



Welcome to **GREENFORD** **QUAY**

BY GREYSTAR



Block 3 and Block 4
Retail Opportunities



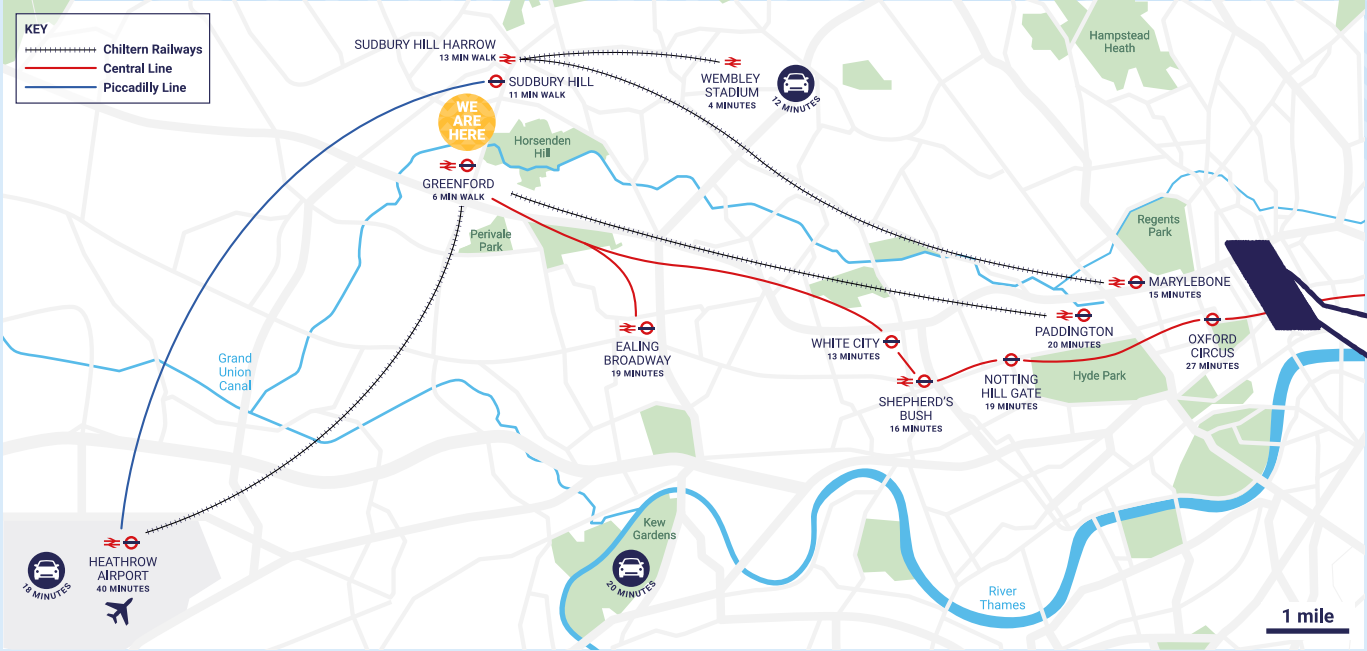
**A thriving
destination to
play, live
& work.**

Greenford Quay is a growing waterside rental development overlooking the Grand Union Canal in Ealing, West London. Phase 1 of the development is now completed and has 379 occupied multifamily units and Phase 2 delivers a further 529 apartments across two blocks from early 2022 onwards.



The public space has been designed to help bring both existing and new residents of Greenford together as a community, creating new and unique opportunities for retailers. By 2025, all 2,118 apartments and over 20,500 sqm of flexible commercial floorspace will have been built, creating a thriving community.

CONNECTIVITY



Located between Sudbury Hill and Greenford underground and national rail stations, Greenford Quay will offer a range of new routes and space, providing an accessible cut through for pedestrians and cyclists.

