



Sterling Mills

OUTLET SHOPPING VILLAGE
TILlicouLTRY, CLACKMANNANSHIRE



Sterling Mills, Tillicoultry, Clackmannanshire

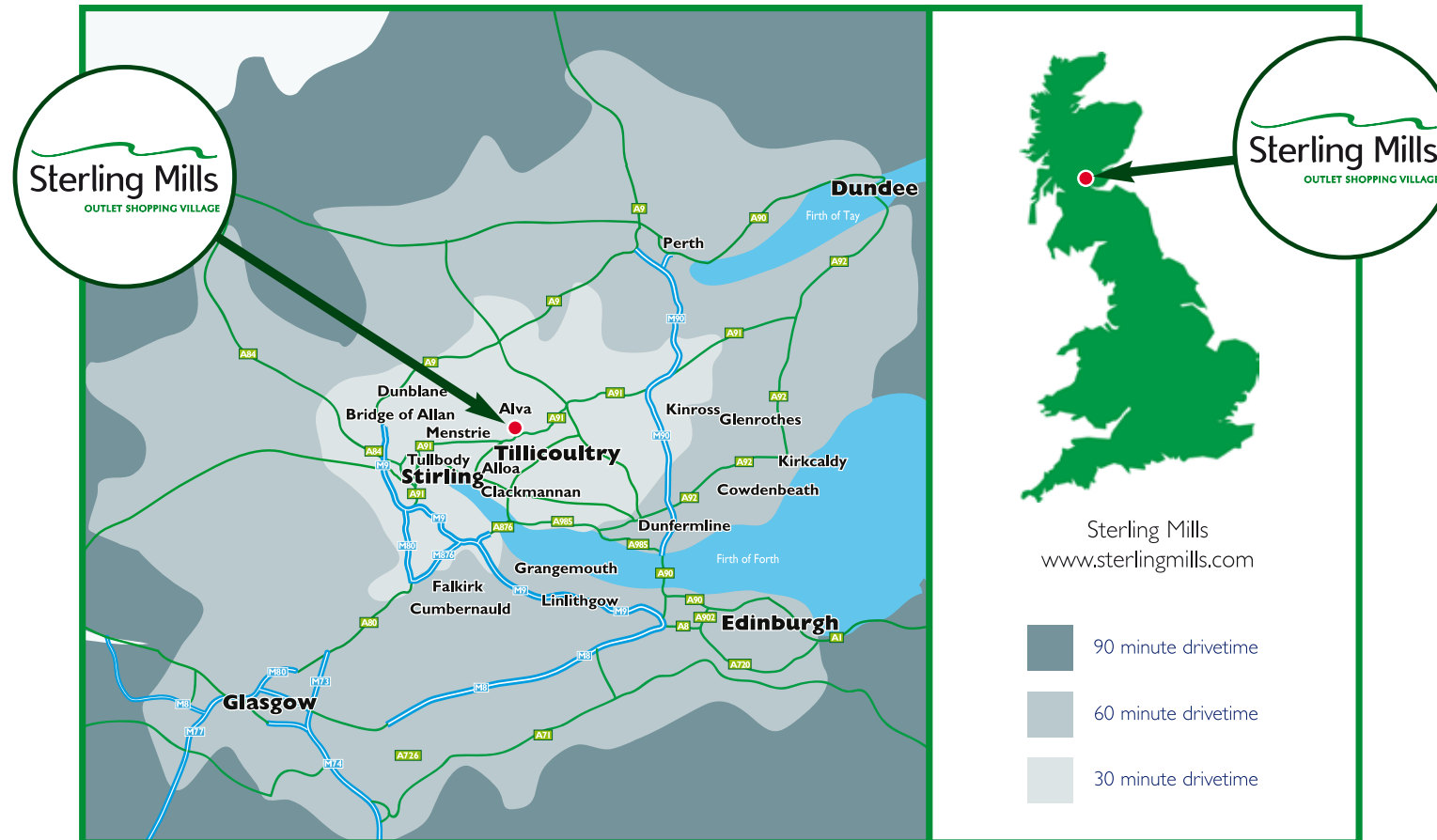
M&S will anchor the next phase of development, which will increase the centre size to 112,000 sq ft (10,400 sq m)

Client: ING Real Estate Investment Management



Location & Demographics

- Glasgow, Edinburgh, Stirling, Perth and Dundee are within a 60 minute drive time and nearly 70% of the Scottish population live within a 90 minute drive time
- Over 1 million residents within the 30 minute catchment
- Expenditure per household in the 15-30 minute drive time is 7% above the Scottish average
- Major highway improvements are enhancing accessibility from surrounding towns and in particular Edinburgh
- Sterling Mills is the regional outlet centre and tourist attraction for the Forth Valley
- Projected visitor numbers post redevelopment are in excess of 2 million



Centre & Proposed Development Plan





Centre Information

- REALM has obtained planning consent for an extension to the centre which will increase its size to 112,000 sq ft (10,400 sq m)
- M&S will anchor the new phase in a 13,000 sq ft (12,010 sq m) store including a café
- Key current tenants include Nike, Adidas, KIDS International and Thorntons
- The new phase will create enhanced linkage and pedestrian flow with Sterling Furniture. At 200,000 sq ft (18,580 sq m) Sterling Furniture is Scotland's best known furniture store, incorporating homewares and a garden centre. It draws customers from throughout Scotland for its diverse range of styles and competitive pricing
- When completed there will be 53 units including additional catering facilities
- 750 free car parking spaces
- Work is scheduled to start early in 2008 with a planned launch of the new development later in the year



For more information, please visit www.realm.ltd.uk or contact Christine Finlay, Leasing Director, REALM.