



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**

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.



SPECIFICATION

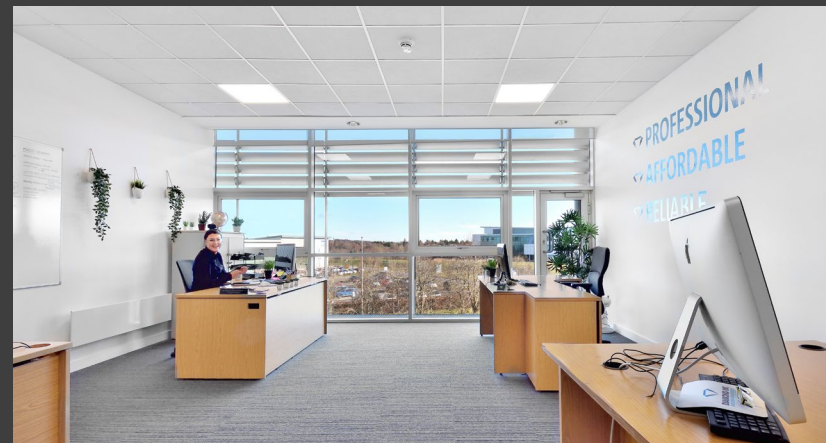
The Alba Centre is undergoing significant refurbishment which includes the following:

- 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

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. Other occupiers in the Alba Centre are West Lothian Chamber of Commerce, Synopsis, Veridian, Enviroliance and Scoffable.



GRADE A OPEN PLAN OFFICES

GROUND FLOOR

ROOM	SQ FT	SQ M
G.01	TOUCH DOWN SUITE	
G.02	630	59
GF2B	558	52
GF4B	437	41
GF3	258	24
GF3E	312	29
GF7	2270	211

FIRST FLOOR

ROOM	SQ FT	SQ M
1.05	456	42
1.06	491	46
1.07	390	36
1.08	301	28
1F1D	291	27
1F2	2,077	193
1F3	657	61
1F4	527	49

SECOND FLOOR

ROOM	SQ FT	SQ M
2F1 LEFT	3,197	297
2F1	239	22
2F2	205	19
2F3	205	19
2F4	215	20
2F5	215	20
2F6	398	37
2F7	355	33
2F8	645	60
2F9	592	55



KEY:

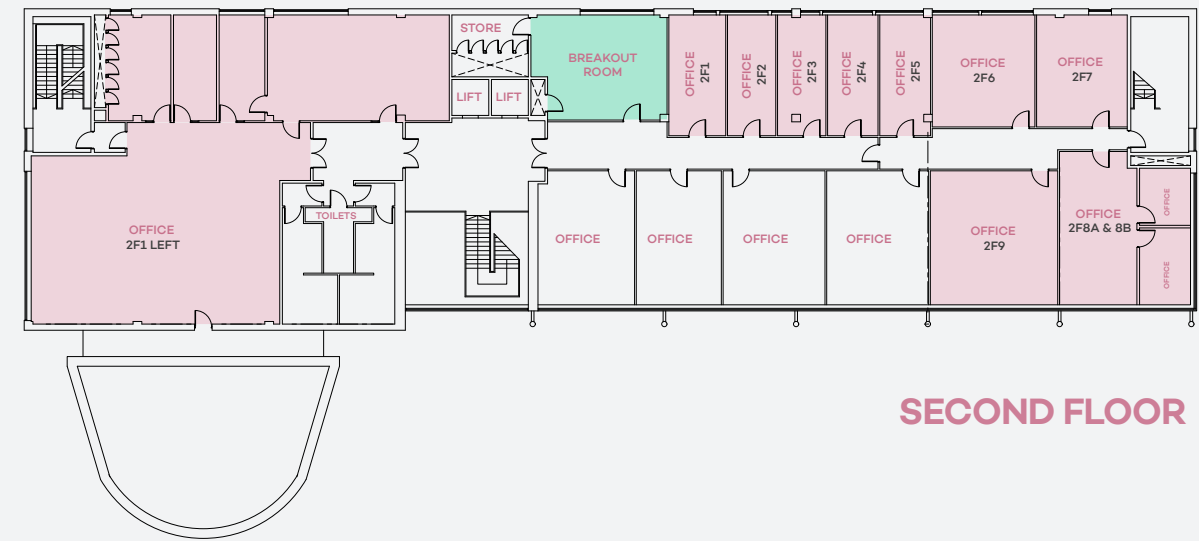
- Auditorium
- Vacant
- Common Area



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KEY:

- 1. IQVIA
- 2. Nursery
- 3. Innovation Centre
- 4. Ossur
- 5. Glenmorangie
- 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. The 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.

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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