

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

Rent P.A  
**£17,040**

EPC **B**



**Contact Solicitor**

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**Features**

**Description**

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

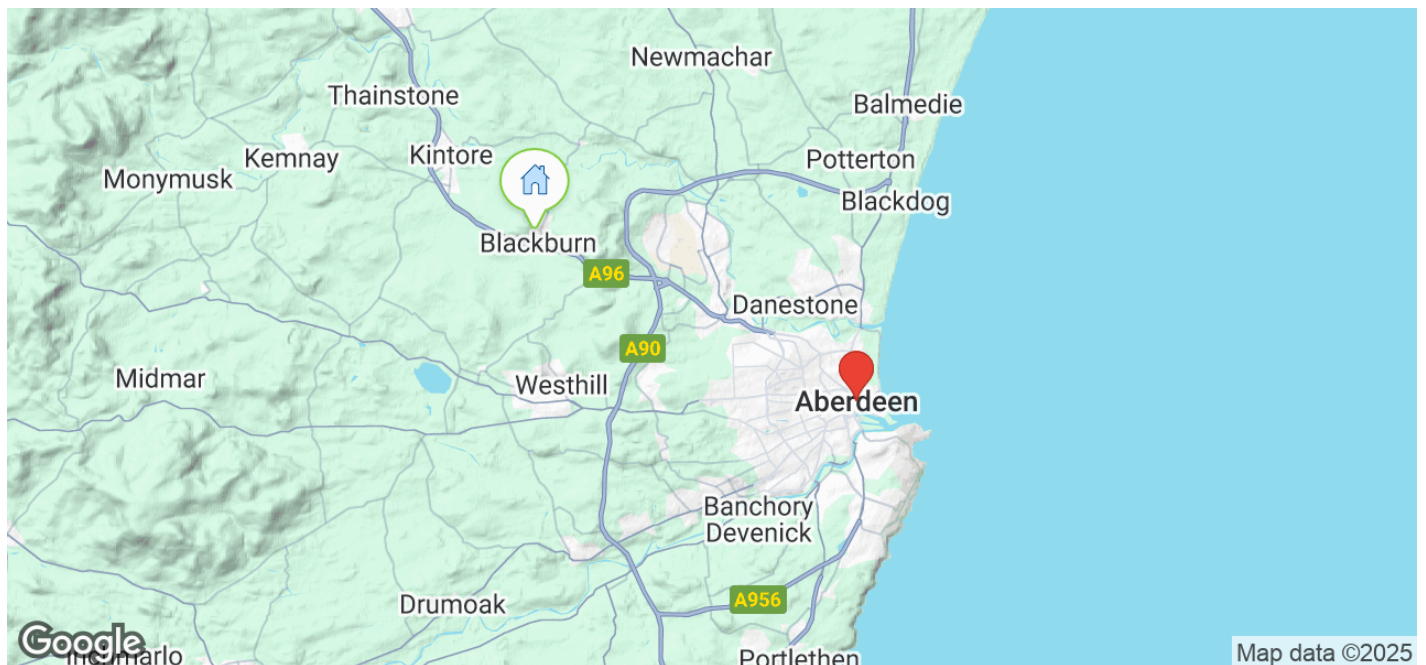
**Car Parking:** The property includes 8 private car parking spaces.

**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 here

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

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