



WELCOME TO GREENFORD QUAY



COMMERCIAL
OPPORTUNITIES



GREENFORD QUAY CONTINUES TO EXPAND

With phase 1 & 2 now complete delivering a total of 908 units ready for occupation.

Existing retail spaces are also progressing at pace - current trading tenants include Starbucks, Co-Op and children's nursery provider Monkey Puzzle alongside pet healthcare provider Paws in the City whilst looking ahead to the brand new gin bar & distillery overlooking the canal set to open in 2023.



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 2026, all 2,118 apartments and over 20,500 sqm of flexible commercial floorspace will have been built, creating a thriving community.



2,118

NEW HOMES

OVER

20,500

SQM OF COMMERCIAL FLOOR SPACE

AVERAGE ANNUAL FOOTFALL

5,338

FOR COMMUNITY EVENTS

27 mins

GREENFORD TO OXFORD CIRCUS

15,000

RESIDENTS WITHIN 0.5 MILES

430,000

RESIDENTS WITHIN A 10 MINUTE DRIVE

COMMUNITY EVENTS

Introducing our vibrant community events! Discover a world of excitement near our retail spaces, where local festivities bring people together and create unforgettable experiences. From the exhilarating Canal Fest to the lively Garden Party and captivating Summer Screenings, there's something for everyone to enjoy.



CANAL FESTIVAL

Canal Fest is a free annual festival that celebrates our beautiful waterway and its remarkable wildlife. With a bustling crowd of around 1400 attendees, this action-packed day offers fun activities, workshops, performances, and live music. Engage with families and nature enthusiasts as they embark on a scavenger hunt, participate in tie dye workshops, explore the nature walk, and unleash their creativity with arts and crafts.

OVER
1,400
ATTENDEES



GARDEN PARTY

Greenford Quay's Garden Party, part of the Summer Series, transforms the outdoors into a vibrant oasis. Hosting around 700 attendees, this event features a delightful food market, Canal Boat trips, mini golf, giant garden games, street food vendors, love food demonstrations, and live music. It's an ideal opportunity to connect with a diverse audience and showcase your business.

OVER
700
ATTENDEES



SUMMER SCREENING





As part of the annual Summer Series, the Summer Screenings draw in approximately 600 movie enthusiasts and free popcorn. It's a fantastic occasion to engage with the community and create lasting impressions.

OVER
600
ATTENDEES

DON'T MISS OUT ON THE CHANCE TO RENT COMMERCIAL SPACE NEAR THESE HIGHLY ANTICIPATED EVENTS.

WEST LONDON COMMUTING WITH EASE



-  **Greenford Tube**
6 mins walk
-  **Heathrow Airport**
18 mins drive
-  **Paddington**
20 mins by train
-  **Oxford Circus**
27 mins by tube

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.

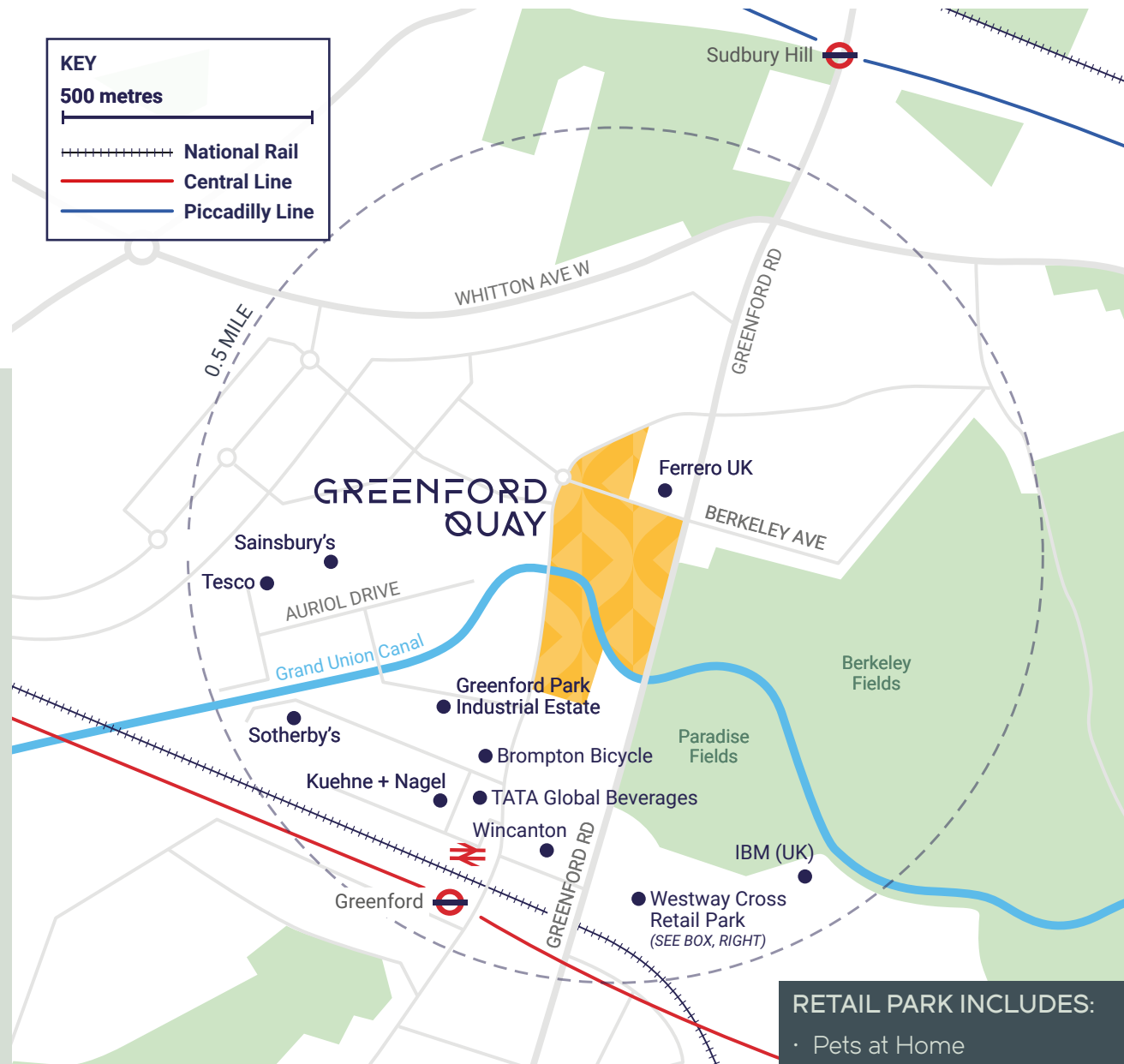
- 0.4 miles to Greenford Station and 0.8 miles to Sudbury Hill Station

- Popular bus routes located directly outside the site with routes such as the 92 to Wembley & the 395 to Harrow.

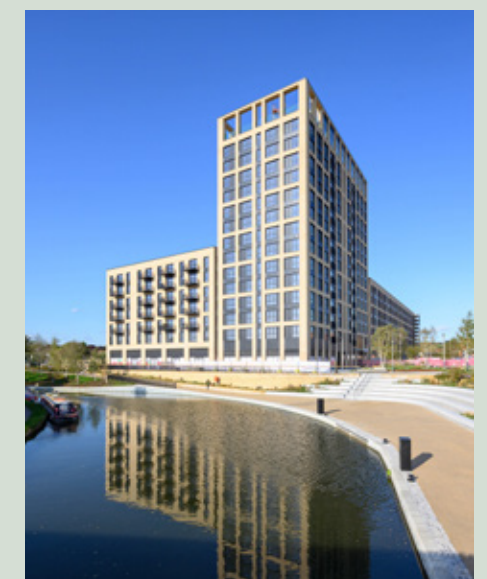
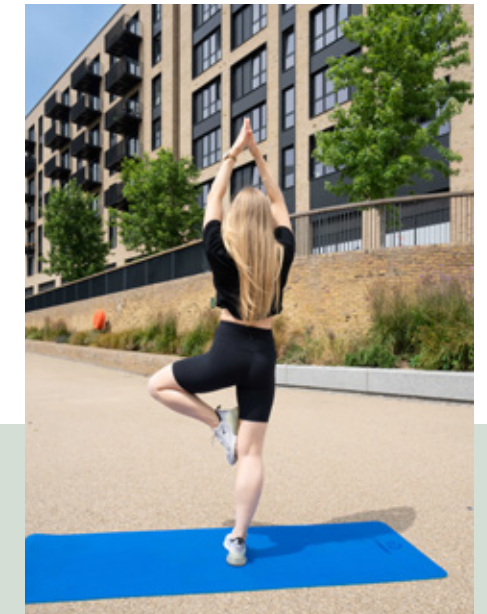
- 2.5 miles to the North Circular to the east, 8 miles to the M25 to the west and half a mile from the A40.

- Close proximity to the London cycle network.

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, Tillerman'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.

