

SAY
hello
TO

GRAND
UNION



PERFECT TIME TO INVEST IN A NEW CANALSIDE NEIGHBOURHOOD



“Demand for rental properties is at an all-time high with more professionals discovering the benefits of living in modern developments. **”**

Grand Union is adjacent to London's largest business hub, Park Royal and new workspace SEGRO V-Park Grand Union with a diverse sector of potential tenants.

Nick Hubbard, Area Manager, Benham & Reeves

 **15%**

CAPITAL GROWTH
OVER THE NEXT 5 YEARS
[LEARN MORE](#)

5%+

YIELD BEING
ACHIEVED

 **5-10%**

GRAND UNION
RENTS UP 5-10%
Q1 2023

 **22**

CURRENTLY 22
APPLICANTS PER
AVAILABLE PROPERTY



DEMAND IN AREA
SIGNIFICANTLY
OUTWAYS SUPPLY

OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group

Proud to be a member of the
Berkeley Group of companies

 **savills**

 **Benham & Reeves**

 **St George**
Designed for life

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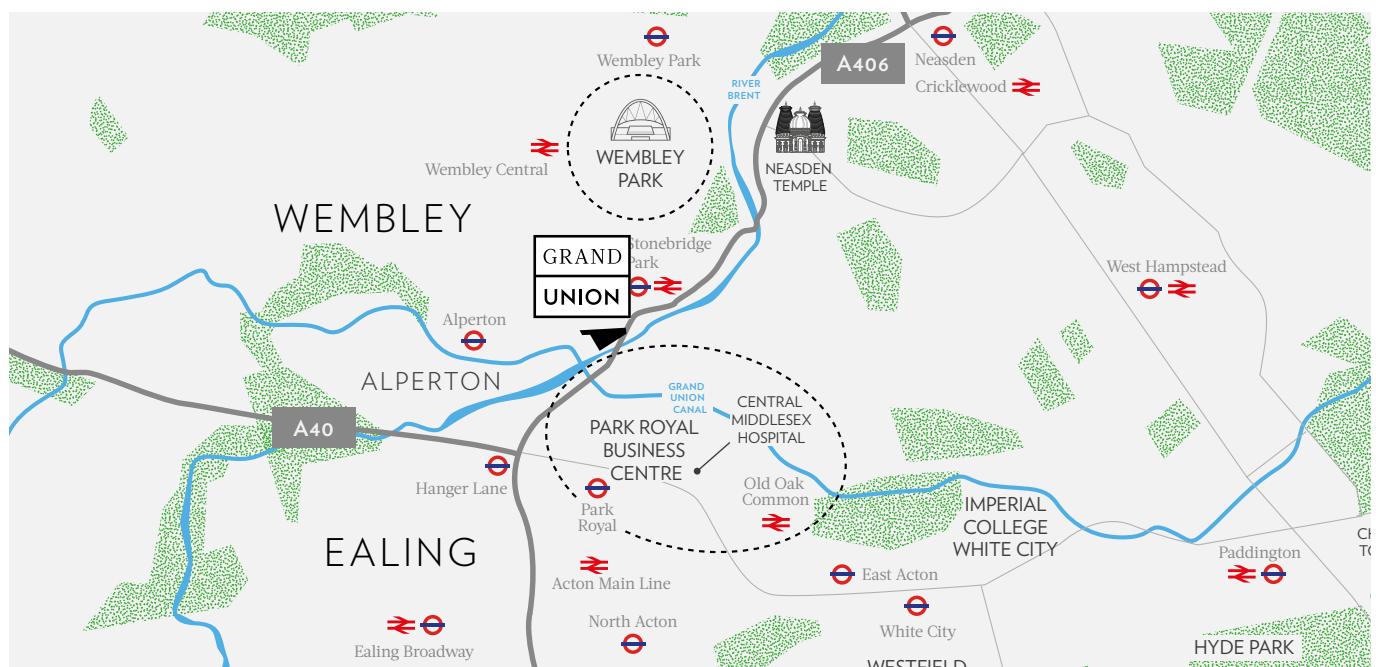
PARK ROYAL

**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.**

This is London's largest strategical industrial zone which at Grand Union, we are adjacent to. Being in such close proximity to this business hub provides great investment opportunity. It is a prime opportunity area as it is set to be one of the best-connected places in London with many tube and rail stations closeby. With the Grand Union Canal also running through Park Royal; the journey to work is very unique through use of canalside paths to walk or cycle.

21 Park Royal Road, Park Royal NW10 7LQ

CLICK TO LEARN MORE



WITH ALL THE BUSINESSES LISTED BELOW BASED AT PARK ROYAL THERE IS A STRONG DEMAND FOR RENTAL ACCOMMODATION WITHIN THE AREA.



