



## **PRESS RELEASE**

2 April 2007

### **CALA PROPERTIES OBTAINS PLANNING PERMISSION FOR NEW GRADE A OFFICE BUILDING IN LIVINGSTON**

CALA Properties has successfully obtained planning permission for a new speculative 23,292 sq ft grade A office building at Almondvale Business Park in Livingston.

The new £5 million building will form Phase Seven of development at Almondvale Business Park, CALA Properties' and Bank of Scotland Corporate's 9.2 acre urban office park in the centre of Livingston, and is expected to help create some 230 new jobs.

Work on the new air-conditioned building, which will feature 80 car parking spaces, is expected to start soon after the adjacent Phase Six is completed.

Phase Six is a 31,570 sq ft speculative grade A office building which will be completed in June 2007. Interest from prospective occupiers is already strong.

John Brophy, director of CALA Properties says: "Achieving planning for Phase Seven is a real mark of confidence in the long term future of the Livingston office market and gives us flexibility in our development programme.

"As Phase Six nears completion and prospective occupiers can start to see how it will look and tour round the development, enquiries and interest are growing.

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“Land Securities’ decision to increase the size of the adjacent shopping centre by a further 500,000 sq ft with the ‘Elements’ has certainly helped increase interest, as has the recent run of local office lettings which have helped emphasise Livingston’s premier position as well located office destination.”

CALA Properties expects to attract footloose occupiers looking for an easily accessible, value for money, building.

Situated next to more than 1.5 million sq ft of retail and leisure space in Livingston town centre, Almondvale Business Park is planned to provide 350,000 sq ft of high-quality office accommodation in ten phases. Current occupiers already include HSBC, HMle, Quintiles, HM Revenue Customs, GE Harris, and Scottish Building Standards Agency.

CALA Properties’ development at Almondvale Business Park is part of an on-going development programme at sites across Scotland, including GSO Business Park and at Peel Park in East Kilbride, Brandon Shopping Centre in Motherwell and Westside Plaza Shopping and Leisure complex in Edinburgh.

Joint agents are DTZ (tel. 0131 222 4500) and Jones Lang Lasalle (tel. 0131 225 8344).

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## **Notes to Editors**

### **CALA Properties**

CALA Properties is a successful and ambitious company developing, managing and investing in commercial property across the UK, focusing on office, retail, leisure, industrial, business parks and mixed-use developments. The business is established on the successful delivery of developments and effective asset management. It is directed by an experienced management team, which places integrity and performance at the heart of its business culture.

CALA Properties was named ***Scottish Developer of the Year*** (2005) and won Commercial ***Development of the Year*** (2005) for its Central Exchange building in Glasgow city centre, at the annual Scottish Property Week Awards.