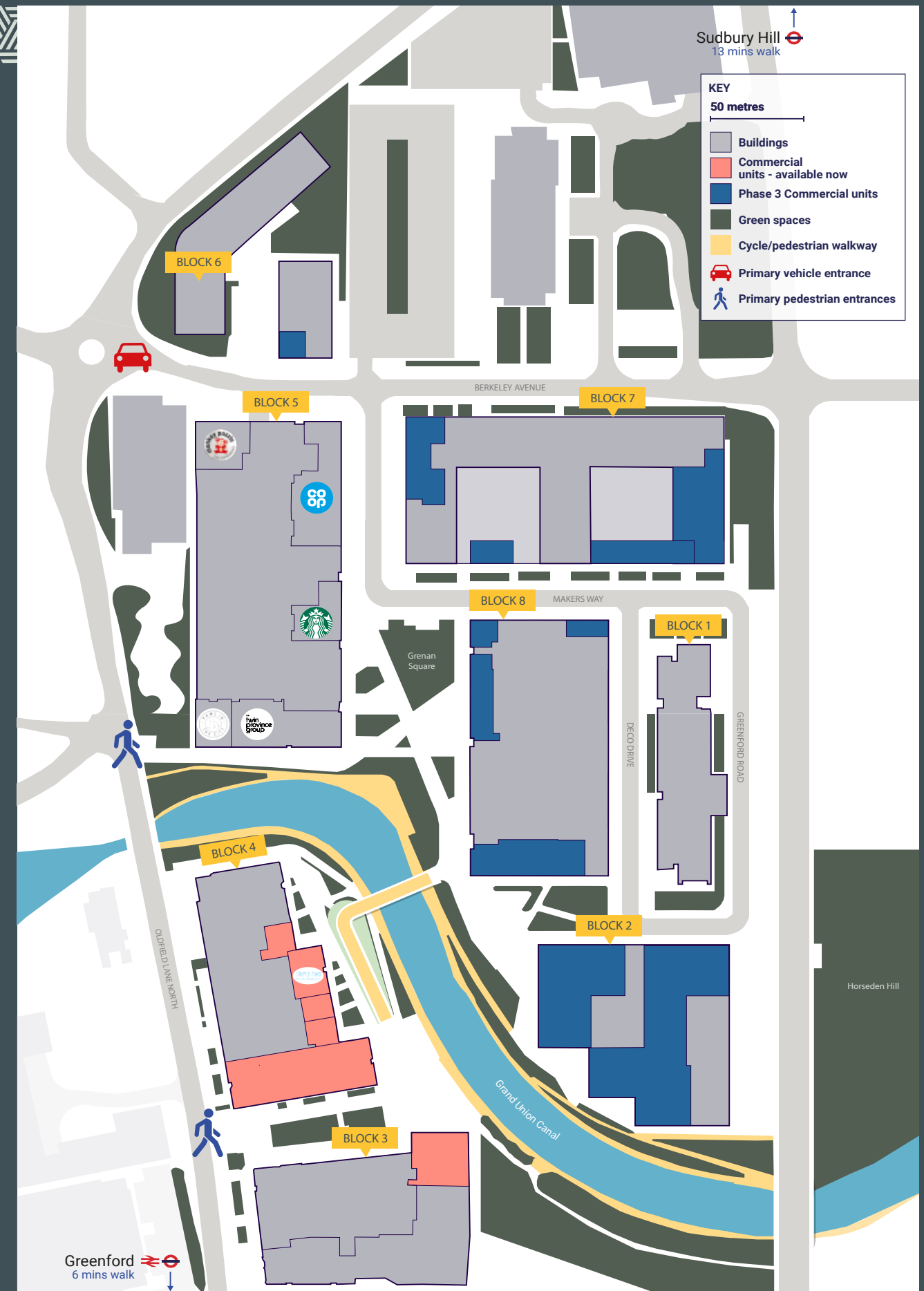
Occupiers include Starbucks, Co-Op, Monkey Puzzle Nursery and Grand Union Distillery and Bar overlooking the canal.

Block 4, Lyon's Dock, is set to open its doors to boutique coffee operators and restaurants as well as leisure uses, whilst Block 3 is set to open a public gym for residents and the local community to enjoy.

Block 8 will form the next phase of retail and commands the central position in the masterplan, benefitting from canal views and attractive location.

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

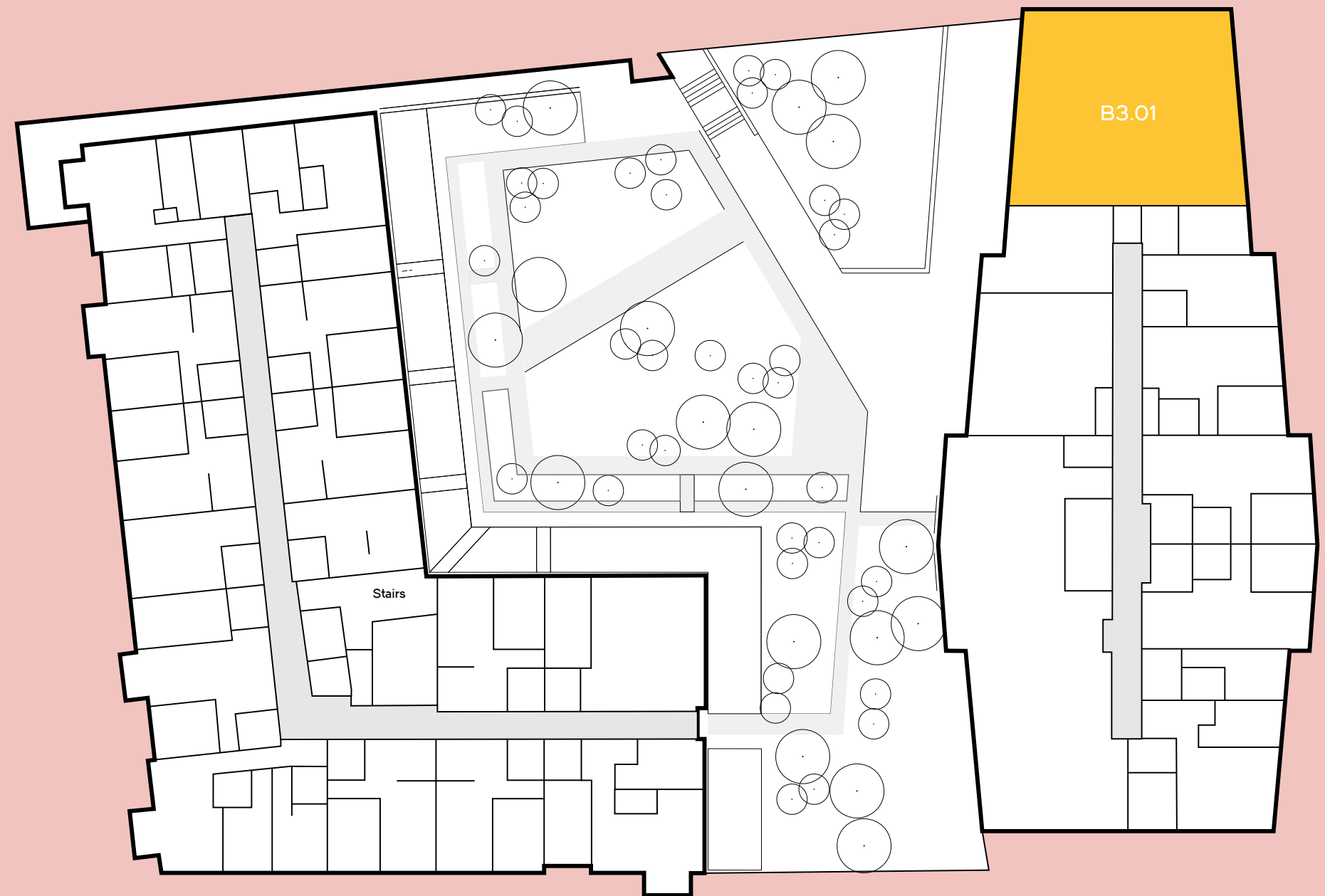


BLOCK 3 PLAN

GROUND FLOOR



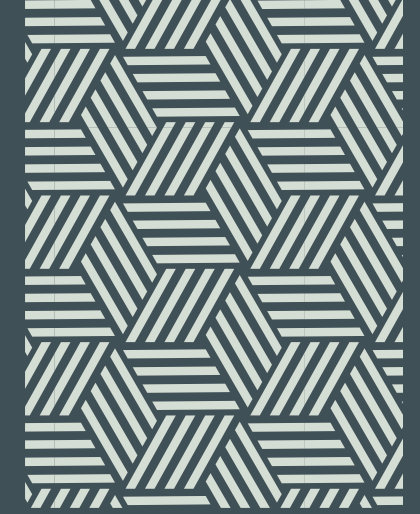
| UNIT | SQFT |
|--|-------|
| B3.01  | 1,887 |



