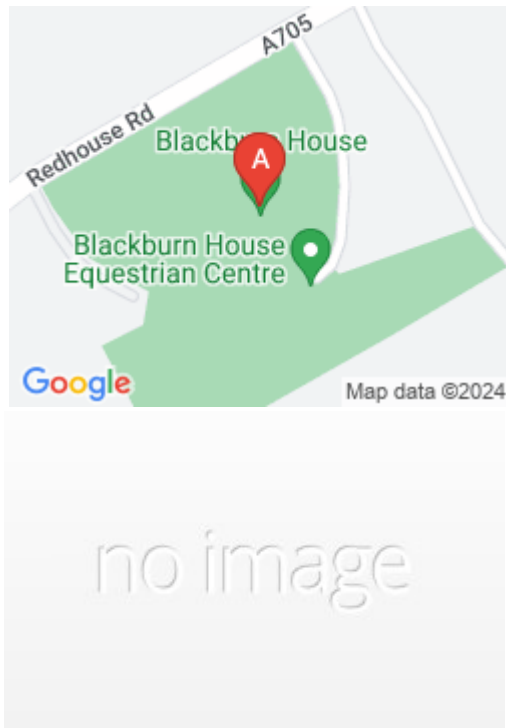


## Blackburn House

West Calder EH47 7AQ



Blackburn House is the perfect example of an 18th-century Palladian villa. Once a working farm, it changed hands a number of times during the 19th and early 20th centuries. After the estate was sold, the house slowly fell into disrepair and became abandoned in the 1970s. SHBT first became involved with Blackburn House in 1998, when a Feasibility Study was commissioned to establish the best way forward for the building. This led to SHBT purchasing Blackburn in 2005 and overseeing an extensive project that transformed the building into the thriving business hub in West Lothian that we see today.

We currently have space available in the West Pavilion. This can be let as a whole independent office over two floors and kitchen and bathroom facilities. Or as two offices on separate floors. On the ground floor there is a reception area, large office (totalling 46 square metres), kitchen and w.c. On the upper floor there are two flexible rooms (43 square metres) an additional kitchen, w.c and shower facilities. Both have access by external stair directly to an internal courtyard. There is accessible parking beside the Pavilion and a car park to the east of the building for general use.

### transport links

Underground	N/A
Train Station	West Calder
Road Link	N/A
Airport	Edinburgh Airport

### Leased Spaces

- **Min Size** : 1 sq ft
- **Max Size** : 13 sq ft
- **Total Size** : 200 sq ft
- **Min Term** : 6 mnths
- **Max Term** : 60 mnths