



LYNDON HOUSE, 62 HAGLEY ROAD, EDGBASTON, B16 8PE

OFFICE TO LET | 1,280 TO 4,262 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Prominent Office Building in the Heart of Edgbaston, Providing High Quality Refurbished Office Space from 1,280 - 8,518 ft<sup>2</sup>

- Newly Refurbished Throughout
- Concierge Service
- 3x Passenger Lifts
- Comfort Cooling
- Raised Access Flooring
- 1GB Leased Line
- 24/7 Access
- Gym, Shower & Changing Facilities
- Flexible Floor Plates
- Outside the Clean Air Zone (CAZ)

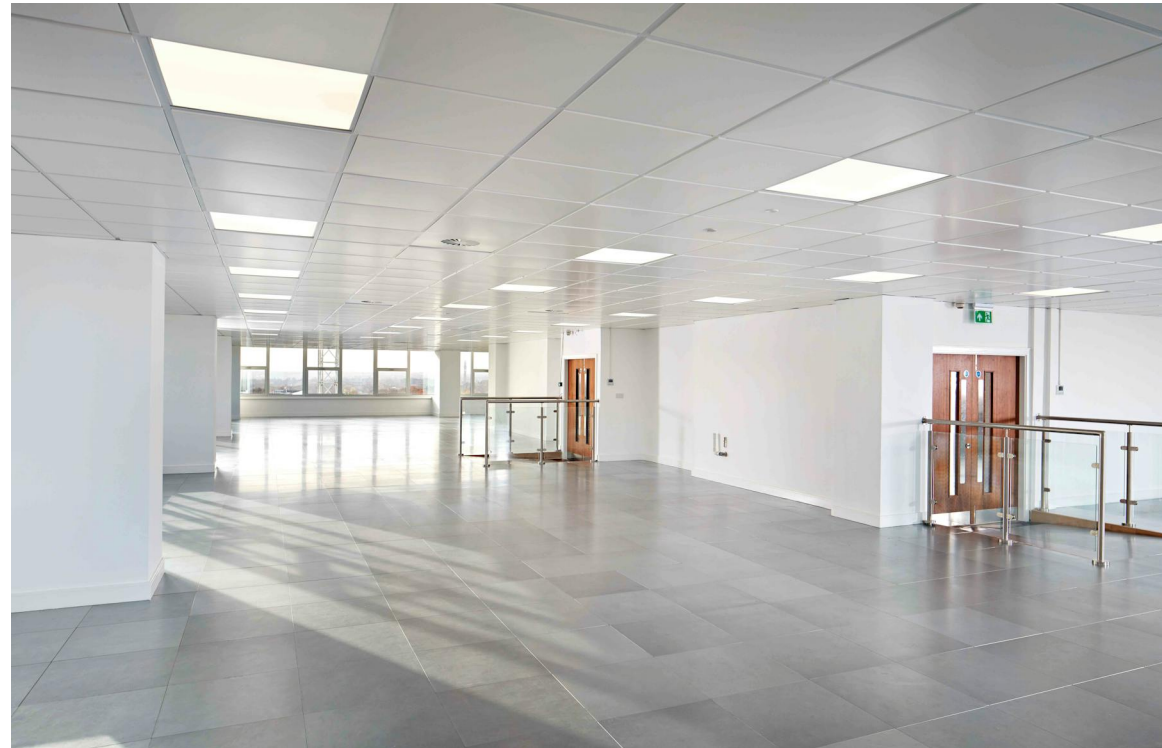


## DESCRIPTION

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.

Further benefits Include:

- 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 & Changing Room Facilities
- Cycle Racks and Heated Drying Lockers
- Excellent Car Parking Ratio
- EPC Rating of B34