BLOCK 3. B3.01



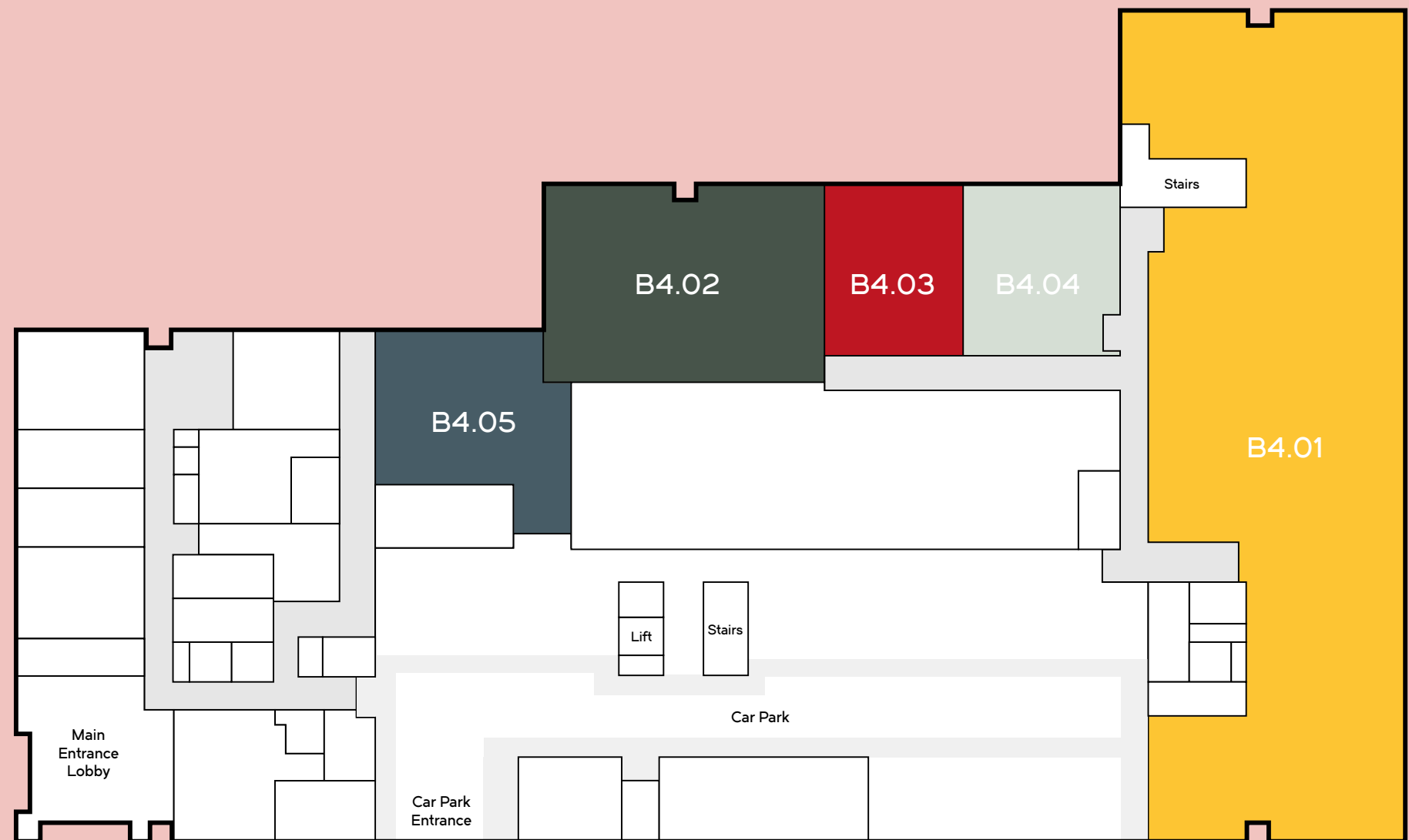
1,887 SQFT



BLOCK 4 PLAN



| UNIT | SQFT | USE | AVAILABILITY |
|-------|-------|---|--------------|
| B4.01 | 9,394 | Interactive event space with food and beverage offering | Available |
| B4.02 | 2,622 | Coffee shop Café | Occupied |
| B4.03 | 1,104 | Restaurant Café | Under Offer |
| B4.04 | 1,179 | Childrens dance classes | Available |
| B4.05 | 1,431 | Wine store Service retail | Available |



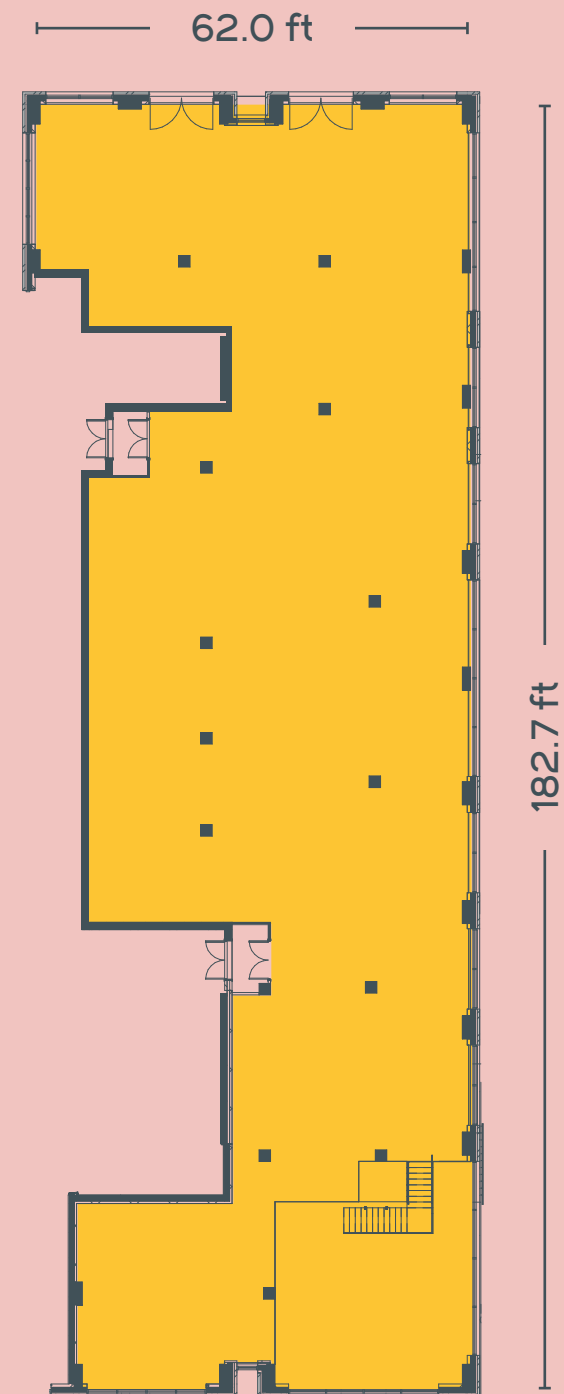
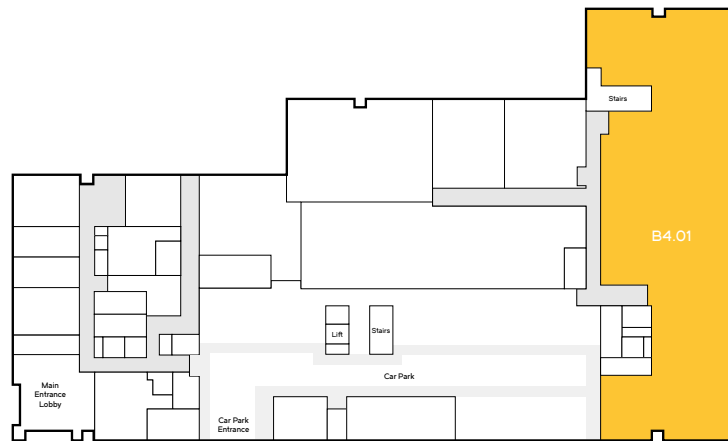
BLOCK 4. B4.01



