

# omnia offices

**For flexible office and workplace  
solutions – think on, think Omnia**

## Office Details Alba Pavilions

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**Omnia One, 125 Queen Street,  
Sheffield, SD1 2DU  
Tel: 0114 2792600**

## **Alba Pavilions, The Alba Campus, Rosebank, Livingston, West Lothian,**

Alba Pavilions, within the Alba Business Park, offers a mix of flexible business space, adjacent to Livingston Town Centre, in a parkland setting with mature woodland and water features. Strategically located between Edinburgh and Glasgow and at the heart of the transport infrastructure with easy access to the motorway network.

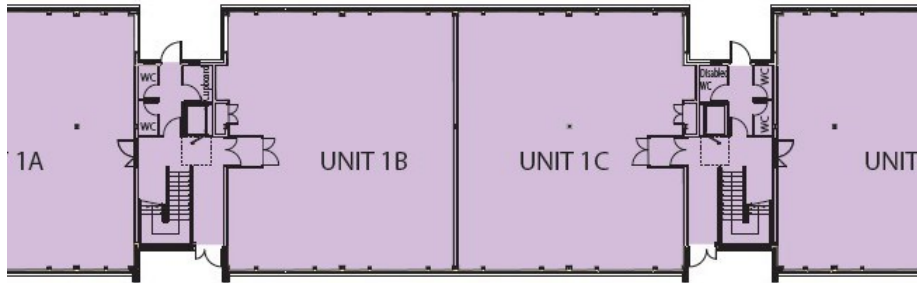
The Pavilions are in a high quality environment adjacent to water features, and are part of the well-established Alba Campus. Alba Pavilions tenants benefit from the wide range of amenities on and off site.

Alba Pavilions comprise three separate office blocks. Maximum flexibility has been built in allowing occupiers to acquire entire blocks or individual suites with dedicated parking facilities. Each two storey unit has an independent core to provide dedicated access and use on this basis.



**Leasehold offices at Alba Pavilions offer you a number of features and facilities to provide the perfect office environment:**

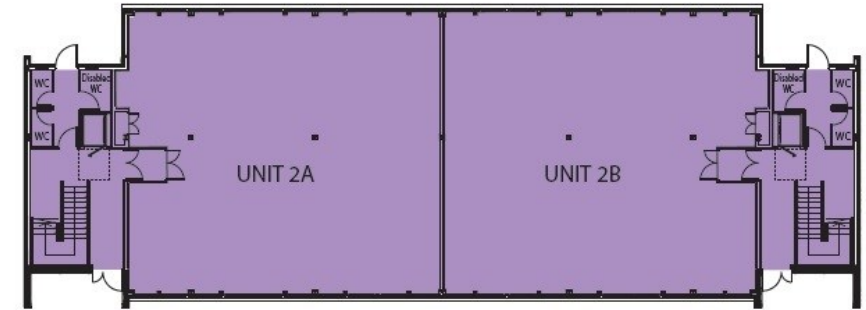
- Easy access to the motorway network - M8
- High quality commercial environment
- 15 minutes from Edinburgh Airport
- Units range from 159 sq.m
- Generous parking provision
- Lift access
- Steel frame with metal cladding
- Raised access floor with 150mm clear void
- Full height glazed curtain walling to stairs
- Suspended ceiling system
- Full DDA compliance
- Gas central heating
- High quality landscaping



