

TW74

GLASGOW



MIXED USE DEVELOPMENT
RETAIL/LEISURE/INDUSTRIAL/TRADE COUNTER/CAR SHOWROOM



A BRAND NEW MIXED USE DEVELOPMENT AT JUNCTION 2 OF THE M74

TWO74 is Glasgow's newest and exciting mixed use development situated at Junction 2 of the M74 within the Rutherglen area of Glasgow and only three miles south-east of the City Centre. The site enjoys the benefits of the road and rail connections within the Central Belt of Scotland and has an immediate catchment of approximately 180,000 within a ten-minute drive time.



The local area has benefitted from a vast amount of investment in recent years and is fast becoming one of West Central Scotland's popular industrial locations. The development has the opportunity to comprise a substantial retail, leisure and industrial destination.

Consent is already in place for a hotel and associated leisure uses such as gym, restaurants, retail, food store and drive thru. There will also be the provision for circa 50,000 sq ft of trade counter/industrial space within the site.

KEY STATISTICS

| | WITHIN 1 MILE | WITHIN 5 MILES |
|--------------------------|---------------|----------------|
| POPULATION 2010 | 18,379 | 560,116 |
| POPULATION 2012 | 18,445 | 561,829 |
| AVERAGE AGE | 43 | 38 |
| INCOME OVER £40K - % | 35% | 28% |
| CONSUMER SPENDING WEEKLY | £3,452,000 | £108,038,000 |

TRANSPORT STATISTICS

TWO74 is very well connected to the M74 extension, situated at Junction 2. From the east (M74 south), 35,868 vehicles approach the junction, and 4,223 of those turn off at Junction 2.

The figures are the average weekday 24-hour flow, calculated for the 12 month period June 2013 - May 2014. From the west 35,230 vehicles approach the junction, and 6,218 of those turn off at Junction 2.

DEMOGRAPHIC AND COMMERCIAL SURVEY REPORT

Demographic and Commercial Survey Statistics are separately available upon request.



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For further information please contact the appropriate agent:

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