

# Alba Centre

**TO LET**

43.9 sqm - 589.9 sqm (473 sqft - 6,350 sqft)



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



Alba  
Business Park  
Livingston

[www.albabusinesspark.com](http://www.albabusinesspark.com)

# Alba Centre



## 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 floor level providing open plan office suites accessed from the main reception area. Other occupiers in the Alba Centre include Virtio Corporation and ISLI.

## 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

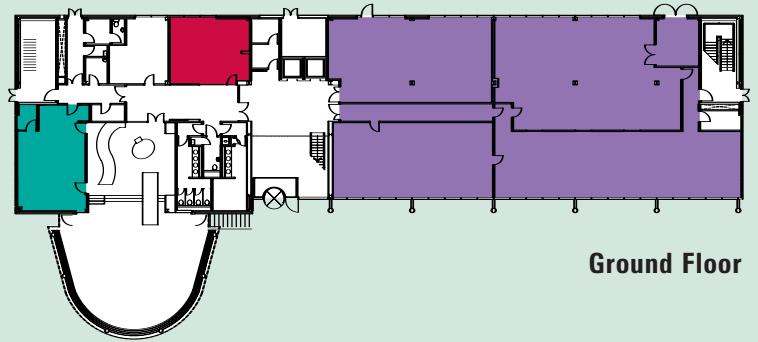
- Coffee Bar
- Children's Nursery
- Health and Fitness Centre

## 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.



Ground Floor

## Accommodation

	sqm	sqft
Ground Floor: Suite 1	43.9	473
Ground Floor: Suite 2	60.7	653
Ground Floor: Suite 3	589.9	6,350

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



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A DEVELOPMENT BY

**Miller** developments

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