- 0.4 miles to Greenford Station and 0.8 miles to Sudbury Hill Station
- Popular bus routes located directly outside the site with routes such as the 92 to Wembley & the 395 to Harrow.
- 2.5 miles to the North Circular to the east, 8 miles to the M25 to the west and half a mile from the A40.
- Close proximity to the London cycle network.

Where are we?

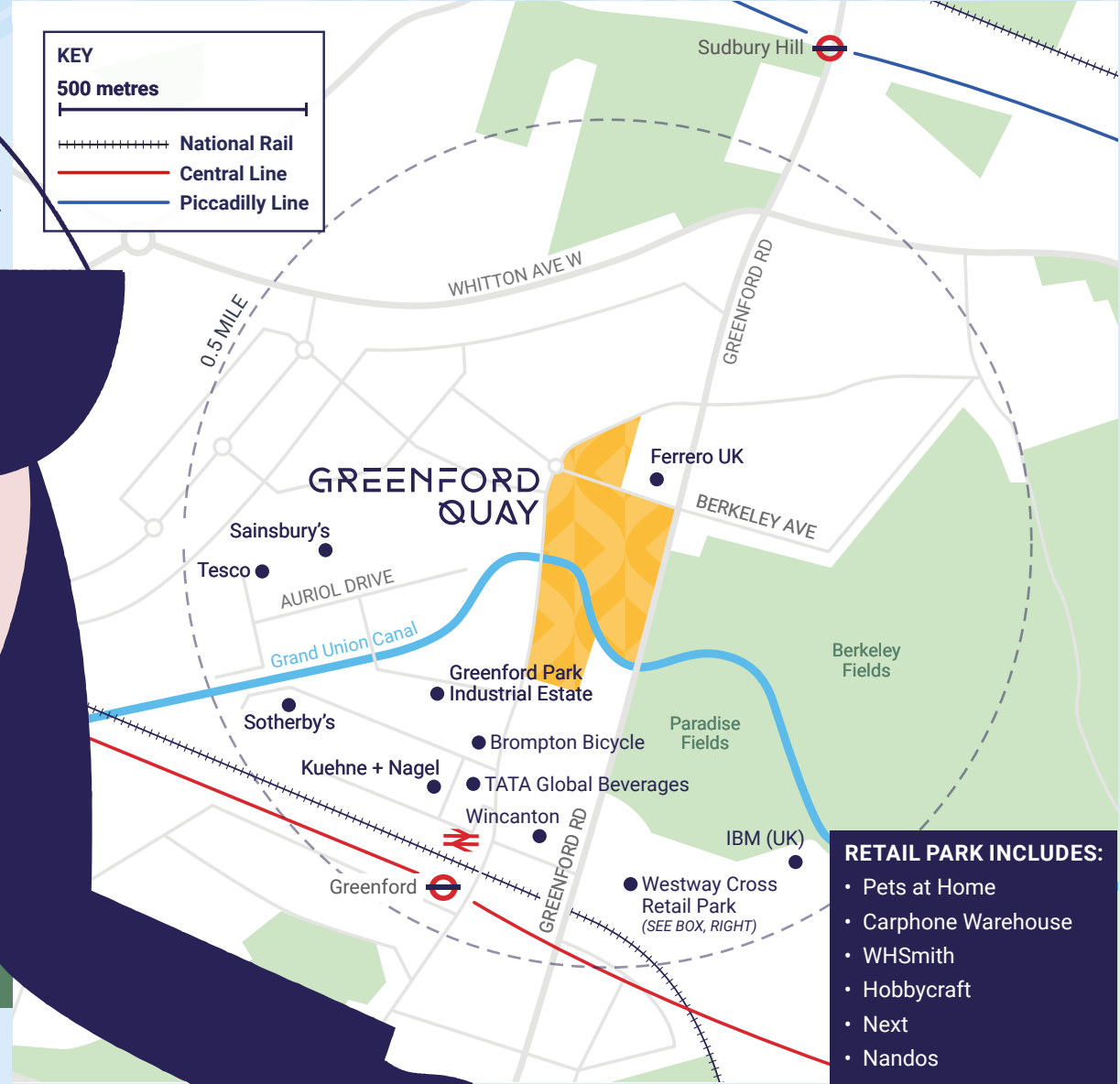
GREENFORD TUBE
6 MINS WALK

HEATHROW AIRPORT
18 MINS DRIVE

PADDINGTON
20 MINS BY TRAIN

OXFORD CIRCUS
27 MINS BY TUBE

LOCAL AREA



- RETAIL PARK INCLUDES:**
- Pets at Home
 - Carphone Warehouse
 - WHSmith
 - Hobbycraft
 - Next
 - Nandos
 - M&S Foodhall
 - Boots
 - TK Maxx



The retail masterplan

Greenford Quay is a rapidly growing mixed-use neighbourhood, delivering 2,118 new high-quality homes.

Block 5, Tilleran's Court has a range of leisure, convenience and shops alongside creative workspaces and set within generous public spaces for residents, workers and visitors to enjoy.

Occupiers include Starbucks, Co-Op, Monkey Puzzle Nursery and Grand Union Distillery and Bar overlooking the canal.

Blocks 3 & 4 will form the next phase of the retail along the south side of the canal.

IN REDEVELOPING THE SITE THERE WILL BE:

- 2,118 new homes for rent and sale with over 20,500sqm of shops, cafes, restaurants, and other commercial spaces throughout the scheme
- Extensive areas of managed and curated open space
- A new two-form entry Primary School
- Plans for a new health centre
- Contemporary offices and new employment space
- Improved accessibility to Greenford and Sudbury Hill transport links
- A new pedestrian bridge over the Grand Union Canal
- Improved access to Horsenden Hill



2,118

NEW HOMES

OVER

20,500

SQM OF COMMERCIAL
FLOOR SPACE

27 mins

GREENFORD TO OXFORD CIRCUS

15,000

RESIDENTS WITHIN 0.5 MILES

430,000

RESIDENTS WITHIN A
10 MINUTE DRIVE



Already home to seasonal flagship events throughout the year, Greenford Quay also benefits from a curated series of regular smaller events to bring people together, such as pop up food markets, resident's events, talks and workshops.

With residents already moving in, the community is growing fast.