9,394 SQFT

SSL: +31.450m AOD

FFL: +31.500m AOD



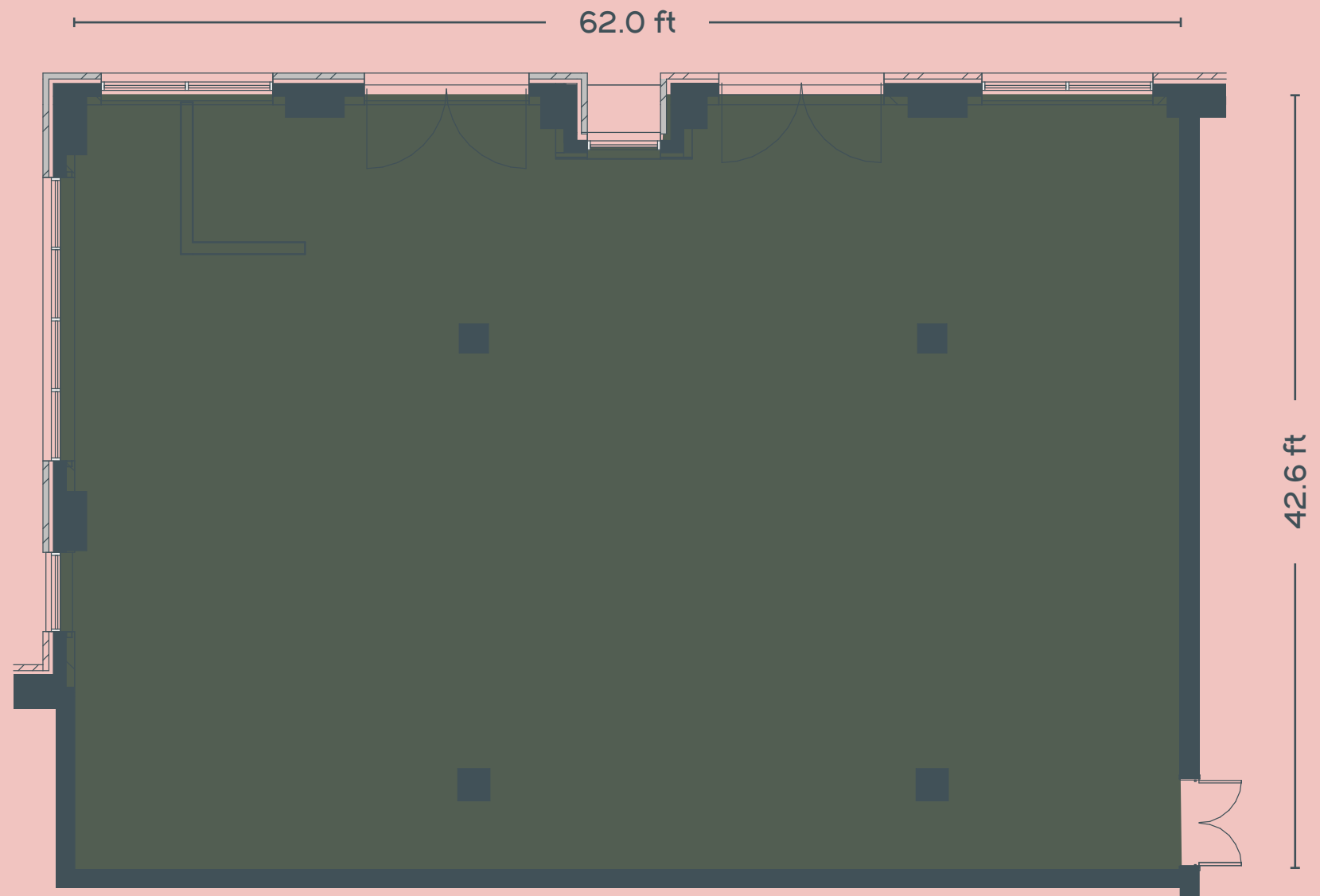
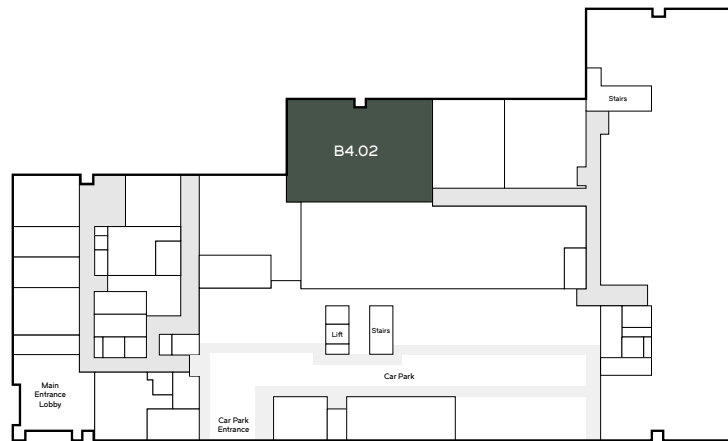
BLOCK 4. B4.02



2,622 SQFT

SSL: +31.450m AOD

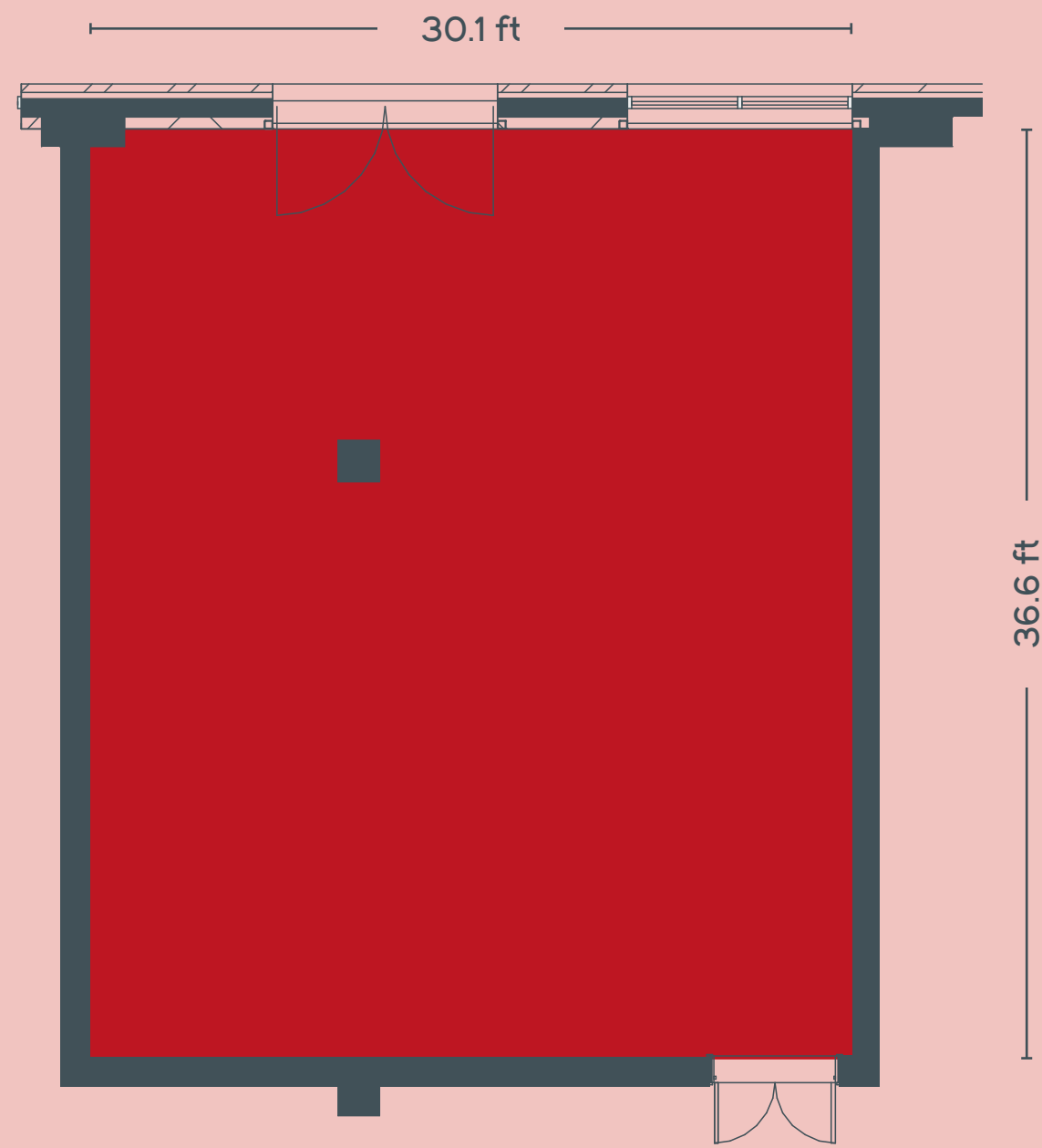
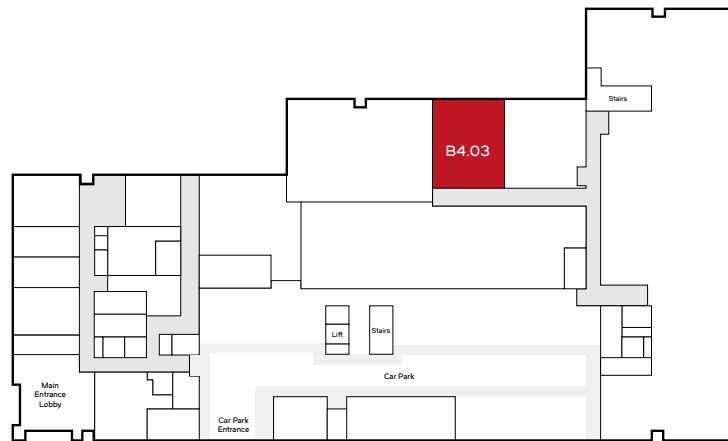
FFL: +31.500m AOD



