



## THE ALBA CENTRE

ALBA BUSINESS PARK,  
LIVINGSTON,  
EH54 7HG

### TO LET

Officed Suites  
within a managed  
business centre

Spaces from  
187 – 6,330 sq ft



Grade A Open  
Plan Offices



Flexible Lease  
Terms



Extensive On Site  
Car Parking



Meeting, kitchen  
and auditorium  
facilities

WELCOME TO THE  
REFURBISHED ALBA  
CENTRE

WELCOME TO  
THE ALBA CENTRE

Welcome to The Alba Centre



## LOCATION

Set within an attractive parkland setting with mature woodland and water features, Alba Business Park provides an unrivalled business destination, offering a vibrant mix of business spaces, situated close to Livingston Town Centre.

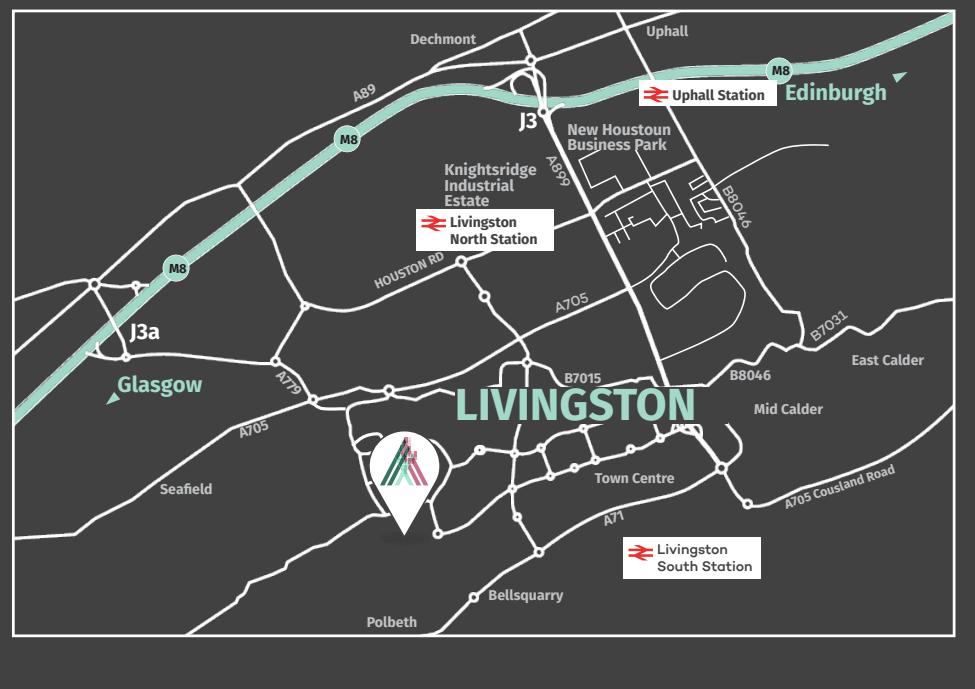
The Park is strategically located between Edinburgh and Glasgow and lies at the heart of Central Scotland's transport infrastructure with easy access to the National Motorway Network. Both Junctions 3 and 3A of the M8 are a short distance away, Livingston North and South Railway Stations are also in close proximity while Edinburgh Airport is only a 15 minute drive away.

There are a number of regular bus routes servicing the town centre and both the nearby bus terminal and Livingston North Railway Station. The Park is close to local amenities including The Centre, Livingston Designer Outlet and an ASDA Wal-Mart.

## DESCRIPTION

The Alba Centre comprises a purpose built office building planned over ground and two upper floors accessed off an attractive manned reception area, with passenger lift and high quality finishes throughout.

The available accommodation within Alba Centre is at ground, first and second floor levels providing open plan office suites accessed from the main reception area. Previous/current occupiers in the Alba Centre are West Lothian Chamber of Commerce, Synopsis, Veridian, Enviroliance and Scoffable.



## SPECIFICATION

The Alba Centre is undergoing significant refurbishment which includes the following:

