

omnia offices

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

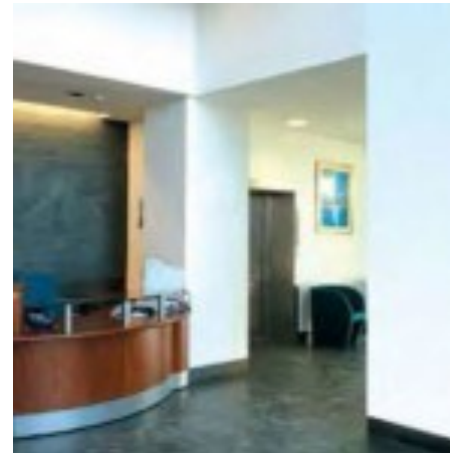
Office Details Integration House



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

Integration House, The Alba Campus, Rosebank, Livingstone, EH54 7EG

The Integration House building is 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. J3 of the M8 is a short distance away, Livingston North and South Railway Stations are close and Edinburgh Airport is 15 minute drive away. Integration House offers flexible leasehold office space in an attractive environment. A purpose built office building, constructed in 1999, and occupying a site of approximately 0.73 Ha (1.83 acres), Integration House is planned over ground, first and second floors, with open plan office accommodation extending to 2,374.83 sq.m (25,563 sq.ft). In addition to a spacious, well-lit reception area, there is a staff breakout area and a flexible, communal meeting room.

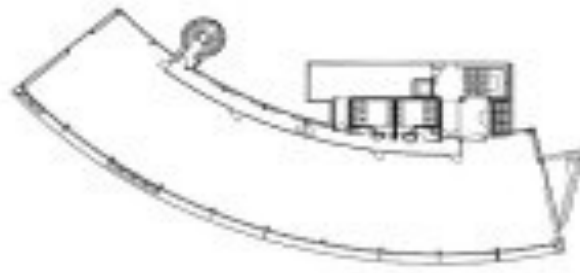


Leasehold offices at Integration House offer you a number of features and facilities to provide the perfect office environment:

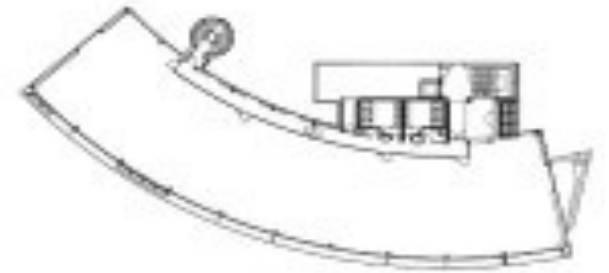
- ◆ Traditional Lease Terms
- ◆ Service Charge
- ◆ Air Conditioning
- ◆ Security
- ◆ Monitored CCTV
- ◆ Lift Access
- ◆ 24 Hour Access
- ◆ Door Entry System
- ◆ Disabled Access
- ◆ Kitchen
- ◆ Shower Room
- ◆ Maintenance
- ◆ Post Handling
- ◆ Range of Meeting & Training Rooms
- ◆ Parking



Ground Floor Plan



First Floor Plan



Second Floor Plan