BLOCK 4. B4.03



1,104 SQFT
SSL: +31.450m AOD
FFL: +31.500m AOD



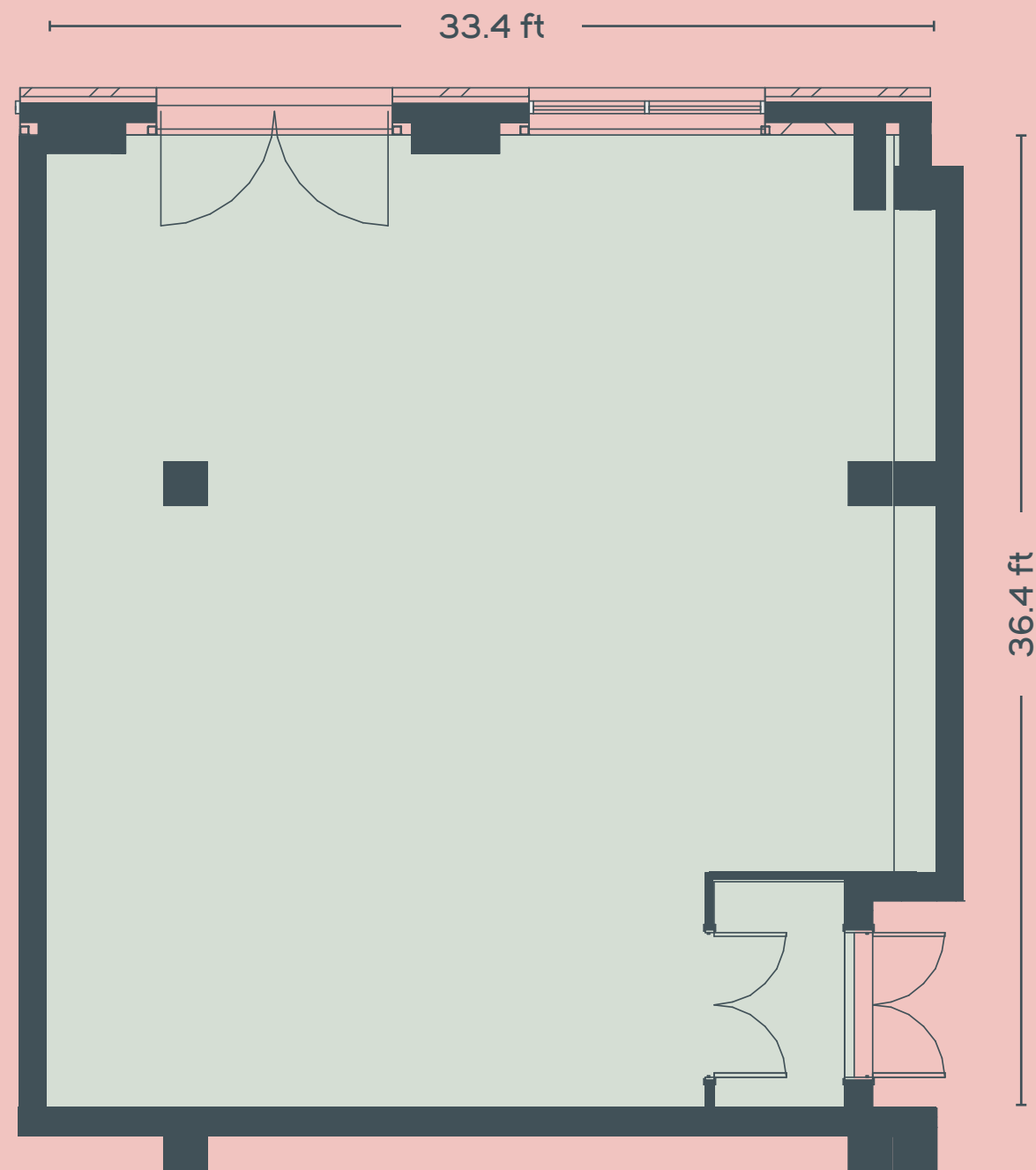
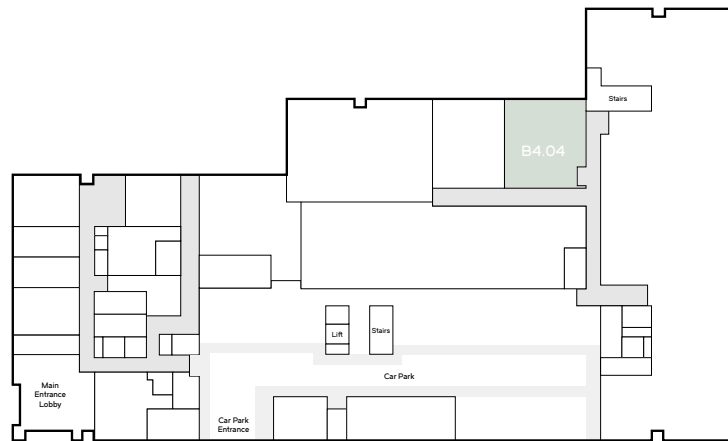
BLOCK 4. B4.04



1,179 SQFT

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FFL: +31.500m AOD



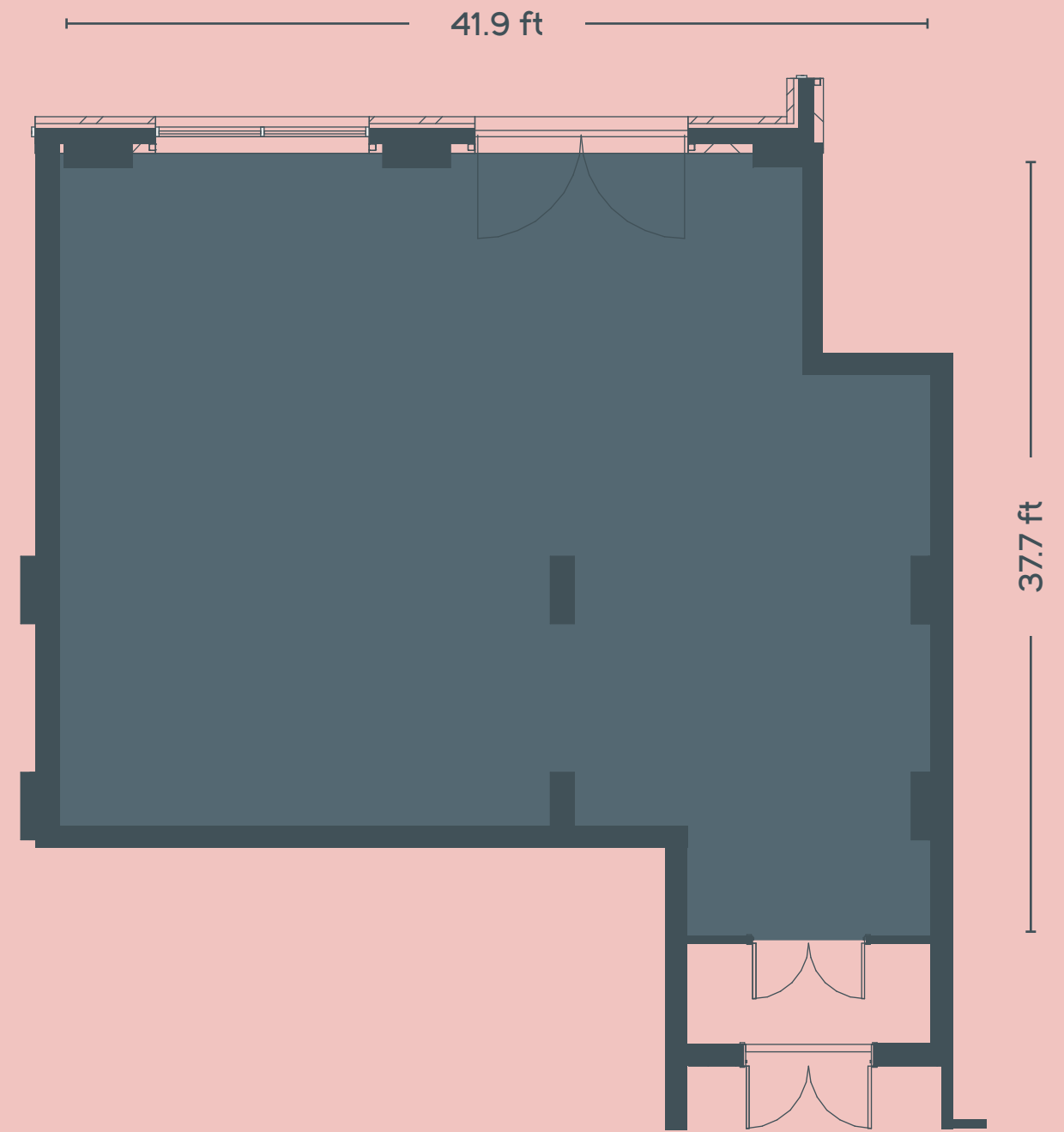
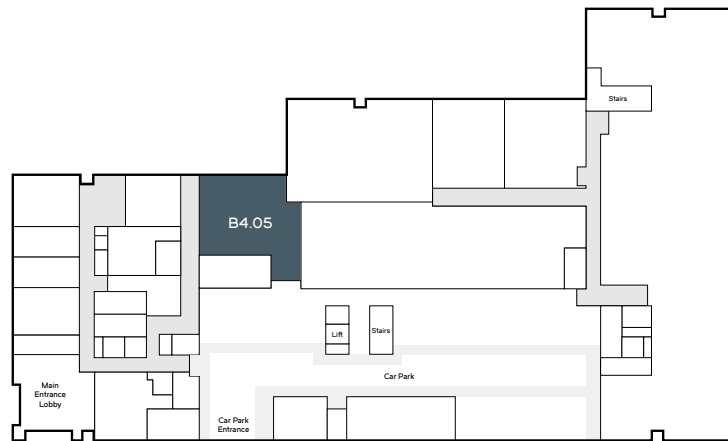
BLOCK 4. B4.05



