

# Integration House

**TO LET**

32.9 sqm - 1,580.2 sqm (354 sqft - 17,010 sqft)



- HIGH QUALITY OPEN PLAN OFFICES
- FLEXIBLE ACCOMMODATION
- GRADE A OFFICE SPECIFICATION
- ESTABLISHED BUSINESS PARK
- EXTENSIVE ON SITE CAR PARKING



Alba  
Business Park  
Livingston

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# Integration House

## Description

Integration House comprises a purpose built office building constructed in 1999. The building is planned over three floors with an attractive ground floor reception, passenger lift serving all floors and high quality finishes throughout. Current tenants of the building include Epson, Plexus and Springfords Chartered Accountants.

The premises to let comprise part of the ground and second floors and the whole of the first, providing open plan accommodation with excellent natural day lighting from the predominately glazed frontage. Additionally the ground floor benefits from communal staff breakout areas and meeting rooms.

## Specification

- 400mm full raised access floor
- Opening double glazed windows
- Fan coil heating and cooling system
- LG3 Category 2 recessed modular light fittings
- Spacious reception area with commissionaire
- Full accessible suspended ceiling
- 10 x person passenger lift
- Communal meeting room
- Staff breakout room
- Generous parking provision

## Facilities

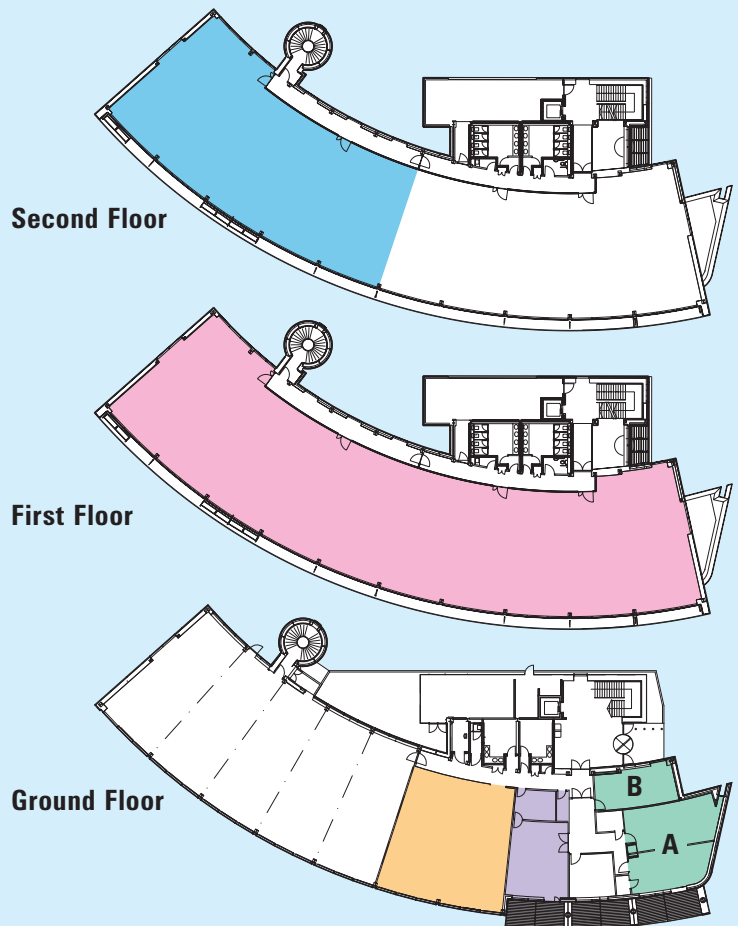
- Children's Nursery
- Health and Fitness Centre

## Quoting Terms

The accommodation is available on flexible terms on a new full repairing and insuring lease for a term to be agreed.

## Rateable Value

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



## Accommodation

	sqm	sqft
<b>Second Floor:</b>	416.0	4,475
<b>First Floor:</b>	896.0	9,648
<b>Ground Floor:</b>	154.3	1,661
<b>Ground Floor: A</b>	81	872
<b>Ground Floor: B</b>	32.9	354

communal break-out areas

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



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