

# SAY *hello* TO A UNIQUE COMMERCIAL OFFERING

## GRAND UNION



### 📍 LOCATION

Positioned between Wembley and Ealing, a new destination is emerging in Alperton

### 🏖️ LEISURE

25,000 sq ft of retail, restaurants and leisure now completed with 500 – 4,000 sq ft available immediately

### 🏡 SPACES

14 acres of open space including landscaped gardens, riverside meadows

### 🚶 CONNECTIONS

Oxford Circus in 26 minutes & easy access to the North Circular

### 🏢 PLACEMAKING

3,350 new homes and over 135,000 sq ft of workspace where a variety of light industrial businesses will be able to innovate and grow

### 👤 9,000

residents predicted before scheme completion



# Park Royal

**ON THE DOORSTEP OF GRAND UNION, JUST 6 MINUTES\* DRIVE AWAY IS PARK ROYAL, LONDON'S LARGEST BUSINESS PARK**

Park Royal is the site of London's largest regeneration project, and is set to create 65,000 new jobs over the next 30 years.

The programmed arrival of HS2 and Crossrail will create a 'transport super-hub' at Old Oak Common, just under 3 miles away from Grand Union. It is a prime opportunity area, set to be one of the best connected places in London.



## TRANSPORT LINKS

Two train stations are a short walk away offering direct links into central London.

TUBE	PARK ROYAL	WEMBLEY CENTRAL	EALING COMMON	SHEPHERD'S BUSH	PADDINGTON	OXFORD CIRCUS	KNIGHTSBRIDGE
FROM STONEBRIDGE PARK, ZONE 3 OR ALPERTON, ZONE 4**	02 mins from Alpertion	02 mins from Stonebridge Park	06 mins from Stonebridge Park	20 mins from Stonebridge Park	21 mins from Stonebridge Park	26 mins from Stonebridge Park	29 mins from Alpertion
RAIL	HAMPSTEAD HEATH	EUSTON	CLAPHAM JUNCTION	WATFORD JUNCTION	WALK	STONEBRIDGE PARK STATION, ZONE 3	ALPERTON, ZONE 4
FROM STONEBRIDGE PARK**	23 mins	25 mins	27 mins	27 mins	FROM AFFINITY HOUSE & AFFINITY TOWER*	07 mins	14 mins

## Neighbourhood Plan



\* Journey times are approximate only. Source: Google Maps.

\*\* Train times based on an estimated average time.

Journey times may be longer on weekends and holidays.

Rail services correct at time of print.

Source: Google Maps and tfl.gov.uk

# Phases 1 & 2 - Blocks D, E & F



## UNDER OFFER

Unit D7a: 3,000 sq ft

## EXCHANGED

Unit D7b: 1,137 sq ft

## HEALTH CENTRE

8,086 sq ft



14 acres of open spaces  
including riverside meadows



Views onto the  
Grand Union canal



Split options  
available

## FOR MORE INFORMATION CONTACT:

### HUGO MACKICHAN

T 07534 438411

E hugomackichan@fmx.co.uk

### HENRY FOREMAN

T 07469 155 716

E henryforeman@fmx.co.uk