITY

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		Flight Centre (UK) Limited
10th - Part		B2BE Limited
10th - Part	2,088	Vacant
9th		Dynamic Mobile Biling Ltd
8th	4,262	Vacant and fully refurbished
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 - Part		Modality LLP
3rd - Part	1,488	Vacant & Fully refurbished
2.3		Involve Recruitment
2.2		Adthera Bio
2.1		Advanced Hair Studios
1.2		Sabz Solicitors
1.1		Seven Living
Ground		Damscena
<b>TOTAL AVAILABILITY:</b>		<b>20,624</b>













**NEW REFURBISHED SMALLER  
SUITES AVAILABLE ON THE  
1ST AND 2ND FLOOR**







SNOW HILL

NEW STREET

ICC  
Birmingham

MAILBOX  
BIRMINGHAM

A456 BROAD STREET

cineworld

PARK R  
BIRMINGHAM

CLEAN AIR ZONE

FIVE WAYS

5 min  
walk

BROADWAY  
PLAZA

Starbucks

A4540 LADYWOOD MIDDLEWAY

LYNDON  
HOUSE

HAGLEY ROAD

METRO LINE



THE  
UBE

15 min  
walk

EGIS

10 min  
walk

A4540 ISLINGTON ROW MIDDLELEV

FIVE  
WAYS

MARRIOTT

COSTA

Morrisons

EL BORRACHO  
DE ORO  
GASTRONOMÍA ESPAÑOLA

THE  
BLUE PIANO  
BIRMINGHAM

ANYTIME  
FITNESS

Boston Tea Party

loki

GREENFIELD  
CRESCENT

B4284 HARBORNE ROA

The  
Physician

B4532 HIGHFIELD ROAD

THE  
HIGH  
FIELD

# 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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**LYNDON-HOUSE.CO.UK**

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