

Alba Centre

TO LET

17.37 sqm - 588 sqm (187 sqft - 6,330 sqft)



- HIGH QUALITY OPEN PLAN OFFICES
- FLEXIBLE ACCOMMODATION
- GRADE A OFFICE SPECIFICATION
- ESTABLISHED BUSINESS PARK
- EXTENSIVE ON SITE CAR PARKING
- MEETING & CONFERENCE CENTRE FACILITIES AVAILABLE



Alba
Business Park
Livingston

www.albabusinesspark.co.uk

Alba Centre

Accommodation

Second Floor: Suite 3 588 sqm 6,330 sqft

First Floor: Suite 2 334 sqm 3,680 sqft

Ground Floor: FLEXIBLE OFFICE SUITES

	sqm	sqft		sqm	sqft
A1	60	645	D	35	377
A2	56	603	E	17.4	187
B	17.2	185	F	33	355
C	26.6	286			

Ground Floor: Suite 1 60.7 sqm 653 sqft

Description

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 access 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 Marketing Suite, Conference Centre, Synopsis, Elonics and Alba Business Centre.

Specification

- Raised access flooring
- Mixture of electric and gas fired central heating
- LG3 Category 2 recessed modular light fittings
- Spacious reception area with commissionaire
- Full accessible suspended ceiling
- 10 x person passenger lift
- Generous parking provision

Facilities

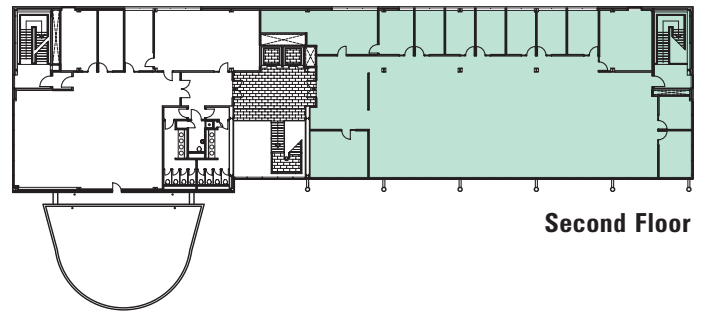
- Children's Nursery
- Health and Fitness Centre

Quoting Terms

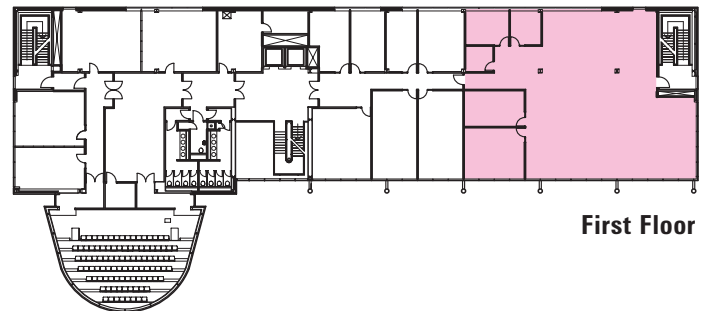
The accommodation is available on a new full repairing and insuring lease on flexible lease terms. Rental terms are available from the joint agents.

Rateable Value

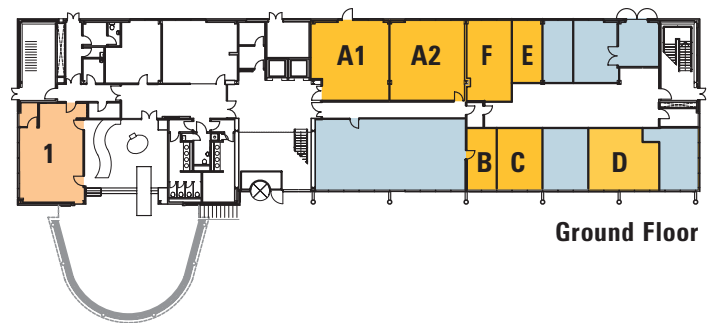
The rateable value will be required to be re-assessed upon occupation. Indicative values can be supplied by the joint letting agents.



Second Floor



First Floor



Ground Floor

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



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A DEVELOPMENT BY

miller developments

Alistair MacKenzie Director, Alba Business Park

01506 417277 / 07894 968780 alistair.mackenzie@miller.co.uk

Important: These particulars do not form part of any contract. Neither of the joint letting agents, nor any of their partners, directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intended purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. July 2010.

Alba Business Centre

TO LET: FLEXIBLE OFFICE SUITES

17.2 sqm - 307 sqm (185 sqft - 3,300 sqft)

2 person & upwards



- HIGH QUALITY OPEN PLAN OFFICES
- FLEXIBLE ACCOMMODATION
- GRADE A OFFICE SPECIFICATION
- ESTABLISHED BUSINESS PARK
- EXTENSIVE ON SITE CAR PARKING
- FLEXIBLE LICENCE AGREEMENTS AVAILABLE
- MEETING & CONFERENCE CENTRE FACILITIES AVAILABLE

**Move in
today from
£370 per month
all inclusive**



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TO LET: FLEXIBLE OFFICE SUITES

17.2 sqm - 307 sqm (185 sqft - 3,300 sqft): 2 person & upwards

Suites can be extended or adjoined to create larger areas

Description

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 access and high quality finishes throughout.

The available accommodation within Alba Business Centre is at ground floor level providing open plan office suites accessed from the main reception area. Current occupiers in the Business Centre include WCEC Architects, XM International, Aggora (Technical) Limited, Environmental Energy Controls Limited and Solid Systems Computer Services Limited.

Specification

- Raised access flooring
- Mixture of electric and gas fired central heating
- LG3 Category 2 recessed modular light fittings
- Spacious reception area with commissionaire
- Full accessible suspended ceiling
- 10 x person passenger lift
- Break out room at first floor level
- Generous parking provision

Facilities

- Children's Nursery
- Health and Fitness Centre

Quoting Terms

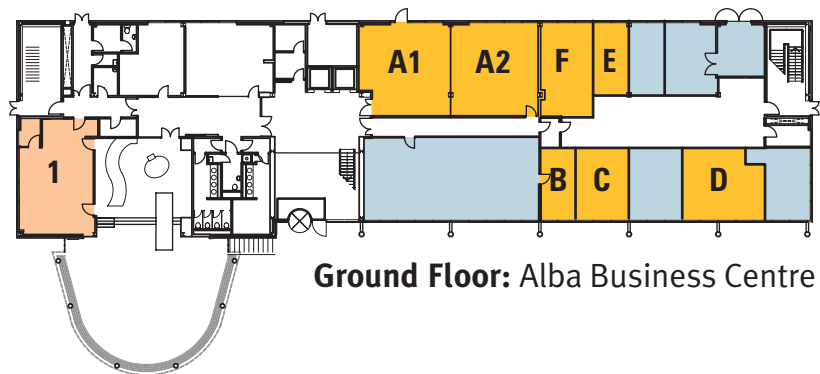
Flexible occupational terms are available by way of a simple licence agreement allowing very quick entry for a minimum period of 3 months. Charges include rent and building services including electricity, heating, and lighting.

Accommodation

Ground Floor: Flexible Office Suites

	sqm	sqft	no. of persons
A1	60	645	5/6
A2	56	603	5/6
B	17.2	185	1/2
C	26.6	286	2/3
D	35	377	3/4
E	17.4	187	1/2
F	33	355	3/4

Ground Floor: Suite 1 60.7 sqm 653 sqft



Ground Floor: Alba Business Centre

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