

# GREENFORD QUAY, UB6

A1/A3 Units, Units B5.03-B5.06 & B5.08/09, Block 5

**1,336 SQ FT – 5,257 SQ FT**

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# CFC

Bringing value to evolving  
and dynamic communities







## Greenford: Excellent Transport Links & Accessibility

- 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.
- Popular bus routes located directly outside the site with routes such as the 92 to Wembley & the 395 to Harrow.
- 0.6 miles from the A40.
- 2.5 miles to the North Circular Road to the east or 8 miles to the M25 to the west.
- Close proximity to the London cycle network.



 **Greenford Station 6 mins**  
**Sudbury Hill Station 13 mins**

 **West Ealing (Crossrail) 13 mins**

 **Oxford Circus 27 mins**  
**Bond Street 26 mins**

 **Heathrow Airport 10 miles**

 **Westfield London 15 mins**

# Greenford: Excellent Transport Links & Accessibility



Units B5.03-B5.06 & B5.08/09

# Greenford: The Masterplan

Greenford Quay is a new mixed use neighbourhood, delivering 1,965 new high quality homes. The ground floor will be home to a number of cafes, restaurants, bars and shops alongside creative work spaces and set within generous public spaces for residents, workers and visitors to enjoy.

## In redeveloping the site there will be:

- 1,965 new homes for rent and sale Shop, cafés, and restaurants
- Extensive areas of managed and curated open space
- A new two-form entry Primary School
- Plans for a new Health Centre New and active streets
- 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

Block 5 sits to the West of the site and the first residential units will be delivered in Summer 2019. It has an excellent south facing aspect overlooking the canal and on the East side it sits on the new square. To the west is a proposed new school.



# Greenford Demographics

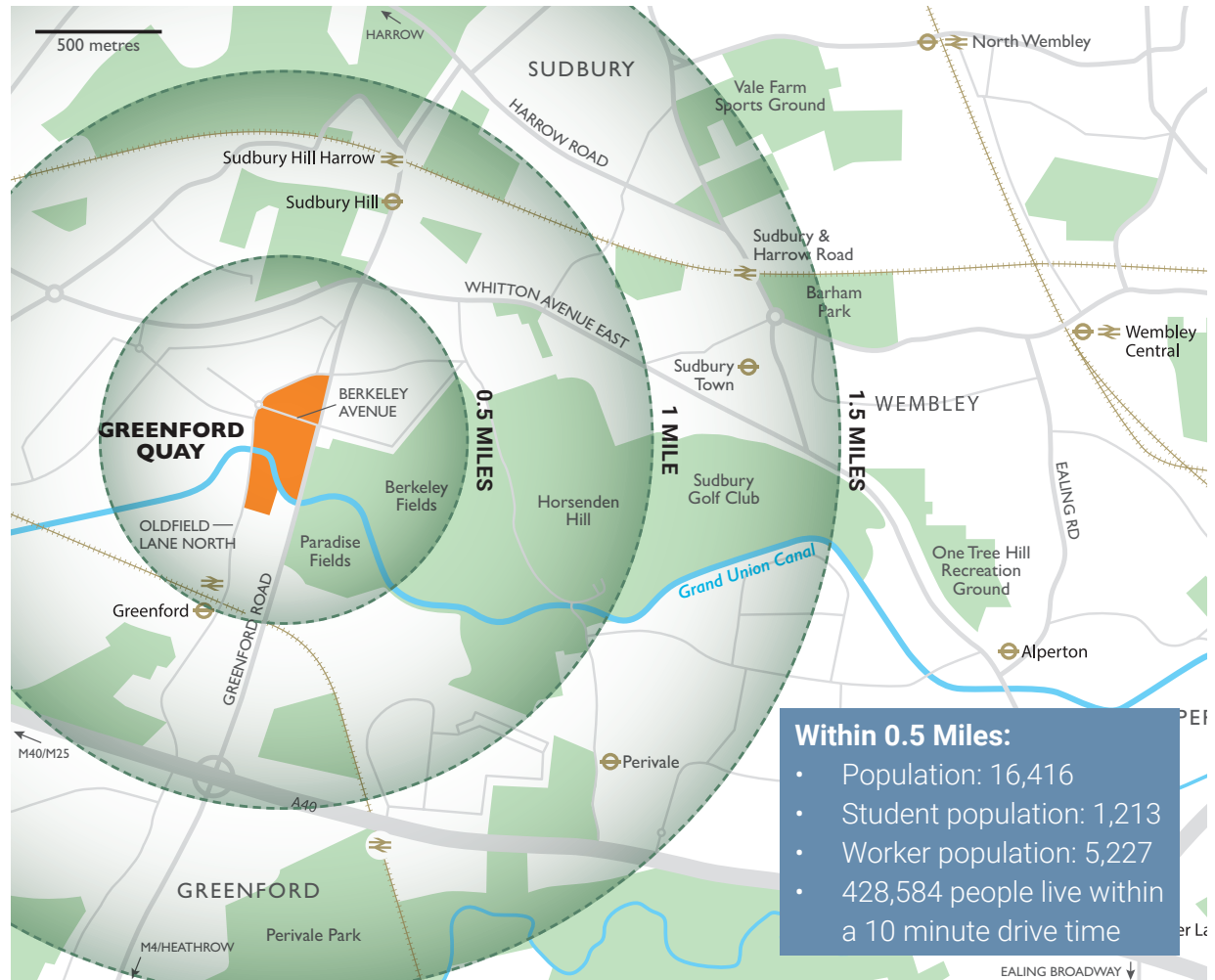
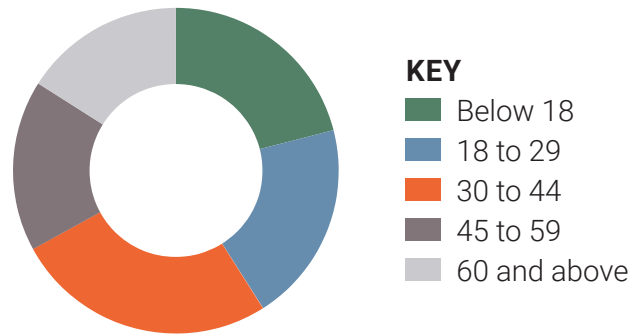
## Pre-Development – Within 0.5 Miles:

- 3,899 households
- 10,790 residential population
- Gross Average Household Income: £36,430
- Young population (42% under 29)

## Greenford Quay Proposed Scheme:

- 1,965 new households
- 3,700 new residents
- 1,200 people employed on site
- Target Residential tenants;
  - Young professionals and young families
  - 25-40 years' old
  - GAHI for rental blocks: £50-£90k

## Greenford Household Composition



**Within 0.5 Miles:**

- Population: 16,416
- Student population: 1,213
- Worker population: 5,227
- 428,584 people live within a 10 minute drive time

SOURCES: DEMOGRAPHIC ANALYSIS, KNIGHT FRANK; CENSUS DATA.



Units B5.03-B5.06 & B5.08/09

## Tenancy Split – Block 5 Summary

Unit	GIA (Approx. m <sup>2</sup> )	GIA (Approx ft <sup>2</sup> )	Note
B5 – 01	534.9	5,758	U/O to nursery
B5 – 02	434.8	4,680	U/O to convenience store
B5 – 03	187.2	2,015	A1/A3 use
B5 – 04	124.1	1,336	A1 use
B5 – 05	204.4	2,200	A1 use
B5 – 06	124.7	1,342	A1/A3 use
B5 – 07	416.8	4,486	Proposed pub
B5 – 08 & B5 – 09	488.4	5,257	A1/A3/D2 Use





Units B5.03-B5.06 & B5.08/09

## Canalside View





Units B5.03-B5.06 & B5.08/09

## Central Square Pedestrian View





Units B5.03-B5.06 & B5.08/09

## Central Square Aerial View





Units B5.03-B5.06 & B5.08/09

## Opportunity

These units are being offered under Class A1, Class A3 and Class D2 use and by way of a new lease directly from the landlord for a term to be agreed. The units will be offered in a white box condition with shopfronts installed and some will benefit from external seating.

Block 5 is one of the first blocks to be completed and will contain 379 flats. It is due for completion early 2020.

### Rent

On application

### Service Charge

To be confirmed

### Business Rates

The units have yet to be assessed. Interested parties are advised to make their own enquiries with the London Borough of Ealing.

### For more information please contact the sole letting agents:

Max Taylor-Smith  
020 3216 3912  
max@cfcommercial.co.uk

Craig Fisher  
020 3216 3911  
craig@cfcommercial.co.uk

## GREYSTAR®

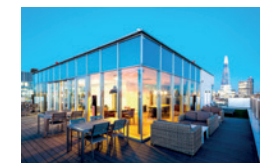
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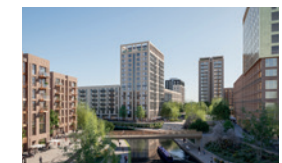
### Current Projects In Europe



SAILMAKERS, UK: 327 UNITS



CHAPTER, UK: 5,156 UNITS



GREENFORD, UK: 1,965 UNITS



AMSTERDAM, NL: 1,776 UNITS



ROTTERDAM, NL: 612 UNITS



HOLENDRICHT, NL: 1,566 UNITS

