



**THE ALBA
PAVILIONS**
ALBA BUSINESS PARK,
LIVINGSTON, EH54 7HG

TO LET

Office suites &
whole Pavilions
with dedicated
car parking

Spaces from
1,720 – 4,390 sq ft



High Quality
Offices



Flexible
Accommodation



Extensive On Site
Car Parking



Competitive
Terms

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, within an attractive parkland setting with mature woodland and water features.

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

Alba Business Park is an unrivalled location for business, offering a vibrant mix of business space, situated adjacent to Livingston Town Centre, within an attractive parkland setting with mature woodland and water features.

The 38.4 hectare (94.9 acre) Business Park has been developed to provide high quality office accommodation in three distinctive office buildings set in a unique environment. Occupiers have a wide choice of high quality office accommodation from small office suites to bespoke headquarters buildings.

Alba Business Park benefits from unrivalled staff amenities including on site restaurant and excellent transport facilities.

Bannatyne's Health Club with exclusive gym and swimming facilities is situated at the entrance to the park while the adjacent Wilderness Wood provides a tranquil setting for outdoor pursuits.



KEY:

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



SPECIFICATION

- Steel frame with metal cladding
- Full height glazed curtain walling to stairs
- Timber/steel louvers to south facing elevations
- Raised access floor with 150mm clear void
- Full DDA compliance
- ‘Very Good’ BREEAM rating
- Lift access
- Suspended ceiling system
- Male & female toilets
- Disabled toilet
- Gas central heating
- Generous parking provision
- Some suites benefit from existing fit-outs
- High quality landscaping

ACCOMMODATION

Demise	Size (sq ft)
Pavilion 1A - First Floor	2,202
Pavilion 1B - Ground Floor	1,720
Pavilion 1C - Ground Floor	1,711
Pavilion 1D - Whole Building*	4,362
Pavilion 2A - Whole Building*	4,390

*Single floors are also available in Pavilions 1D & 2D



QUOTING TERMS

Alba Pavilions are available for lease on flexible lease terms on either a single floor or whole pavilion basis. Quoting rent is £12.00 per sq ft. Please contact the sole letting agents for further information.

RATEABLE VALUE

The rateable value will be required to be re-assessed upon occupation. Indicative values can be supplied by the letting agents.

ENERGY PERFORMANCE CERTIFICATES

Pavilion 1A - C

Pavilion 1B - C

Pavilion 1C - C

Pavilion 1D - D

Pavilion 2A - C



FURTHER INFORMATION:

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