

# 2 Woodburn Road

Blackburn | Aberdeen | AB21 OPS

## Detached Industrial Investment for Sale

- Offers over £1.275 Million Exclusive
- 10 year income to 28/2/2036
- Fixed reversion to 9.00% from 1/3/2027

 raccortubi

 raccortubi

# Detached Industrial Investment for Sale

**2 Woodburn Road**  
Blackburn | Aberdeen | AB21 OPS



## NEARBY OCCUPIERS

- 1 Starbucks
- 2 EV Group
- 3 Reservoir Group
- 4 Archer
- 5 IK Trax
- 6 Raccortubi
- 7 Kinghorn Bodyshop
- 8 JCE Group

# Detached Industrial Investment for Sale

**2 Woodburn Road**  
Blackburn | Aberdeen | AB21 0PS



## INVESTMENT SUMMARY

- Detached Industrial Investment
- Let to Raccortubi UK Ltd, part of the CTA Group, a global steel pipe, flange and fittings manufacturer and distributor.
- Raccortubi founded in Italy in 1949.
- Operate in Europe, UK, Brazil, Dubai and Singapore.
- Originally let in 2016 and lease regeared to 2036, without breaks.
- £121,500 pa exclusive from 1/3/2027 and £81,000 pa exclusive to 28/2/2027.
- Offers over £1.275 Million Exclusive.



### Location

- On the A96 Trunk Road, which links Aberdeen and Inverness.
- 4 miles west of Aberdeen International Airport.
- 4 miles west of Dyce, one of Aberdeen's prime commercial locations with BP, Aker, Schlumberger, Baker Hughes and Halliburton.
- AWPR has a main junction at Dyce, significantly enhancing accessibility from the A96 to all areas of Aberdeen.
- Blackburn occupiers such as Starbucks, Archer, Reservoir Group, JCE Group, XL Group and Tricore.

### Description

Detached office, warehouse and yard facility. Gross internal floor areas:

	sq m	sq ft
<b>Warehouse</b> .....	611	(6,580)
<b>Office</b> .....	354	(3,810)
<b>Canopy</b> .....	75	(807)
<b>Mezzanine</b> .....	68	(732)
<b>Yard</b> .....	452	(4,865)

### Tenancy

Lease extended to Raccortubi UK Ltd from 01/03/2026 to 28/02/2036. £121,500 pa exclusive of VAT. Upward only rent review 01/03/2031 FRI, subject to Schedule of Condition.

### Tenure

Heritable (Scottish equivalent of English freehold).

### Tenant Covenant

Total equity of £4.944 Million at 31/12/2024.

### EPC

The property has an EPC rating of C.

### VAT

Elected for VAT  
It is anticipated that the sale will be undertaken by way of a TOGC.

### Proposal

Offers over £1.275 Million, subject to contract and exclusive of VAT.

### AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on a purchaser. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

### Viewing and Offers

Please contact the sole agent for all viewings, all offers should be submitted in writing:

#### Dave Macleod

T: 07834 100720

E: dave.macleod@fgburnett.co.uk

**FG Burnett**

DISCLAIMER: Whilst every care has been taken in the preparation of these particulars and they are believed to be correct they are not warranted and should not be taken to form part of any contract. Any purchaser or lessee should satisfy themselves as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars. April 2026.