

We offer immediate entry, flexible terms, and attractive cost savings on conventional leases. Our friendly and professional staff will see to your every need so that your business receives the attention it deserves.

The office building is centrally situated within its own private grounds in a quiet countryside location on the edge of the Pumpherstons Golf Course.

Livingston is well positioned with good access to the main transport links serving central Scotland, many SME and large international companies choose to locate their offices here.

The Centre and McArthur Glen Shopping Centres are just minutes away within Livingston, with the Gyle Shopping Centre and Hermiston Gait Retail Park within 15min by car or a train ride away.



## FLEXIBLE & AFFORDABLE OFFICE SPACE WEST LOTHIAN



Contact Information:



facebook



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## What We Offer.

Our company is based on the belief that our customers' needs are of the utmost importance and entire team is committed to meeting those needs.

We would welcome the opportunity to earn your trust and deliver you the best service office in the region.

Address: Drumshoreland Road  
Pumpherstons West Lothian EH53 0LQ

[www.jamesyounghouse.com](http://www.jamesyounghouse.com)  
[info@jamesyounghouse.com](mailto:info@jamesyounghouse.com)

Tel: 01506 43 88 99  
Fax: 01506 43 88 95  
Mob: 07841 534503

## OFFICE SPACE AVAILABLE

CALL TODAY FOR INTRODUCTORY  
OFFERS AND SPECIAL RATES!

**01506 43 88 99**  
[www.jamesyounghouse.com](http://www.jamesyounghouse.com)

## SERVICED OFFICES

- Free car parking.
- Door entry system. / Alarm system.
- Large reception / waiting area.
- Individual occupier name board signage.
- Flexible mix of open plan and cellular office space.
- Large and small meeting rooms.
- Good levels of natural daylight throughout.
- Energy efficient lighting.
- Central heating system.
- Electrical sub-metered on a room by room basis.
- Perimeter skirting trunking to offices.
- Male and female toilets on each floor.
- Shower facilities.
- Tea preparation facilities on each floor.
- Landscaped grounds.
- Air conditioning can be retro-fitted if required to occupiers specification.
- On site PAT service.
- Disability access to ground floor
- Internal and external container storage available
- Coffee Lounge / Lunch / Chill Out Room



## MEETING ROOMS

Our professional meeting rooms are equipped with the latest technology and can be booked (non tenants);

- By the hour | Half-day | Full day.
- Discounts for block bookings.
- Board room – 10 people seated.
- Meeting room – 6 people seated.

Internet Access and Telecommunications;

- Audio visual equipment.
- High speed internet access, wired and Wi-Fi.
- Telephone and video conferencing available.

Catering;

- Tea, Coffee and Mineral water is included in booking fee (non tenants).
- Outside catering is available as per your requirements.



STORAGE SPACE AVAILABLE

## VIRTUAL OFFICES

A virtual office provides all the benefits of a traditional work space without the costs associated with leasing a permanent office. Whether you work from home or from outside the West Lothian area and require a business mailing address with or without a call answering service, access to meeting rooms and administrative support services, then we can help you.

Unbranded Business Mail Address;

- Professional business address.
- Mail Collection from a trusted source.
- Mail Forwarding.

Meeting Point;

- We'll give you access to our meeting rooms.
- With complimentary hot drinks, and Wi-Fi
- Video and telephone conferencing available

Telephone Services;

- Dedicated number for your company.
- Calls can be forwarded seamlessly to a number of your choice, or diverted to a voicemail box for you to pick up when you are ready.

