

OFFICE | TO LET



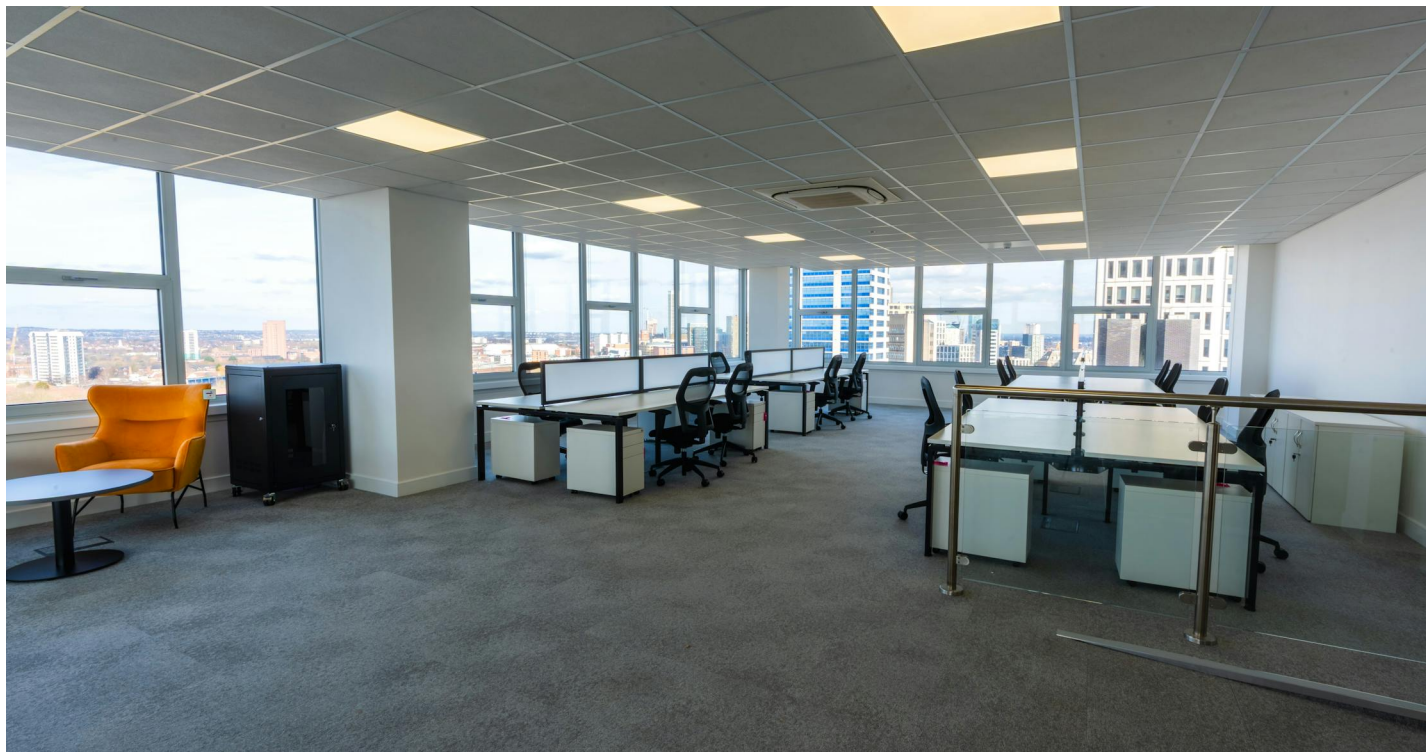
PART 9TH FLOOR, LYNDON HOUSE, 62 HAGLEY ROAD, BIRMINGHAM, B16 8PE

1,488 SQ FT (138.24 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Premium Fully Fitted Plug-and-Play Office Space
in the Heart of Edgbaston Ready for Immediate
Occupation

- Concierge Service
 - 3x Passenger Lifts
 - 24/7 Access
 - Gym, Shower & Changing Facilities
 - Outside the Clean Air Zone (CAZ)
 - 1GB Leased Line
 - EPC - B
 - DDA Compliant Building
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DESCRIPTION

The suite is situated on the 9th floor of a recently refurbished, modern building located in the heart of Edgbaston. This DDA-compliant property offers an array of high-end amenities, including a welcoming reception area, lift access to all floors, and a manned concierge service. Additional features include a ground-floor café, CCTV surveillance throughout, a fully equipped gym, shower and changing facilities, as well as secure cycle racks and heated drying lockers for convenience.

The office suite itself is designed with an open-plan layout, providing 16 fully equipped workstations, a welcoming reception area, and a well-appointed kitchenette. The space also boasts a professional meeting room with glazed partitions, with impressive views of Birmingham.



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.

