www.siddalljones.com



# Lyndon House, Hagley Road, Edgbaston, B16 8PE



# TO LET

Fully Refurbished Offices with Car Parking

Suites Available From 1,280 - 37,761 ft2

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T: 0121 638 0500



# Location

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 buildings 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 Damascena or Starbucks, fine dining at Simpsons or Chapter or simply enjoying The Botanical Gardens or local Gold Courses.

#### Description

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 with concierge and modernised suites.

A new coffee shop and eatery run by Birmingham's independent Damascena has further added to the appeal of the space offering tenants a warm and welcoming space within the building and external terrace.

Single floor plates total 4,262 ft2 with suites available from 1,280 ft2.

# Specification:

- Newly refurbished throughout
- Modern and welcoming reception area
- Concierge
- 3 passenger lifts
- Comfort cooling
- Raised access flooring
- LED Lighting and metal ceiling
- Dedicated 1GB leased line installed
- 24/7 Access
- Gym, Shower Facilities and Changing Rooms
- Excellent Car Parking Ratio
- Cycle Racks and Heated Drying Lockers
- Flexible Floor Plates
- Outside the Clean Air Zone (CAZ)

# Accommodation / Rental (pa)

Second Floor	1,280	£16,000
Single Floor Plate	4,262	£53,275

#### Terms

The suites are available to let on a new lease direct with the landlord at term to be agreed.

# Service Charge

A service charge of £5.95 per  $\rm ft^2$  exclusive is levied in respect of maintenance and upkeep off communal areas and common services.

#### VAT

All prices are quoted exclusive of VAT which we understand is payable.

Energy Performance Certificate (EPC)

EPC Rating - B - 34

Legal Costs

Each party are to be responsible for their own costs incurred during this transaction.

#### Availability

The property is immediately available following the completion of legal formalities.

# Viewings

Please contact Siddall Jones on 0121 638 0500



Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.