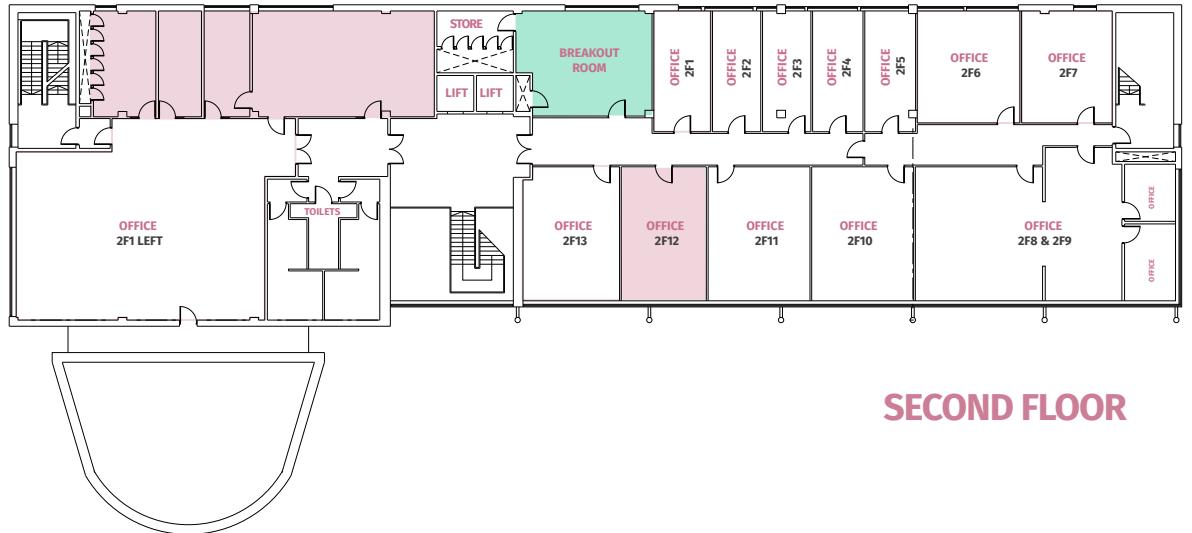
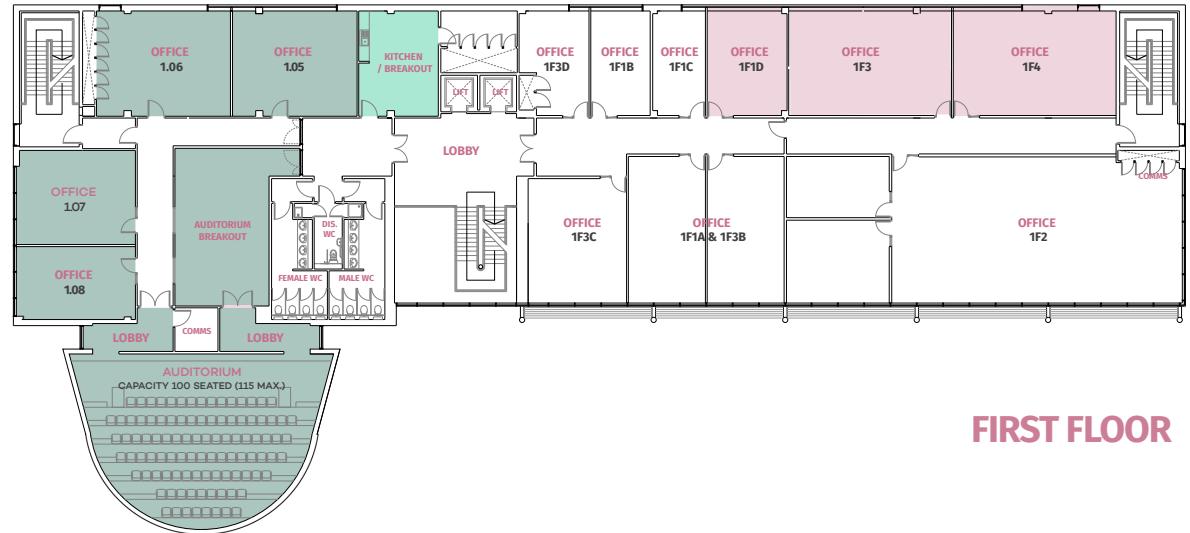
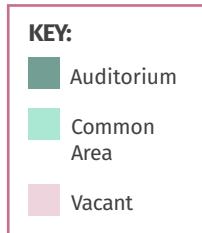
- Raised access flooring
- Mixture of electric and gas fired central heating
- LED light fittings
- Spacious reception area with commissioner
- Full accessible suspended ceiling
- 10 x person passenger lift
- Generous parking provision
- New kitchen, meeting and break-out facilities being installed on each floor
- New shower facilities

## GRADE A OPEN PLAN OFFICES

GROUND FLOOR	
ROOM	SQ FT
GF4A	648
GF4B	435
GF3C	193
GF3D	287
GF3E	287
<b>GF3F &amp; GF3G</b>	<b>691</b>
GF3	468
GF3J	186
GF3K	194
GF2B	643
GF2A	635
GF5	479
GF6	657
GF R	1,800

FIRST FLOOR	
ROOM	SQ FT
<b>1F1A &amp; 1F3B</b>	<b>634</b>
1F3A	424
1F1C	197
1F1D	292
<b>1F3C</b>	<b>405</b>
1F1B	208
<b>1F2</b>	<b>3,633</b>
1F3	657
1F4	527
(Auditorium)	4,313

SECOND FLOOR	
ROOM	SQ FT
2F1	254
2F2	210
2F3	205
2F4	210
2F5	210
2F6	388
2F7	326
<b>2F8 &amp; 2F9</b>	<b>1278</b>
2F10	479
2F11	479
2F12	336
2F13	464
2F1 Left	3,195



## KEY:

1. IQVIA
2. Nursery
3. Innovation Centre
4. Ossur
5. Bistro 19
6. Alba Pavilions
7. Systems House
8. Sky
9. Sky
10. JLT
11. Livingstone Designer Outlet
12. Morrisons
13. Sainsbury's
14. Bannatynes
15. Wilderness Wood
16. Livingston Shopping Centre
17. WL Gore
18. Starbucks Drive-Thru
19. St John's Hospital
20. West Lothian Council Civic Centre



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



## QUOTING TERMS

The accommodation is available on a new full repairing and insuring lease on flexible lease terms. Rental terms are available from the letting agents. Offices prices varying from £20-£30 psf.

## RATEABLE VALUE

The rateable value is available on request.

## ENERGY PERFORMANCE CERTIFICATES

EPCs for the individual suites/pavilions are available on request.



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



## FURTHER INFORMATION:

[www.avisonyoung.com](http://www.avisonyoung.com)

**Craig Dodds**  
M +44 (0)7770 887 937  
E [Craig.Dodds@avisonyoung.com](mailto:Craig.Dodds@avisonyoung.com)



**Yvonne Lewis**  
M +44 (0)7784 855699  
E [alba@davlea.co.uk](mailto:alba@davlea.co.uk)



DISCLAIMER: Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions: 1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4. All prices quoted are exclusive of VAT. 5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young. Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: 1. Corporate structure and ownership details. 2. Identification and verification of ultimate beneficial owners. 3. Satisfactory proof of the source of funds for the Buyers / funders / lessee. MARCH 2025

Produced by Designworks.