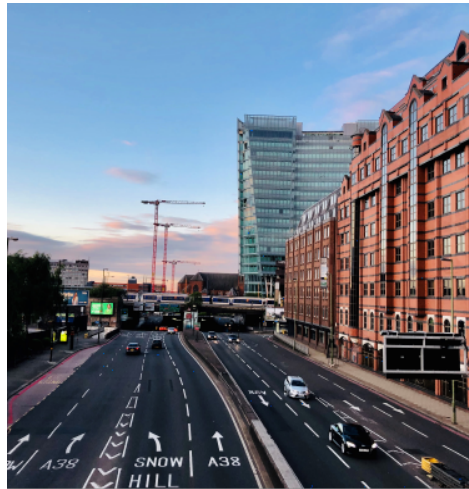
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

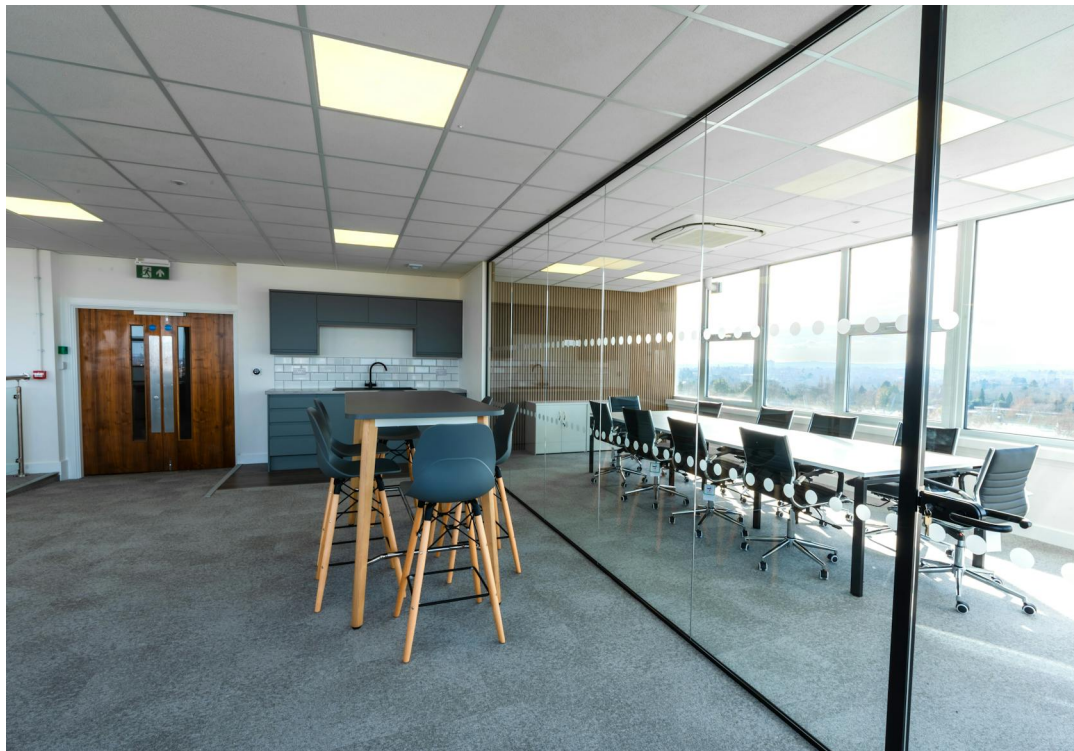
Central location, global reach: A strategic location offers quick train connections:

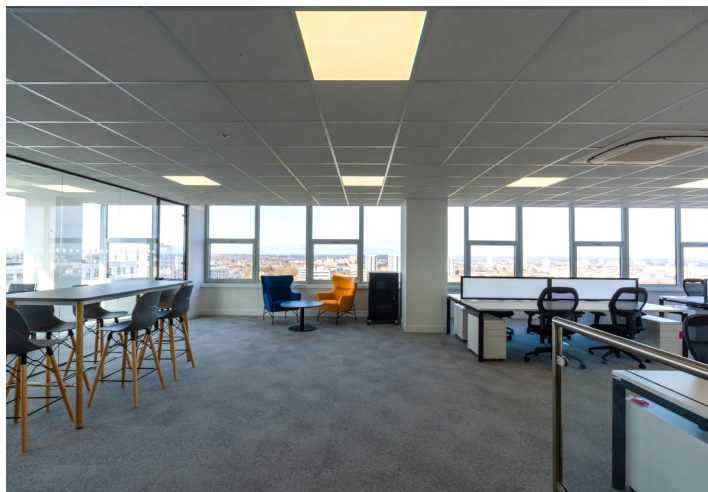
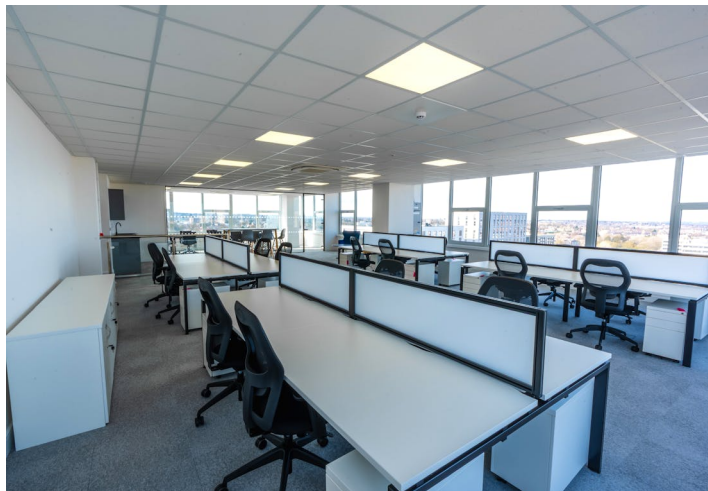
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

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!







SERVICE CHARGE

A service charge of £6.10 per ft² 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)

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.

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£30 per sq ft

POSSESSION

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

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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