

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 1,900 - 8,068 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

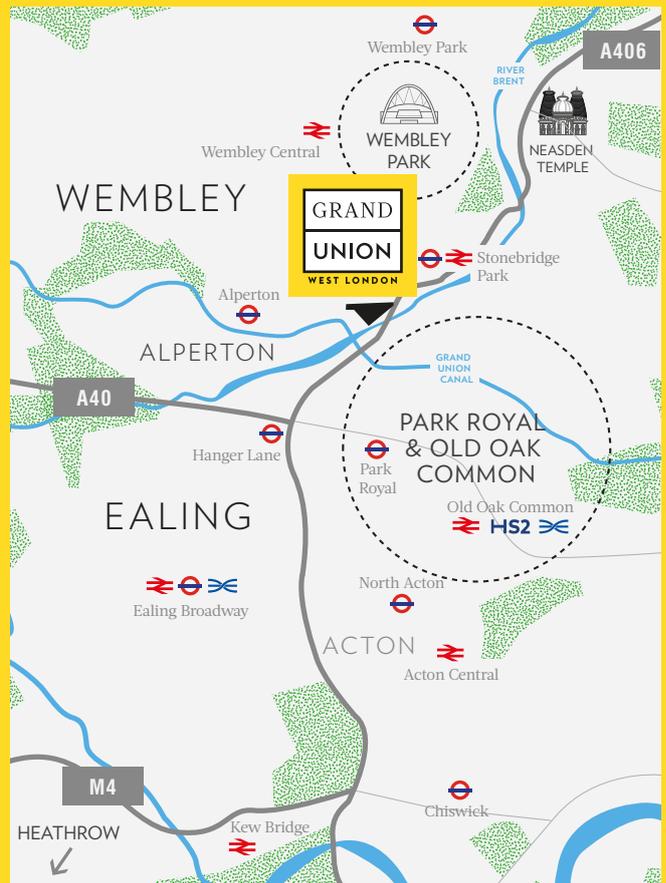


Park Royal

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 | Destination | Time |
|------------------|---|-----------------|-------------------------------|
| TUBE | FROM STONEBRIDGE PARK, ZONE 3 OR ALPERTON, ZONE 4** | PARK ROYAL | 02 mins from Alperton |
| | | 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 Alperton |
| | | RAIL | FROM STONEBRIDGE PARK** |
| EUSTON | 25 mins | | |
| CLAPHAM JUNCTION | 27 mins | | |
| WATFORD JUNCTION | 27 mins | | |
| WALK | FROM AFFINITY HOUSE & AFFINITY TOWER* | | |
| ALPERTON, 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

Grand Union - Blocks E & F Commercial Opportunities



LOCAL OCCUPIERS

- | | | | |
|-----|---|-----|---|
| 1 | Liberty workspace | 2 | TESCO |
| C1 | Early Learning Centre PEAPODS GROWING TO YOUR FULL POTENTIAL | C2 | London's Community Kitchen <i>Free Meals Free Hunger</i> |
| D2 | ANYTIME FITNESS | D3 | Benham & Reeves |
| D5 | GO OP | D7a | EGGY MART |
| D7b | Ladudu | D8 | FULL OF BEANS |

HEALTH CENTRE
8,086 sq ft

D1 RETAIL UNIT
4,487 sq ft

E2 RETAIL UNIT
1,981 sq ft



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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