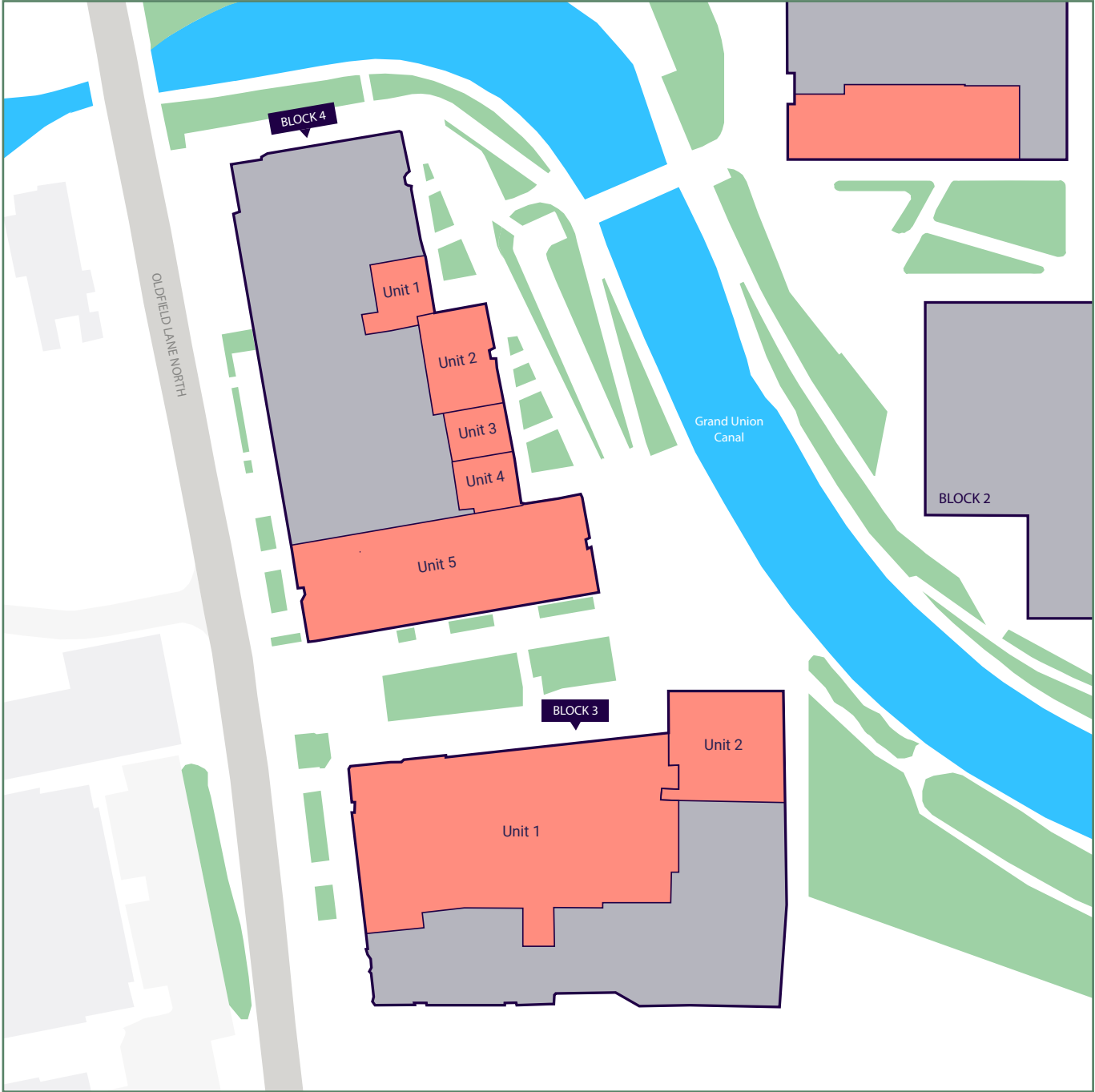
Block 3

Block/ Unit	GIA (Approx. m²)	GIA (Approx ft²)	Note
B3.01	1,880	20,243	A1/D2
B3.02	175.6	1,890	Flexible use classes A1 to A4, B1 and D1/D2

Block 4

Block/ Unit	GIA (Approx. m²)	GIA (Approx ft²)	Note
B4.01	133	1,430	E use class A1 to A4, B1 and D1/D2
B4.02	244	2,623	E use class A1 to A4, B1 and D1/D2
B4.03	103	1,104	E use class A1 to A4, B1 and D1/D2
B4.04	110	1,179	E use class A1 to A4, B1 and D1/D2
B4.05	871	9,377	E use class A1 to A4, B1 and D1/D2

UNITS MAY BE CONSIDERED FOR COMBINATION



Be part of a growing success

RENT

On application

SERVICE CHARGE

To be confirmed

FOR MORE INFORMATION PLEASE
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Greystar is a leading, fully integrated multifamily real estate company offering expertise in investment management, development and property management of rental housing properties globally.

Headquartered in Charleston, South Carolina, with offices throughout the United States, UK and Continental Europe, Latin America and Asia-Pacific, Greystar operates in over 150 markets globally and is the largest operator of apartments in the United States, managing over 480,000 units/beds.



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CURRENT PROJECTS IN EUROPE



SAILMAKERS, UK: 327 UNITS



CHAPTER, UK: 5,156 UNITS



GREENFORD, UK: 2,118 UNITS



AMSTERDAM, NL: 1,776 UNITS



ROTTERDAM, NL: 612 UNITS



HOLENDRECHT, NL: 1,566 UNITS



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BY GREYSTAR