

# GRAND UNION



## Perfect time to invest in a new canalside neighbourhood



“ The growing popularity of St George’s Grand Union development comes as no surprise to people familiar with the dynamic trajectory that West London is currently following. Autumn is the time that many international students return from their holidays and begin settling in for a new term in one of the Capital’s many prestigious universities. Close to good transport links, Grand Union continues to be an enticing prospect for this international community of academic high-flyers. ”

Nick Hubbard, Area Manager, Benham & Reeves

## Well connected:

- Park Royal: 5 minutes
- Paddington: 30 minutes
- Regent’s Park: 39 minutes
- Baker Street: 23 minutes
- Euston: 25 minutes
- Oxford Circus: 26 minutes

\*Journey times are approximate only.  
Source: tfl.gov.uk and Google maps

15%

CAPITAL GROWTH OVER THE NEXT 5 YEARS

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

CLICK TO LEARN MORE

ONE-BEDROOM FLATS ARE PARTICULARLY IN HIGH DEMAND, BUT WE ARE DOING TENANCIES IN LARGER UNITS TOO.

(Source: Benham & Reeves, 2023)

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



# GRAND UNION



## Rental Estimates

Home	Building	Price	Gross Rental Yields	Est Rental Per Month*	Est Rental Per Annum*	Service Charge	Completion
1 bed	Waterview House	£422,500	circa 5.7%	£2,000	£24,000	£3.75 /sq ft	Q4 24 - Q1 25
2 bed	Waterview House	£705,000	circa 4.3%	£2,500	£30,000	£3.75 /sq ft	Q4 24 - Q1 25
3 bed	Waterview House	£830,000	circa 4.2%	£2,900	£34,800	£3.75 /sq ft	Q4 24 - Q1 25

## Development Information

### Ground Rent Charge

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all homes.

### Car Parking

Car parking available on a right to park basis 25,000 (available on selected homes only). Service charge £262.50 p.a. per RTP

### Service Charge\*\*

Anticipated to be £3.75 /sq ft

### Reservation Terms

1. Reservation fee of £2,000 is payable on properties up to £500,000. Reservation fee of £5,000 is payable on properties from £500,001 up to £1,000,000.
2. 10% of purchase price, less reservation fee already paid, payable on exchange of contracts within 21 days.
3. A further 10% of purchase price payable 12 months after exchange of contracts.
4. A further 5% of purchase price payable 18 months after exchange of contracts.
5. Balance of 75% payable on completion.

“ Rents have moved up in Wembley local areas over the last 12 months from 10-22%. We predict an 8% increase for next year ”

### Tenant Insights:

- 89% of applicants ask for outside space
- 72% ask for concierge

Source: Benham & Reeves 2023

\*Source: Benham & Reeves. \*\*Service charge is an estimate only and subject to change. The estimate is dated 2022 and does not make allowances for increases due to RPI, inflation etc. from the date of preparation to legal completion. Terms of change that can affect the service charge include, but are not limited to, changes in industry or government legislation, unexpected cost and any other matter outside of the control of St George. The appointed Managing Agent may also charge additional fees, outside of the service charge, for items including, but not limited to, licences and consents, sub-letting, legal proceedings and re-selling / sales pack.

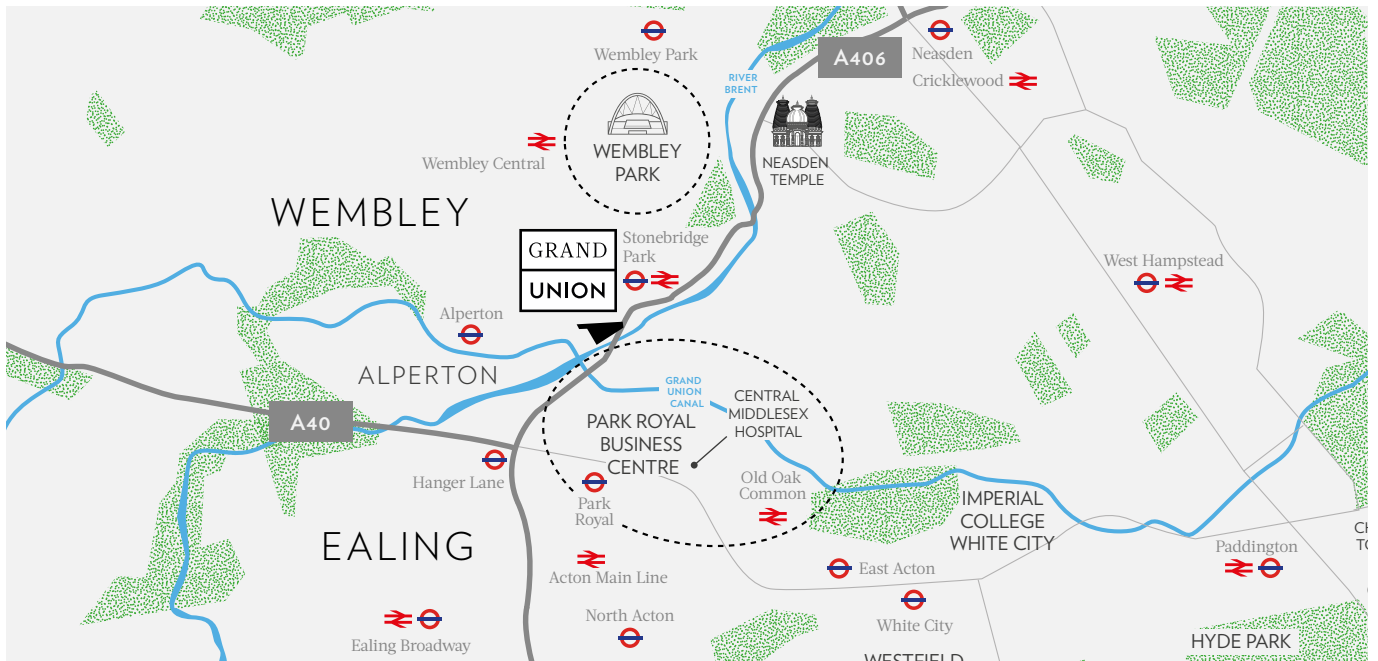
SAY  
**Hello**  
 TO  
**PARK ROYAL**

**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.**





SAY  
*Hello*  
TO

## 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:

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