THE

# EIGHT GARDENS

*Watford*

## *INVESTMENT FACTSHEET*

Located within the Borough of Watford, The Eight Gardens is an exciting new regeneration project, which once complete, will feature over 1,266 new homes set within 6.2 acres. Watford is a commuter hotspot, situated only 15 miles northwest of Central London with transport links as regular and convenient as the London underground lines, sitting only 14 minutes by train into zone 1 London Euston and offering fast and extensive links to the South East, the Midlands and the North of England.

## AN UNMATCHED PIONEERING NEW SCHEME

### £1.6 BILLION WORTH OF INVESTMENT

The Eight Gardens is part of the first phase of Watford Borough Councils commitment to an ongoing redevelopment programme that is set to secure economic prosperity for decades. Over the next 10 to 15 years, more than £1.6 billion worth of investment will be leveraged by the council as part of an ambitious plan which will create thousands of new homes and jobs, with significantly improved services, transport infrastructure and leisure facilities.

**£1.6BN**
INVESTED IN TOWN CENTRE
Over the next 20 years[2]

**3000**
NEW HOMES
1266 delivered by Berkeley Homes

**75,000SQM**
COMMERCIAL SPACE

**65,000SQM**
RETAIL SPACE

A STATE-OF-THE-ART NEW PRIMARY SCHOOL
at The Eight Gardens

## UNLOCKING WATFORD'S POTENTIAL

### ATRIA SHOPPING CENTRE

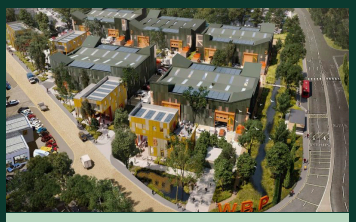
£200M has already been invested into the Atria Shopping Centre. The complex has 145 retail units, a new department store, 11 restaurants and a nine-screen cinema, making it the 18th biggest retail destination in the UK.

19 minute walk*

### WATFORD JUNCTION

The station is part of a £180M regeneration. This currently provides up to 10 trains an hour to London with a fast 14 minute connection to London Euston. This makes Watford the number 1 commuter destination to London Euston voted by Zoopla

4 minute walk*



### WATFORD BUSINESS PARK

A 30 hecture site currently home to over 100 businesses. A £20M investment of the park will create over 180 new jobs and employ over 1,200 people.

6 minute drive*

### TOWN HALL QUARTER

A 10 year project which paves the way for the venue to contribute nearly £2M to the local economy each year, provide around 100 jobs, 300 homes, retail, commercial space, government buildings, NHS clinics and education facilities.

6 minute walk*

*from The Eight Gardens.
Fastest journey times from google.co.uk/maps.

## RENTAL ESTIMATES

| Bed Types | Price | Rental | Gross Yield | Net | Service | Net Yield |
|---|---|---|---|---|---|---|
| Studios | £324,971 | £1,479 | 5.48% | £16,340 | £1,628 | 5.00% |
| 1 Bedroom | £420,667 | £1,882 | 5.37% | £20,170 | £2,177 | 4.90% |
| 2 Bedrooms | £540,932 | £2,170 | 4.83% | £23,532 | £2,907 | 4.30% |
| 3 Bedrooms | £630,125 | £2,485 | 4.73% | £26,854 | £3,428 | 4.20% |

Source: JLL

2023-2027

**17.6%**

Rental Growth Forecast

Source: Knight Frank

2023-2027

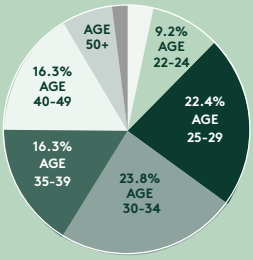
**13.9%**

House Price Growth Forecast

Source: JLL

Age Profile of Tenants in Watford

Source: Dataloft Rental Market Analytics




*"JLL Forecasts house prices in Watford will rise by 13.9% in in the five years between 2023 and 2027, outperforming the UK forecast of 8.9% over the same period."*

## UK PAYMENT TERMS

1. A booking deposit is payable upon reservation: £2000 for studio and 1 bedroom apartments and £5000 for 2 and 3 bedroom apartments
2. Exchange of contracts to take place within 21 days of issue of contracts from our solicitor
3. 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
4. A further 10% advance payment of the purchase price is required 12 months after exchange of contracts
5. An additional 5% advance payment of the purchase price is required 18 months after exchange of contracts
6. Balance of 75% is payable upon completion

## CONTACT DETAILS

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Berkeley
Designed for life