

**Alma House, Woodburn Road,
Blackburn, Aberdeen, AB21 0PS**

**Rent P.A
£17,040**

ASPC ref : 353697

EPC **B**



Arrange a viewing

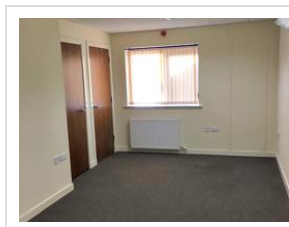
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Burnett Legal Services Ltd.

6 King's Gate
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AB15 4EJ

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Property features:

The subjects comprise the ground floor of a detached two storey office facility extending to 1704 sq. ft (158.27sq.m). Internally, the ground floor incorporates an open plan space which has been adapted for use as a commercial training facility. However, this can be refitted and used as an office area as required.

The specification includes full comfort cooling, gas central heating, category 2 light fittings, double glazed windows, Male and female toilets.

Location The property is situated within the Blackburn Business Park which itself is located on the southern edge of Blackburn, a popular commuter village approximately 9 miles North West of Aberdeen. The property benefits from easy access to the A96 Aberdeen to Inverness trunk road with Aberdeen International Airport and Kirkhill Industrial Estate located within a 5 minute drive.

Surrounding occupiers include Archer, JCE Group and Kinghorn Bodyshop.

Accommodation and Floor Area: Open plan training room/office space, general office with staff kitchen off, and male and female toilets.

High Quality Fit Out

Short Term Lease Available

Generous car parking provision

Car Parking: The property includes 8 private car parking spaces.

Rating Assessment: We understand that this is currently under revision

Energy Performance Certificate: The property has an EPC rating of B – Excellent. Full documentation can be provided upon request.

Vat: No VAT is exigible

Offers/Viewing: All offers should be submitted in writing to the Solicitors who will also make arrangements to view.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/353697/Alma-House--Woodburn-Road/Aberdeen/>

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