1,431 SQFT

SSL: +31.400m AOD

FFL: +31.500m AOD



BLOCK 5 PLAN



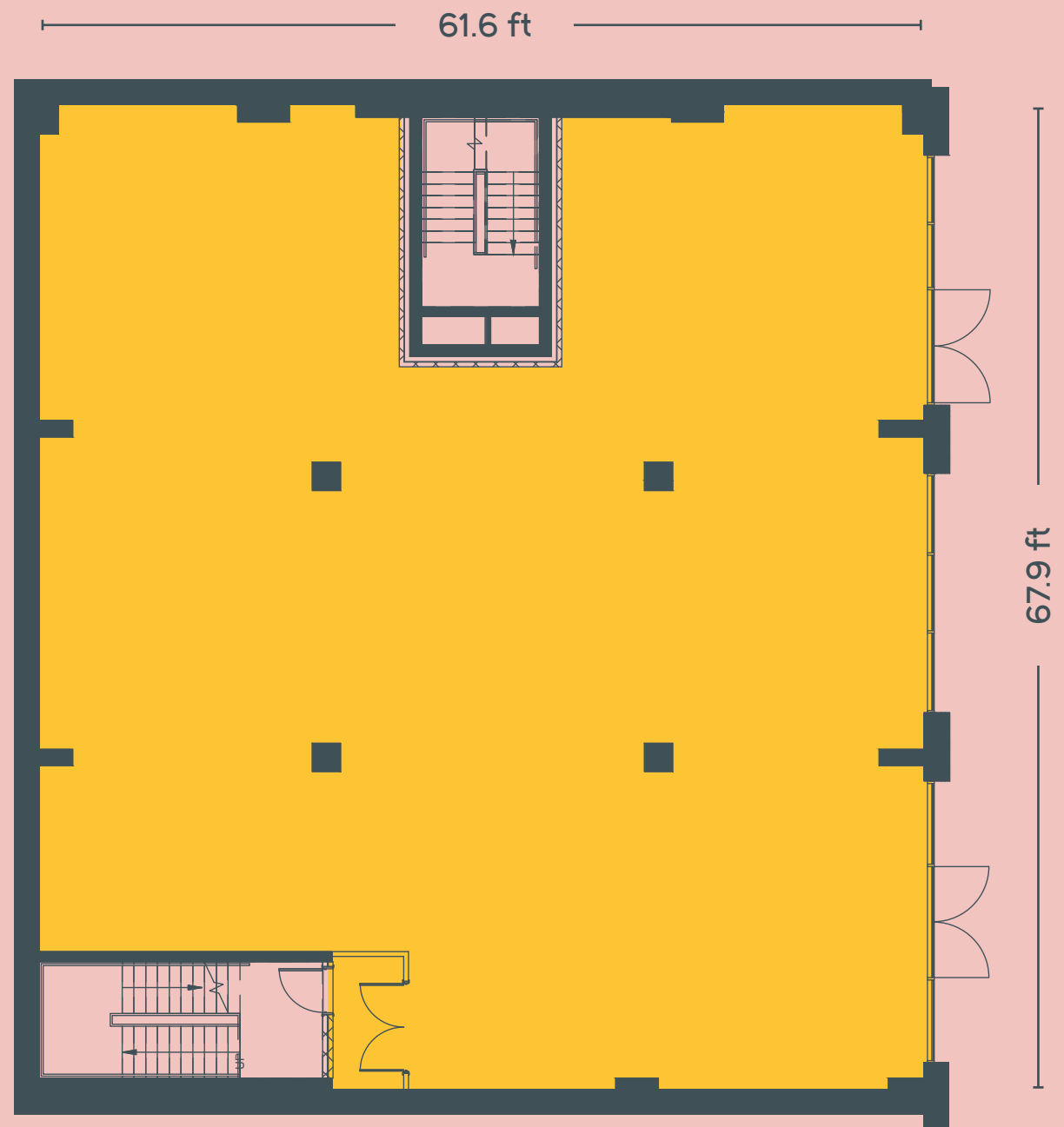
| UNIT | SQFT | USE | AVAILABILITY |
|-----------|-------|----------------------------------|--------------|
| B5.01 | 3,968 | Nursery | Occupied |
| B5.02 | 4,669 | Supermarket Convenience store | Occupied |
| B5.03 | 1,939 | Service retail | Available |
| B5.04 | 1,317 | Food and Beverage | Under Offer |
| B5.05 | 2,176 | Coffee shop | Occupied |
| B5.06 | 1,338 | Food and Beverage | Available |
| B5.07 /08 | 7,219 | Bar | Available |
| B5.09 | 2,485 | Pet offering /Vets | Occupied |



BLOCK 5. B5.01



3,968 SQFT



BLOCK 5. B5.02



4,669 SQFT



113.8 ft

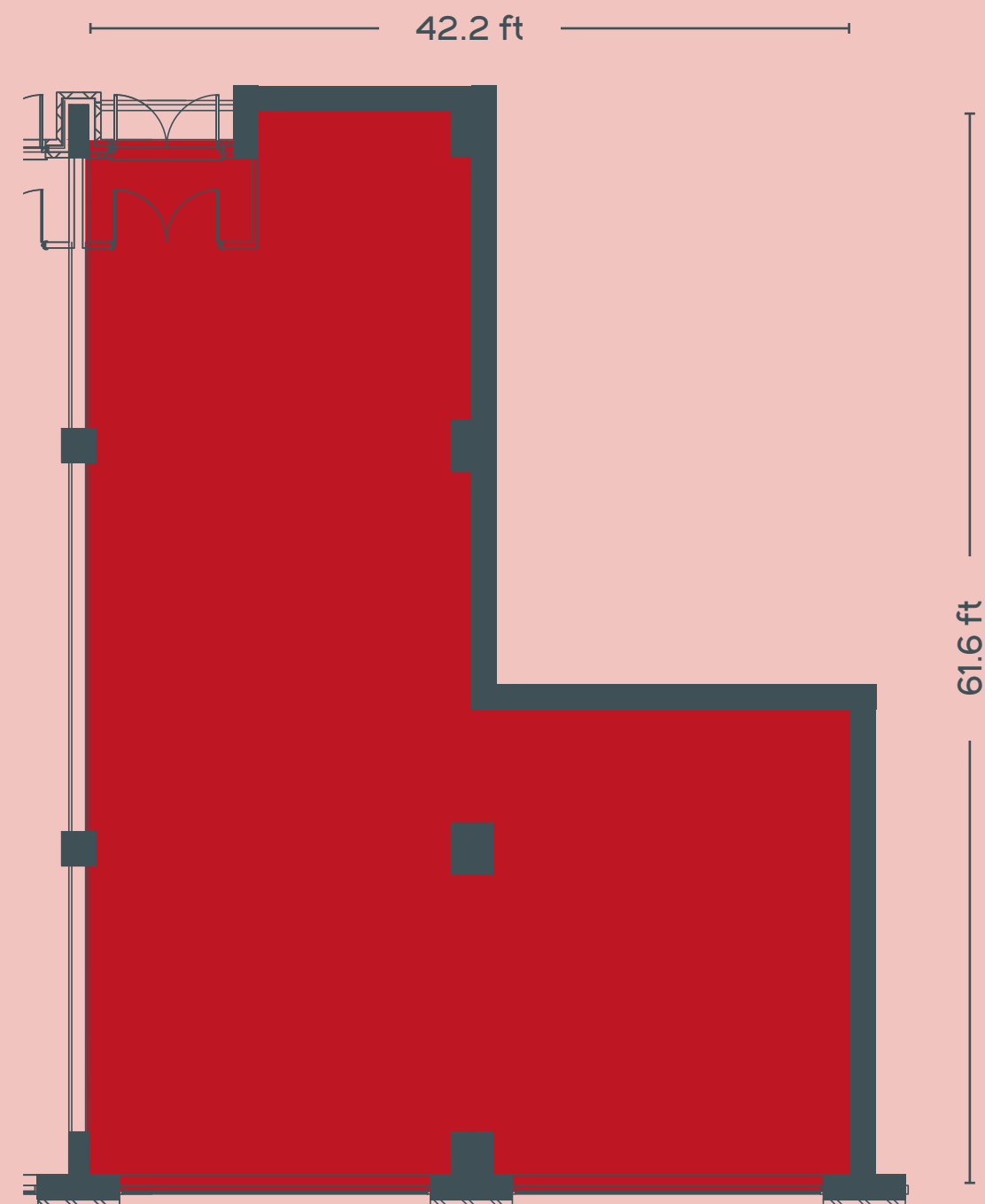
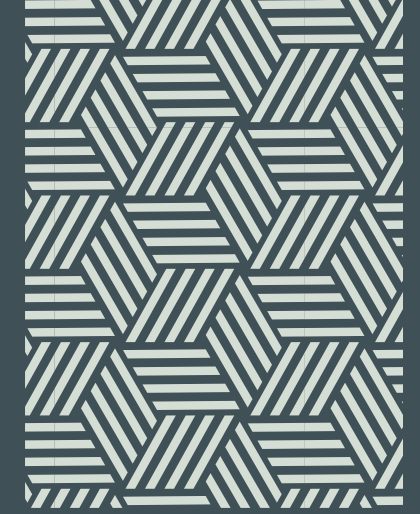