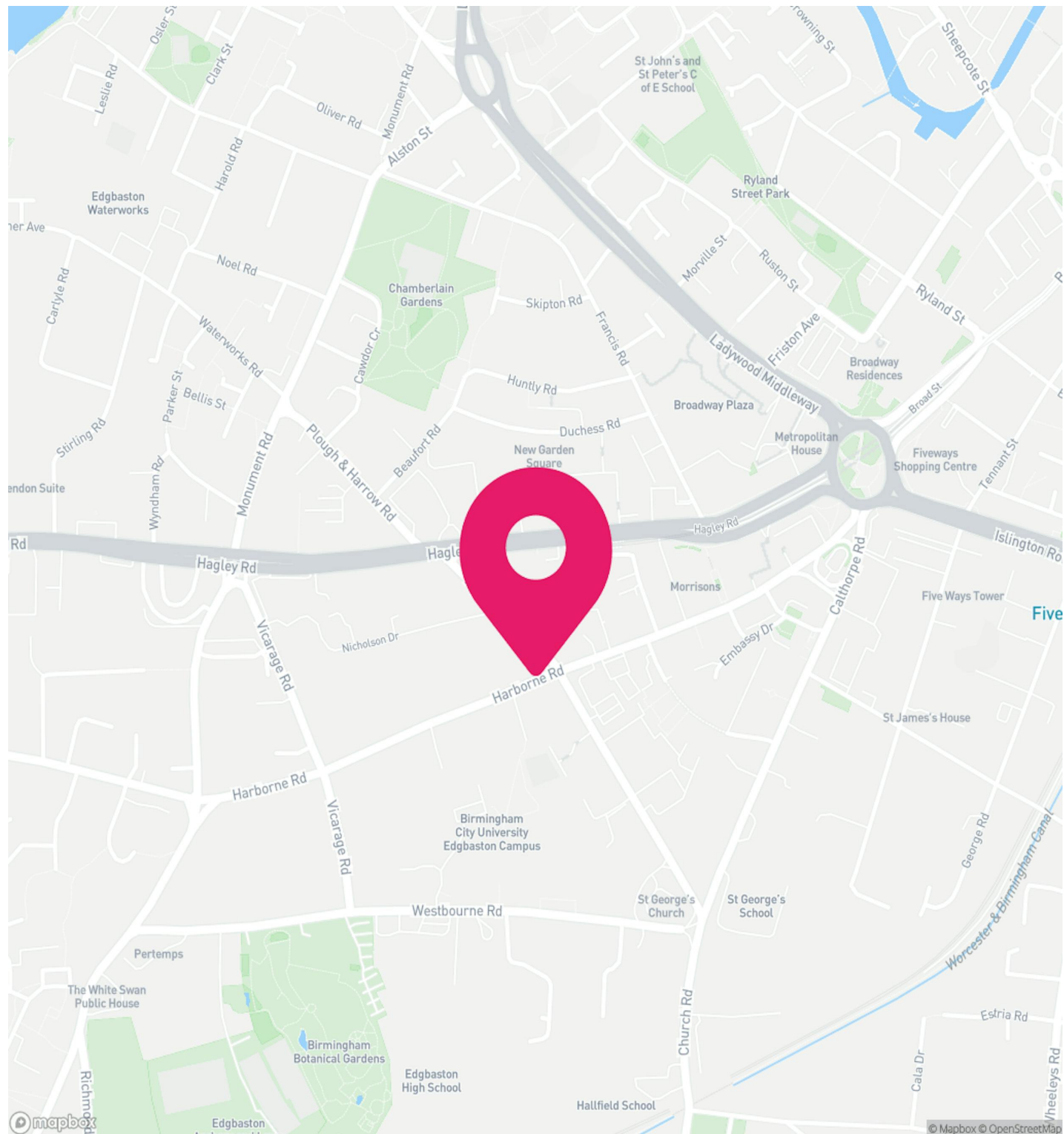
## LOCATION

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 Hagley Road to Quinton will further improve the buildings connectivity to the rest of Birmingham, with Lyndon House benefiting from having a stop directly outside its front door.

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.



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

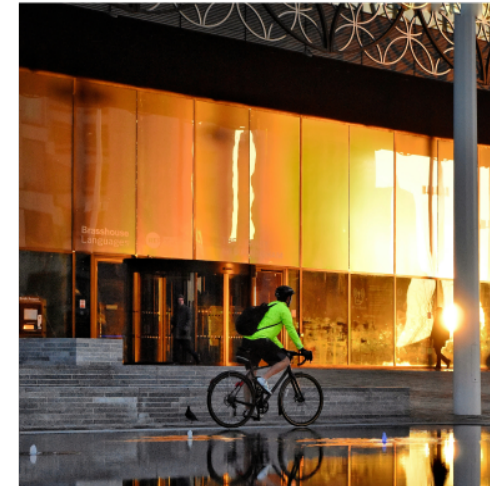
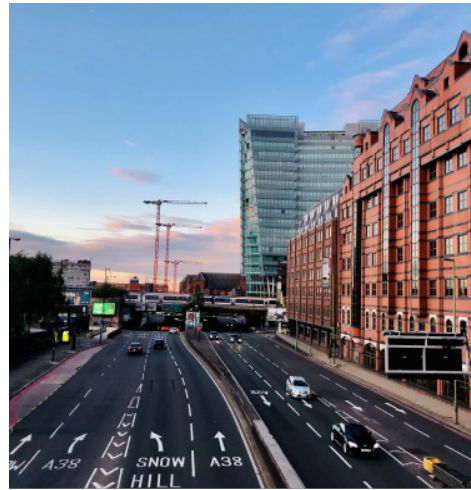
**Central location, global reach:** A strategic location offers quick train connections:

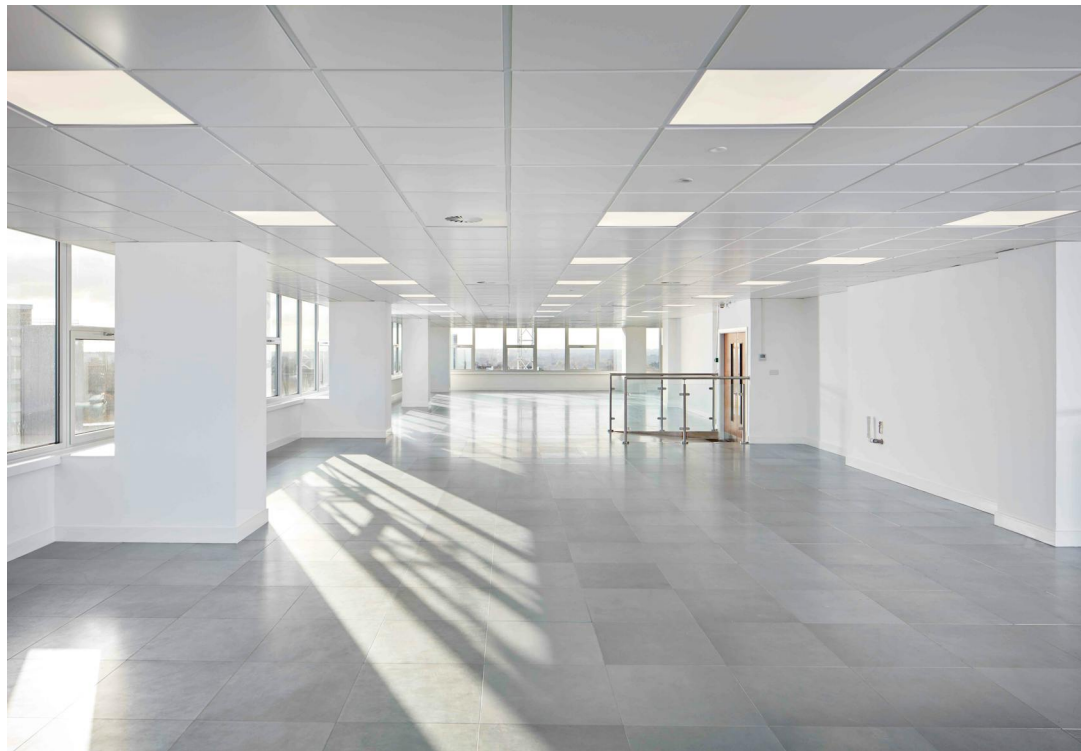
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!

[SIDDALLJONES.COM](http://SIDDALLJONES.COM)





## AVAILABILITY

Name	sq ft	sq m	Rent	Rent (sq ft)	Availability
6th - 6th Floor	1,280	118.92	£19,200 /annum	£15	Available
8th - 8th Floor	4,262	395.95	£63,930 /annum	£15	Available
10th - 10th Floor	1,488	138.24	£22,320 /annum	£15	Available
14th - 14th Floor	1,488	138.24	£22,320 /annum	£15	Available
<b>Total</b>	<b>8,518</b>	<b>791.35</b>		<b>£15</b>	

## 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 ft<sup>2</sup> exclusive is levied in respect of maintenance and upkeep off communal areas and common services.

## VAT

We understand that VAT 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 regarding viewing arrangements.

## SERVICE CHARGE

n/a

## LEASE

New Lease

## RENT

£15 per sq ft

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

**Edward Siddall-Jones**  
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edward@siddalljones.com

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