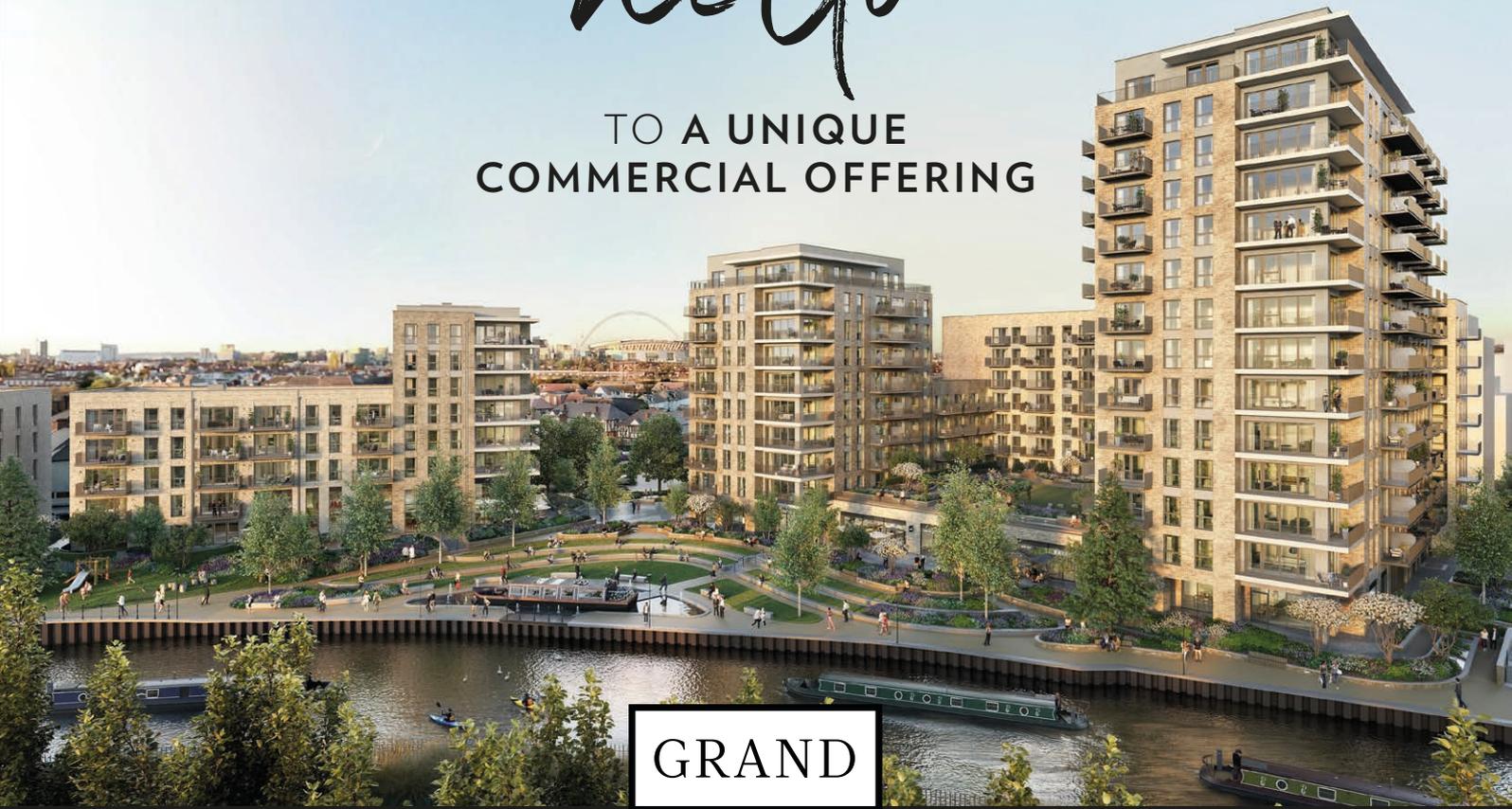


SAY  
*hello*

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.

	<b>TUBE</b>	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
	<b>RAIL</b>	HAMPSTEAD HEATH	EUSTON	CLAPHAM JUNCTION	WATFORD JUNCTION		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**  
under offer

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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OUR VISION  
**2030**  
TRANSFORMING TOMORROW

[www.grandunion.uk](http://www.grandunion.uk)

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