

TO LET

Stadium House
Alderstone Road
Livingston
EH54 7DN



- Modern Office Suites
- From 1,500 – 4,000 sq.ft
- Highly prominent location in the heart of Livingston

LOCATION

Livingston is one of Scotland's most successful towns. Situated just off the M8 it is a major commercial hub with a 350,000 sq.ft shopping centre, two train stations and commercial occupiers such as Sky, Glenmorangie, West Lothian College, HSBC and Lloyds Banking Group to name but a few. Stadium House is the central office in the town. Situated within the grounds of Livingston Football Club, it is a short walk from The Centre, with its covered shopping mall, many restaurants and 7,500 space car park.

DESCRIPTION

Each floor within Stadium House commands an excellent view, many over the football pitch itself. The open plan office space benefits from:

- Air conditioning
- Raised access flooring
- Cabling
- Suspended ceilings
- DDA compliance
- 24/7 access
- Staffed reception during working hours
- Car parking
- EPC – D

ACCOMODATION

The current accommodation is over the 4th floor and extends from 1,500 sq.ft - 4,000 sq.ft. Full availability on attached schedule.

TERMS

Flexible lease terms available

NON DOMESTIC RATES

The tenant is responsible for the payment of local rates.

Rates information is available at www.saa.gov.uk

LEGAL COSTS

Each party will bear their own legal costs in this transaction.

ENTRY

Entry can be given on completion of legal formalities.

For Further information, or to arrange a viewing, please contact



JA Pollock, Property Consultants Ltd,
Munro House,
Quarrywood Court,
Livingston Village,
Livingston,
EH54 6AX

Tel- 01506 497010

Contact-

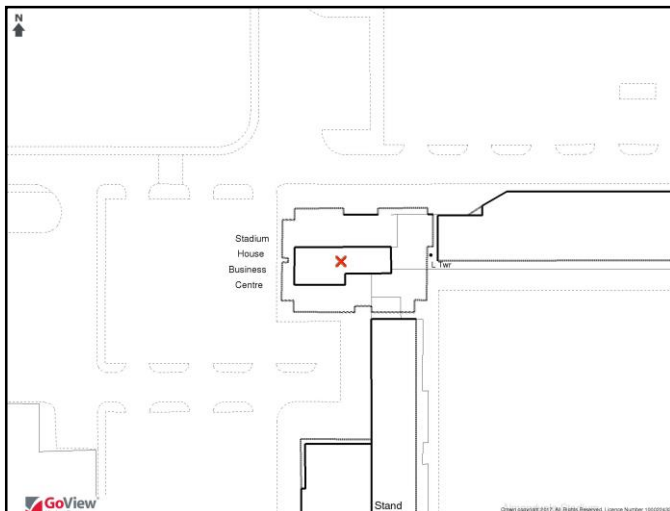
Graeme Pollock-

01506 497212-

Graeme.pollock@japollock.co.uk

John Dunsmore 01506 490028-

john.dunsmore@japollock.co.uk



The owner of the property does not make or give and neither JA Pollock nor their employees have authority to make or give any representation or warranty whatever in relation to this property. These particulars are believed to be correct and where practicable, reasonable steps have been taken to ensure their accuracy, but this can not be guaranteed and the particulars are expressly excluded from any contract. JA Pollock and their employees accept no responsibility for information supplied to them by the owner or any third party. Date of preparation September 2017

Stadium House, Alderstone Road, Livingston, EH54 7DN

Suite No	Size (sq/ft)
1st Floor	
101	1306
103	203
107	224
108/109	585
114	652
115	191
117	196
119	375
2nd Floor	
202	1882
206	192
207	192
208	758
3rd Floor	
301	2368
302	2219
302a	1002
4th Floor	
401	728
402	1649
403/404	1940