Heathrow



BAKKAVOR



Charlie Bigham's

NHS

IKEA

dpd

Middlesex University London



little mooooNS



GARDEN STUDIOS



Sainsbury's

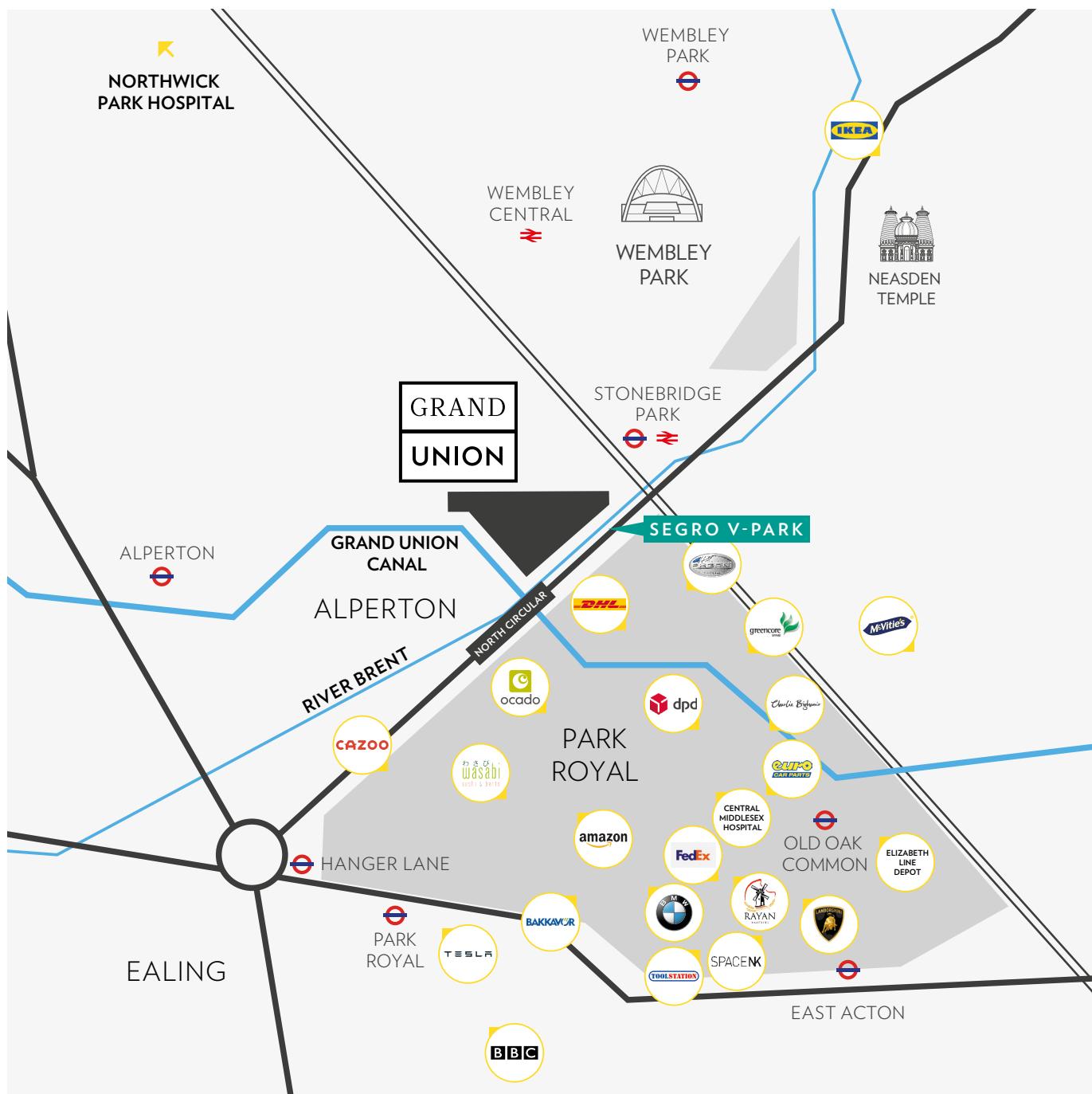


enterprise



RENTS AT GRAND UNION ARE CURRENTLY STRONG WITH 1 AND 2 BEDROOM HOMES IN MOST DEMAND

(Source: Benham & Reeves, 2023)



INVEST IN GRAND UNION A THRIVING NEW CANALSIDE NEIGHBOURHOOD

MORE THAN

1,700
BUSINESSES

EMPLOYING OVER

43,100
WORKERS

CREATING

65,000
JOBS OVER THE NEXT 30 YEARS

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SEGRO V-PARK GRAND UNION



SEGRO V-Park will be the first multi-storey industrial development in the UK bringing 134,500 sq ft of workspace where a variety of light industrial businesses will be able to innovate and grow.

The development will provide employment opportunities for the local community and workspace for a variety of light industrial occupiers, tech start ups and food and drink distributors to manufacturers and creative studios. With shared meeting rooms, breakout areas, wellness spaces, electric vehicle charging points, green internal walls and roof terrace; the environment will be perfect for occupiers and the community to collaborate and get inspiration from like-minded people.

As a great addition to the Park Royal Business Centre, Grand Union is in the perfect location to live, work and invest in.

For more information:

Grand Union Marketing Suite | Beresford Avenue | Wembley HA0 1NW

E: sales@grandunion.uk | T: 0808 1788 838 | [@GrandUnion.London](https://www.twitter.com/GrandUnion.London)