

PRELIMINARY MARKETING DETAILS

TO LET

Part 2nd Floor



Watermark, Alba Campus, Livingston, EH54 7HH

- Recently refurbished atria
- Open plan office suite
- 567 sq. m (6,103 sq. ft.)
- 27 on site car parking spaces
- Manned reception



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[Knight Frank.co.uk/edinburgh](https://www.knightfrank.co.uk/edinburgh)

2 Castle Terrace, Edinburgh, EH1 2EL

WATERMARK, ALBA CAMPUS, LIVINGSTON, EH54 7HH



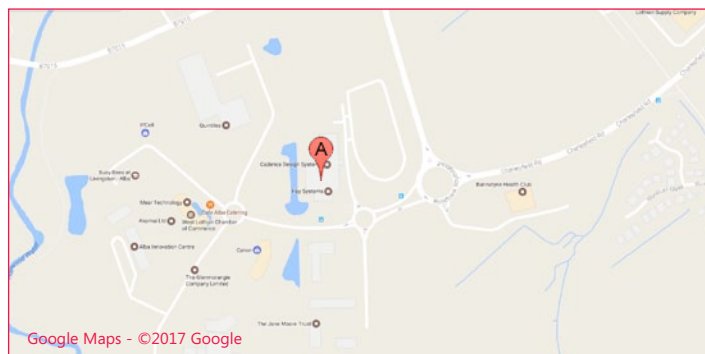
Location

Livingston is a key commercial centre located in central Scotland on the M8 corridor and is the administrative centre of West Lothian Council. Easy access is available from the M8 via J3 and J3a.

The town has successfully attracted a wide range of occupiers in recent years including: Glenmorangie, Johnson & Johnson, Quintiles and Sky is known as Scotland's 'Silicon Glen' with occupiers including Mitsubishi Electric and Gore.

Livingston has extensive retail and leisure amenities available within the town centre that includes Almondvale Shopping Centre and Retail Park, Livingston Designer Outlet and The Centre.

Alba Campus offers an unrivalled location for business providing a flexible mix of business space, situated within attractive parkland setting with mature woodland and water features. The campus is located approximately 1 mile west of Livingston's town centre. Livingston North and South Railway Stations are within a short drive and Edinburgh Airport is only a 15 minute drive away.



DESCRIPTION

Watermark is the largest building on Alba Campus, occupying a prominent position at the entrance, overlooking the Rosebank Roundabout and Simpson Parkway.

Watermark was designed to provide a contemporary and modern building of the highest standard.

Planned over 3 floors around a full height central atrium, the open plan office floor plates are finished to a high specification.

The main tenant in Watermark is Sky Subscriber Services Limited, whose Human Resources, Finance and Technology departments occupy the property.

The subjects comprise part second floor and provide modern open plan office accommodation benefitting from a specification including:

- Impressive atrium and reception with natural stone flooring
- Open plan office floor plates
- 4+1 KN/sq. floor loading
- Fully accessible raised floor with 450mm void
- Finished floor to ceiling height of 2.99m
- Passive chilled beam and tempered air displacement ventilation

- Perimeter radiator central heating
- LG3 compatible lighting throughout
- 2x13 person passenger lifts to all levels with a separate goods lift
- 5 stairways to allow flexible sub-division
- Canteen and gym facilities on the ground floor
- Male, female and disabled WCs on each level
- UPS system with back up diesel powered generator

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice Sixth Edition, and we estimate the net internal area to be approximately:

Floor	Size (sq. m.)	Size (sq. ft.)
Part 2nd	567	(6,103)

Together with 27 car parking spaces.

LEASE TERMS

The property is available on a new lease on full repairing and insuring terms and will be available for occupation, summer 2017.

ENERGY PERFORMANCE CERTIFICATE

The premises benefit from the following EPC rating: C.

RATEABLE VALUE

We have been informed by the Scottish Assessors Valuation Joint Board that the premises are currently entered in the valuation as a single entry as follows:

Each floor is entered as follows;
Office: (Part 2nd Floor) £89,800

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction although, in the normal manner, the ingoing tenant shall be responsible for Land and Buildings Transaction Tax, registration dues and any VAT thereon.

VIEWING AND FURTHER INFORMATION

Further information and arrangements for viewing can be obtained from the sole letting agents:

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2 Castle Terrace
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Simon Capaldi
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