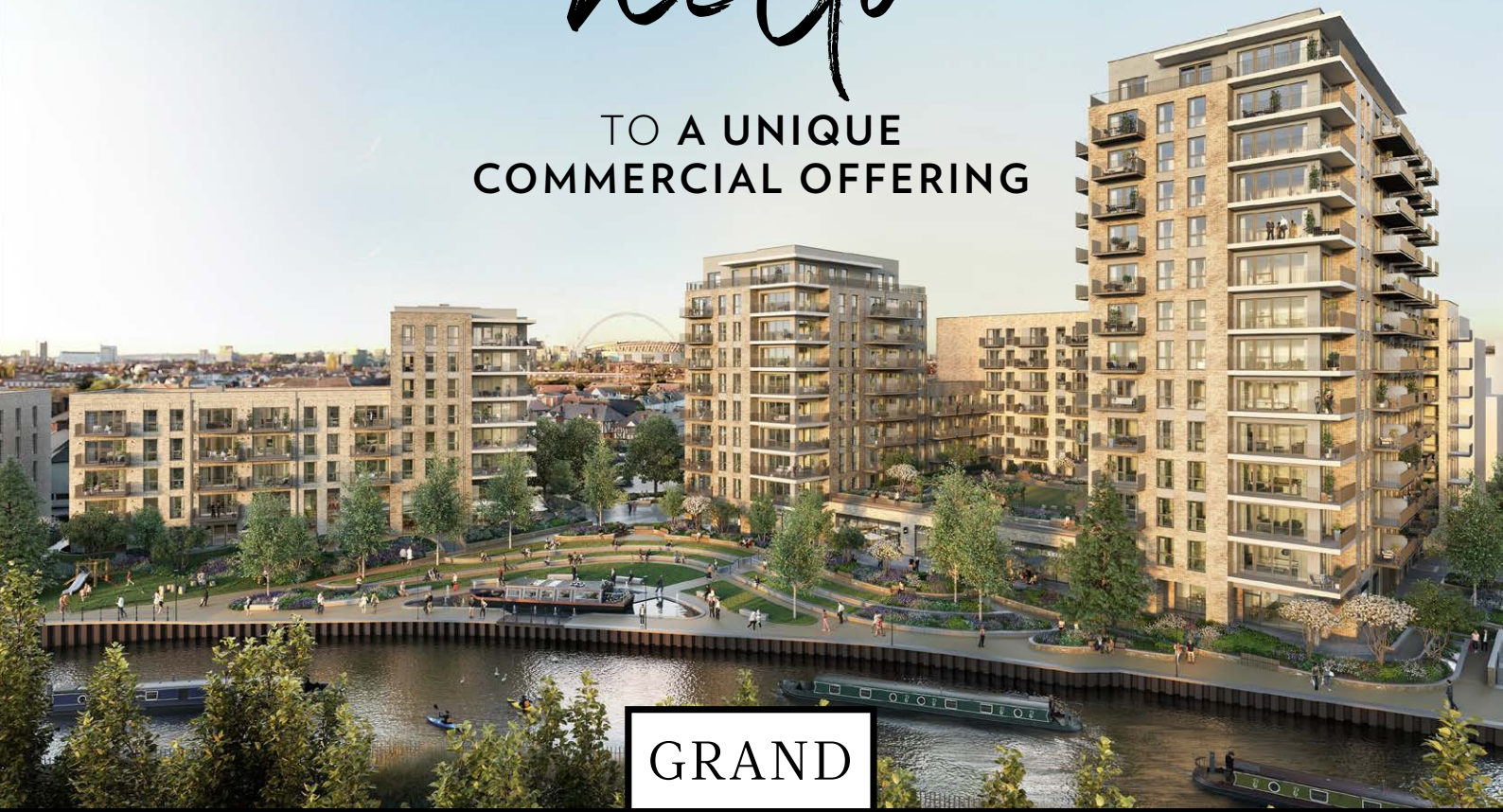


SAY
hello
TO A UNIQUE
COMMERCIAL OFFERING



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 available by 2023

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

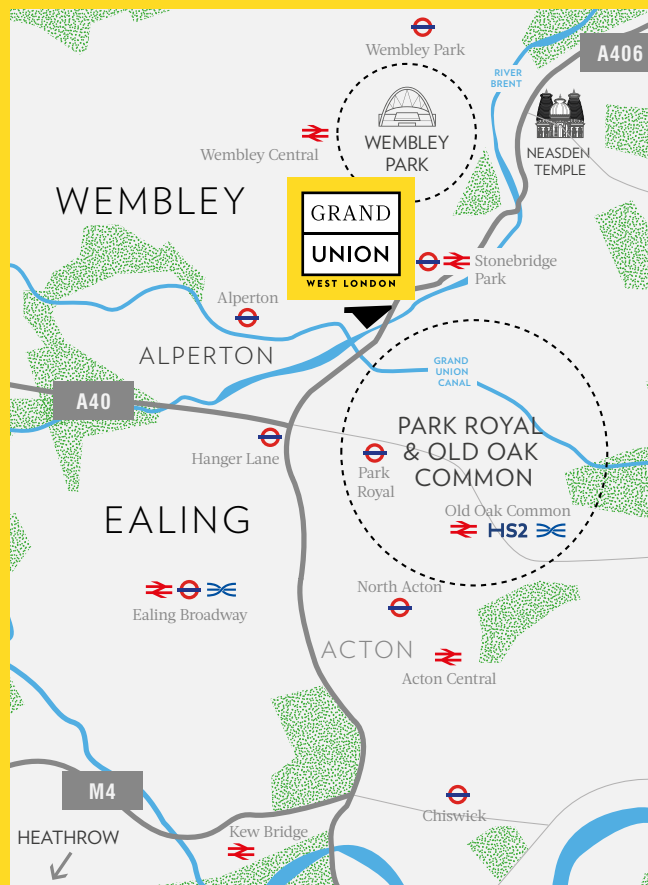
residents predicted before scheme completion

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

Phase 1 - Block D



FLEXIBLE USES

500 – 4,000 sq ft

CAFÉ

1,850 sq ft

NURSERY

2,335 sq ft

Terms upon application. Other commercial offerings on site will include a nursery, convenience store, gym, community centre, health centre and pharmacy.



14 acres of open spaces
including riverside meadows



Views onto the
Grand Union canal



Split options
available

FOR MORE INFORMATION CONTACT:

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