

ALBA

Business Park
Livingston
EH54 7GQ



ALL INCLUSIVE OFFICES

an omnia building

TO LET

- High quality open plan offices
- Flexible “in-out” licenses
- Grade A office specification
- Established business park
- Extensive on site car parking
- Meeting & café facilities available

www.omniaoffices.com



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- 1. Quintiles
- 2. Nursery
- 3. Innovation Centre
- 4. Integration House
- 5. Glenmorangie
- 6. Alba Business Pavilions
- 7. Sky
- 8. Cadence
- 9. JBT
- 10. The Centre
- 11. Morrisons
- 12. Sainsbury's
- 13. Bannatyne's



Location

Alba Business Park is an unrivalled location for business, offering a vibrant mix of business space, 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 the 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 in close proximity and Edinburgh Airport is only a 15 minute drive away.

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

Description

Alba Centre and System House both offer purpose built office accommodation of the highest standard with on-site staff servicing both buildings. The buildings are finished to an extremely high standard with passenger lift access and high quality finishes. Externally Alba Campus is the highest quality business park in West Lothian, offering an unrivalled amenity and environment. Within the Campus there is a dedicated café/restaurant, a Bannatynes Gym and privately operated Childrens Nursery. There is ample car parking, showers and bicycle racks.

Each of the buildings benefits from space set aside for informal and formal meetings, as well as high quality break out space for staff.

Rooms are available for small one person businesses upwards, within the Campus we have space for any size of company. Rents will include all building costs – rent, utilities, and building maintenance. Local

Authority Rates are charged directly by West Lothian Council, but smaller businesses are likely to benefit from up to a 100% discount, due to the Small Business Rates Relief Scheme. Lease terms are flexible for new occupiers.

Accommodation

A variety of suites are available to suit client requirements.

Park Amenities

- Children's Nursery
- Health & Fitness Centre

Quoting Terms

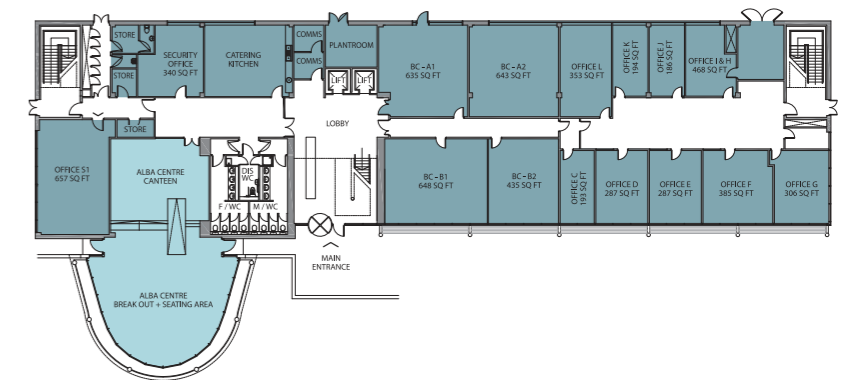
The accommodation is available on flexible "in-out" license agreements. Rental terms are available from the letting agents.

Rateable Value

The rateable value for each suite will require to be re-assessed upon completion. Indicative values can be supplied by the letting agents.



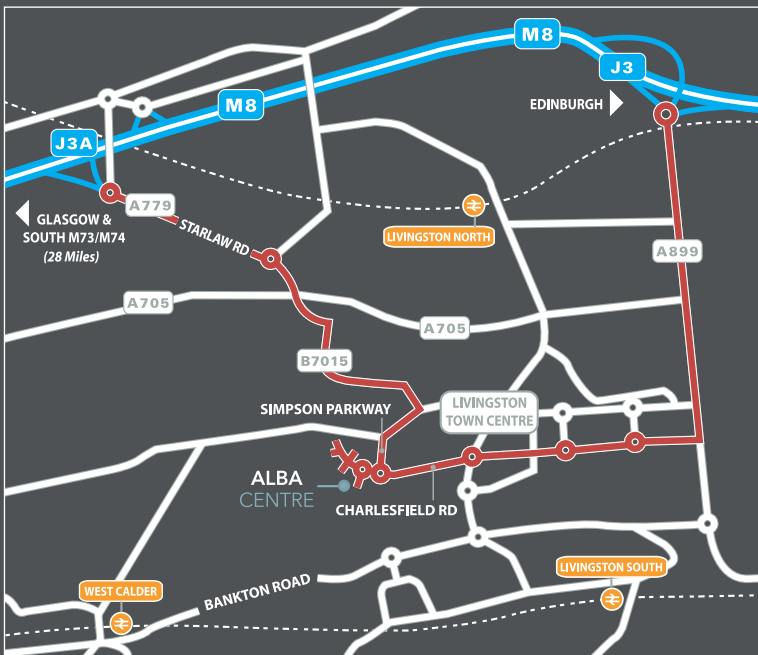
ALBA CENTRE EXAMPLE ROOM LAYOUT



SYSTEMS HOUSE EXAMPLE ROOM LAYOUT



**ROOMS AVAILABLE FROM
1 PERSON UPWARDS**



Further Information

For further information or to arrange a viewing please contact the letting agents:

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GVA
0131 255 8000
gva.co.uk

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