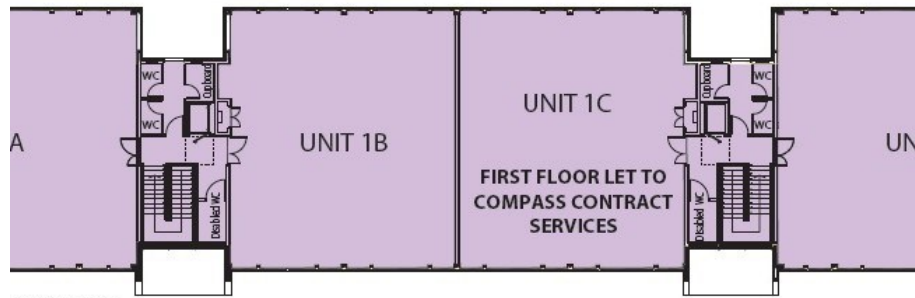
**GROUND FLOOR**

Ground Floor Blocks

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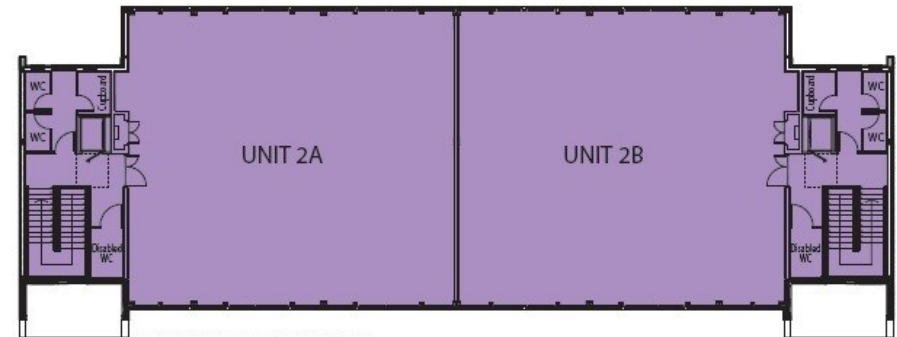
**BLOCK 2: GROUND FLOOR**



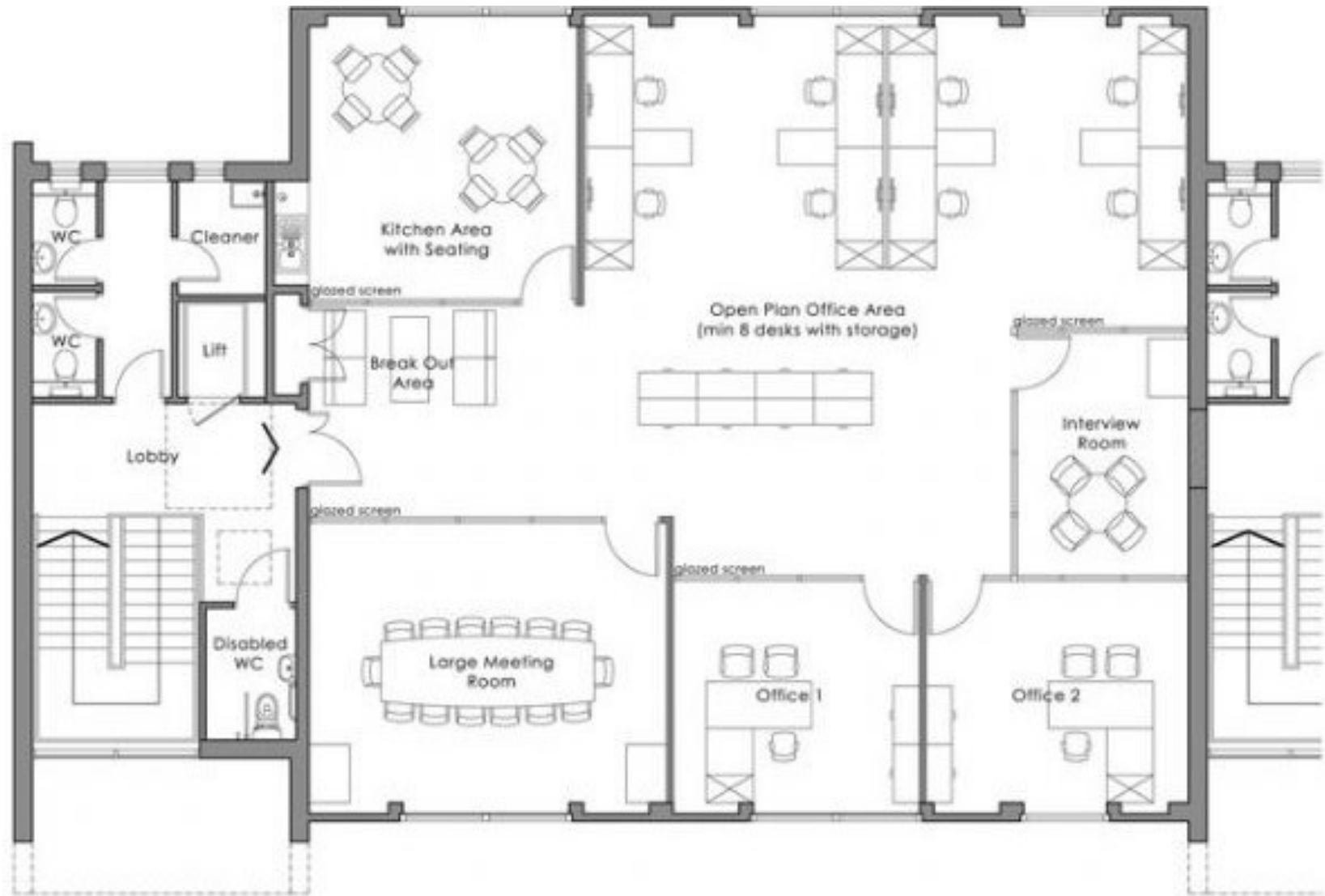
**FIRST FLOOR**

First Floor Blocks

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**BLOCK 2: FIRST FLOOR**



Second Floor Floorplan