



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 commissionaire
- 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

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



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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.



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FURTHER INFORMATION:

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