61.6 ft

BLOCK 5. B5.03



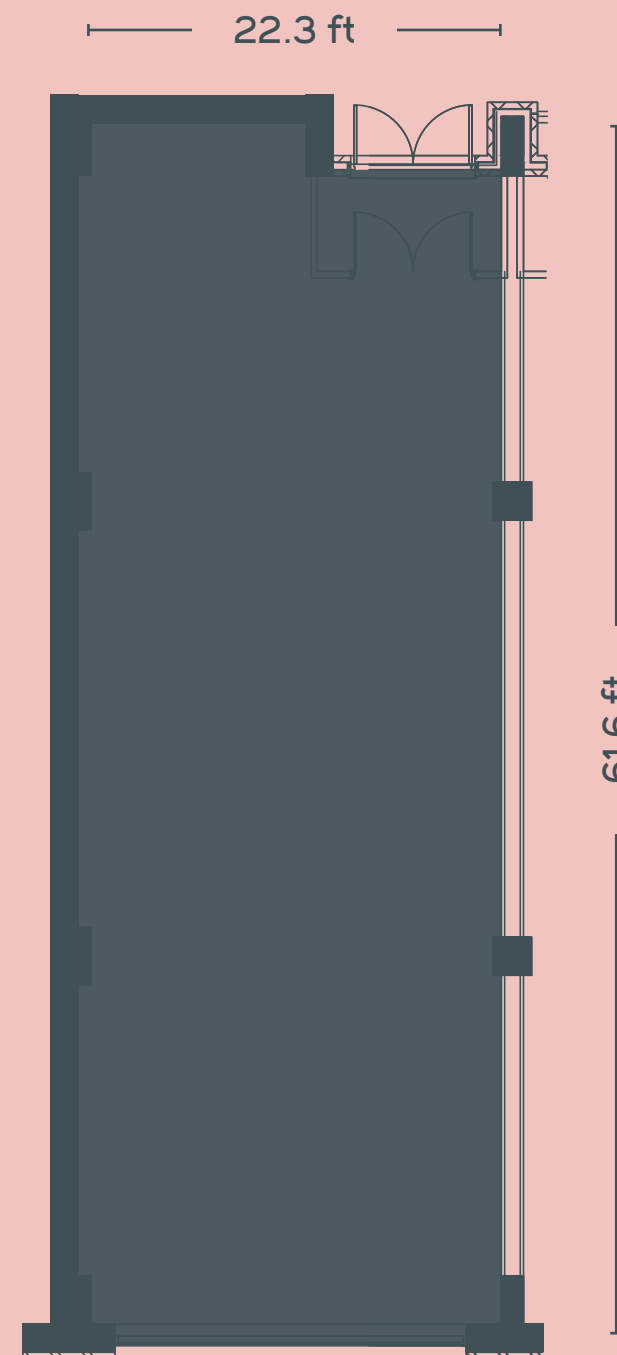
1,939 SQFT



BLOCK 5. B5.04



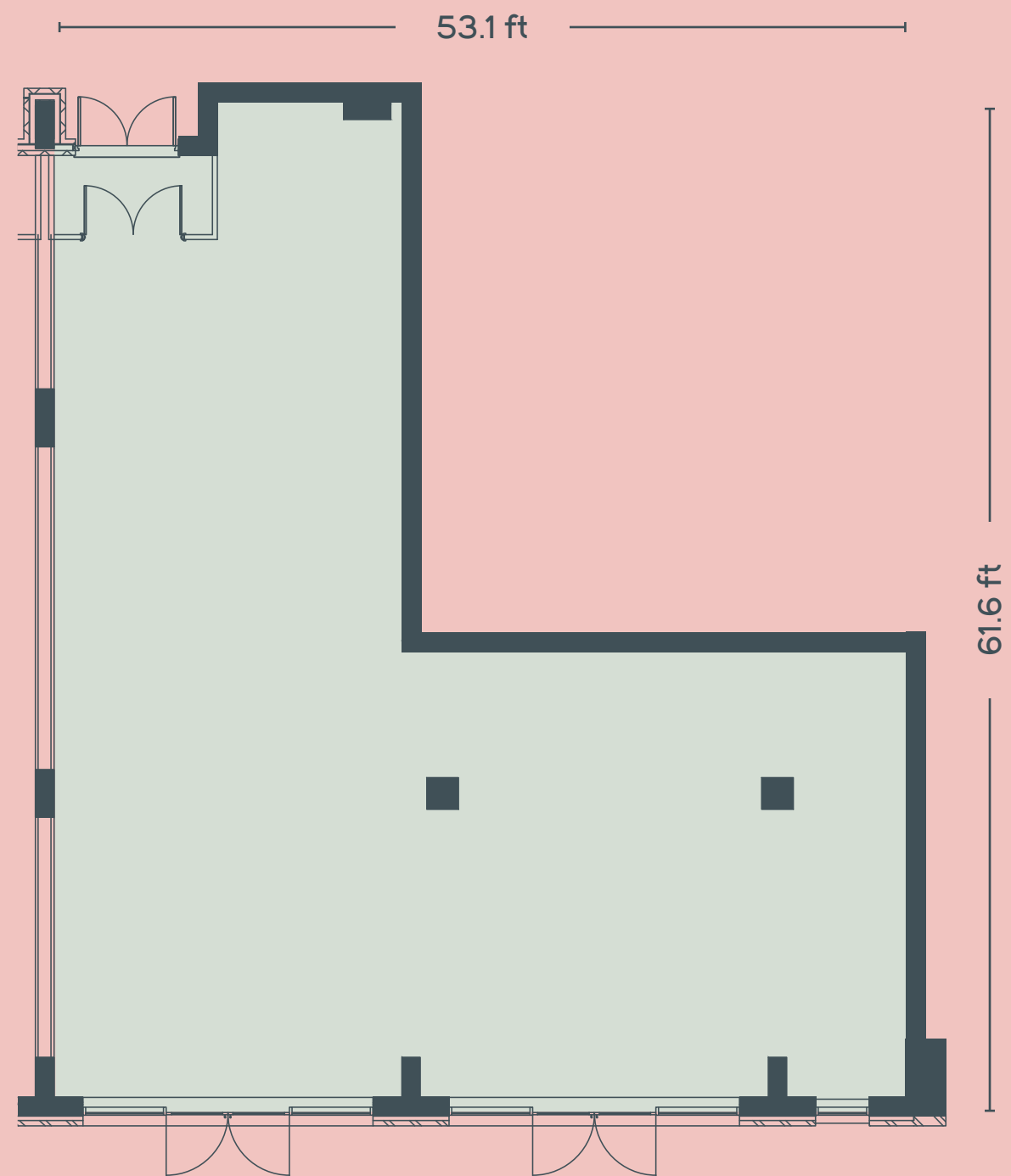
1,317 SQFT



BLOCK 5. B5.05



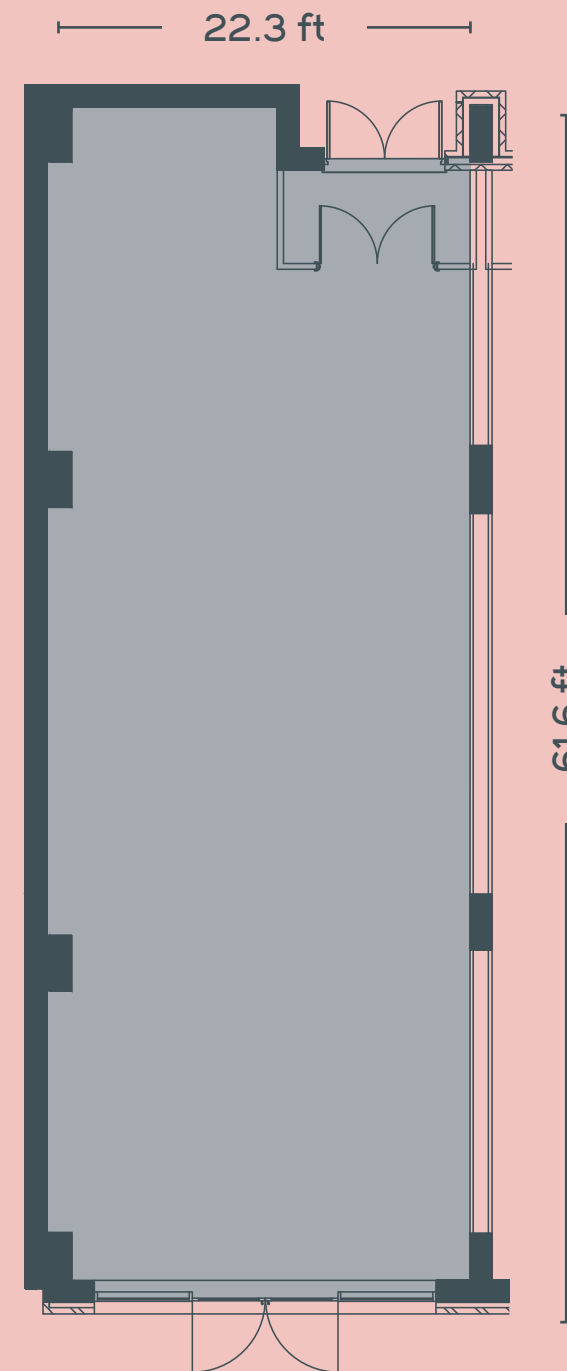
2,176 SQFT



BLOCK 5. B5.06



