

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.

Mode	From	To	Time
TUBE	FROM STONEBRIDGE PARK, ZONE 3 OR ALPERTON, ZONE 4**	Park Royal	02 mins from Alperion
		Wembley Central	02 mins from Stonebridge Park
		Ealing Common	06 mins from Stonebridge Park
		Shepherd's Bush	20 mins from Stonebridge Park
		Paddington	21 mins from Stonebridge Park
		Oxford Circus	26 mins from Stonebridge Park
		Knightsbridge	29 mins from Alperion
		RAIL	FROM STONEBRIDGE PARK**
Euston	25 mins		
Clapham Junction	27 mins		
Watford Junction	27 mins		
WALK	FROM AFFINITY HOUSE & AFFINITY TOWER*		
Alperion, Zone 4	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



<b>UNDER OFFER</b> 1,850 sq ft	<b>FLEXIBLE SPACE 1</b> 4,487 sq ft	<b>FLEXIBLE SPACE 2</b> 500 – 4,000 sq ft	<b>COMING SOON</b>
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 14 acres of open spaces including riverside meadows	 Views onto the Grand Union canal	 Split options available
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**FOR MORE INFORMATION CONTACT:**

<p><b>HUGO MACKICHAN</b>                  T 07534 438411                  E hugomackichan@fmx.co.uk</p>	<p><b>HENRY FOREMAN</b>                  T 07469 155 716                  E henryforeman@fmx.co.uk</p>
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