



For Sale

Business Centre Investment

13,977 sq ft (1,298 sq m) on a 1.67 acre (0.68 ha.) site

Current gross annual income of £250,548

Current occupancy of 83% with 10,258 sq ft of space let

Offers Invited

**Alba Innovation Centre
Alba Campus
Livingston
EH54 7GA**



Location

The Alba Innovation Centre is based on the Alba Campus in Livingston. The property is located 2 miles west of Livingston town centre, 15 miles west of Edinburgh City Centre and 33 miles east of Glasgow City Centre.

Livingston is a well-established business location as well as being a popular commuter town to Edinburgh. The town has a resident population of 56,000 (2022 Census). The town is well served by junctions 3 and 3A of the M8 motorway, Livingston North & Livingston South train stations and is 9.5 miles west of Edinburgh International Airport.



Description

The property comprises a modern two storey timber frame office pavilion built 2007, with metal and timber clad elevations, metal frame double glazing and a pitched metal profile roof. Externally the property benefits from a communal 58 space car park to the front elevation, with covered bike stands and surrounded by communal landscaped areas. Internally the property provides generous communal areas on both floors, including a staffed reception on the ground floor.

Meeting rooms are available to be booked on the ground floor. An eight-person passenger lift serves the first floor, in addition to the main stairwell and emergency stairwells. The office space typically comprises carpet tile covered timber floors, painted walls, perimeter trunking for power and IT, gas fired central heating, metal frame double glazed windows and strip fluorescent lighting. Fire and intruder alarms, CCTV, controlled access and male, female, accessible WCs and showers serve both floors.



Accommodation/Tenancy

The property is currently configured to provide 12,335 sq ft (1,146 sq m) of lettable space across forty separate offices over two floors. In addition, there are four meeting rooms, one seminar room and one store room totalling 1,642 sq ft (153 sq m).

The occupancy rate is currently 83% providing income of £250,548 per annum. Rents are exclusive of rates, which are payable directly to the local authority by tenants, where applicable.

Tenancy details are available in the Data Room for interested parties.

Tupe

The parties to the transaction may seek to follow the scope of the Transfer of Undertakings (Protection of Employment) Regulations 2006 ("TUPE"). Accordingly, employees engaged in the business may transfer to the purchaser. Further details will be available to interested parties who should satisfy themselves as to the implications and take independent legal and employment advice.



EPC

EPC Rating C. A copy of the certificate is available on request.

Expenditure

The total expenditure for 2026/27 is forecast at £346,325 (including £65,000 of capital expenditure and vacant rates for offices/parking), exclusive of Managing Agent fees. There is potential for this to be reduced by an incoming purchaser. Full expenditure details can be made available to interested parties.

Data Room

Parties who register their interest with the Selling Agent will be provided access to the Data Room providing further information.

Price

Offers are invited in respect of our client's heritable interest.

VAT

All prices, premiums, rentals etc are quoted exclusive of VAT. Please note that VAT will be payable.

Rateable Value

The suites within the building are separately entered in the Valuation Roll, with a total Rateable Value of £125,200.



Viewing and Enquiries

For further information or to arrange an appointment to view, please contact the sole agent:

Lewis Pentland
Director | Industrial and Logistics
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