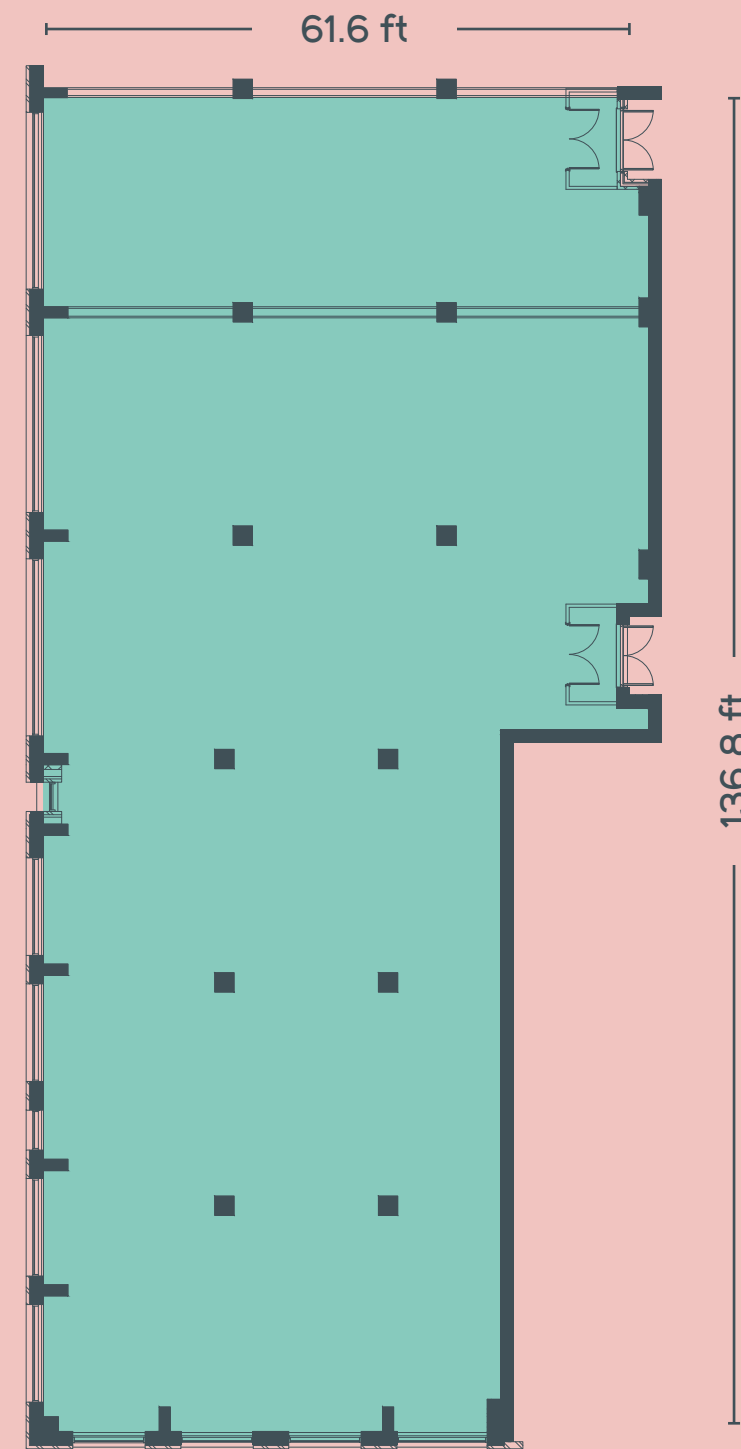
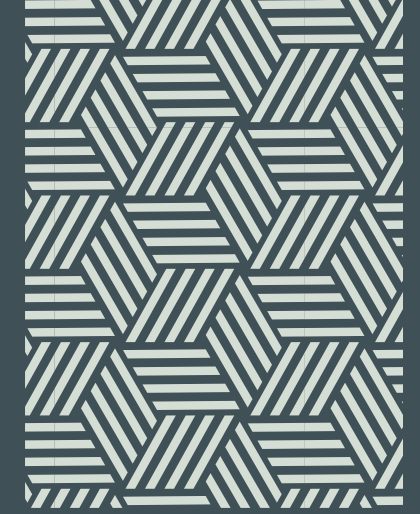
1,338 SQFT



BLOCK 5. B5.07/08



7,219 SQFT

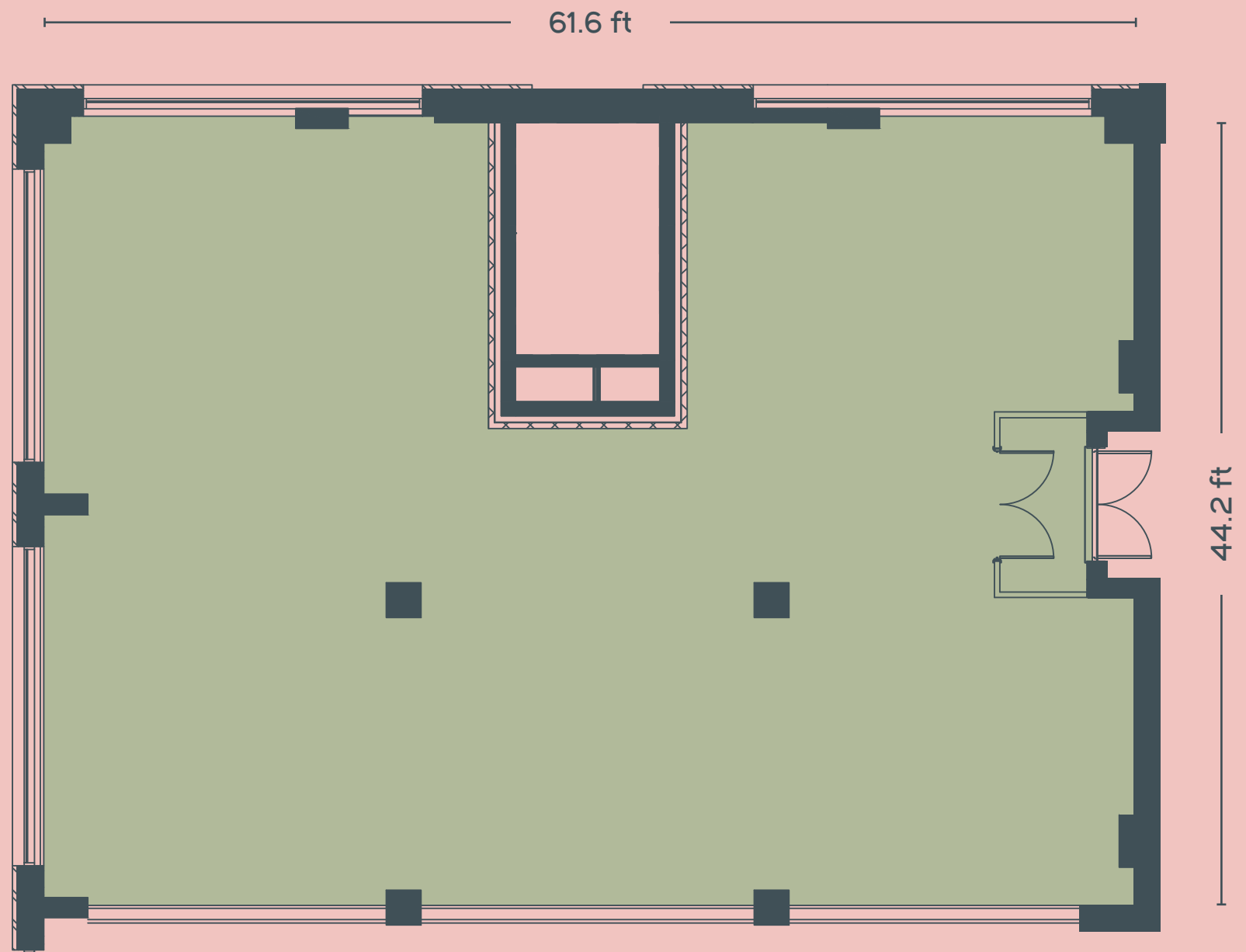


Floor plan dimensions are indicative.

BLOCK 5. B5.09



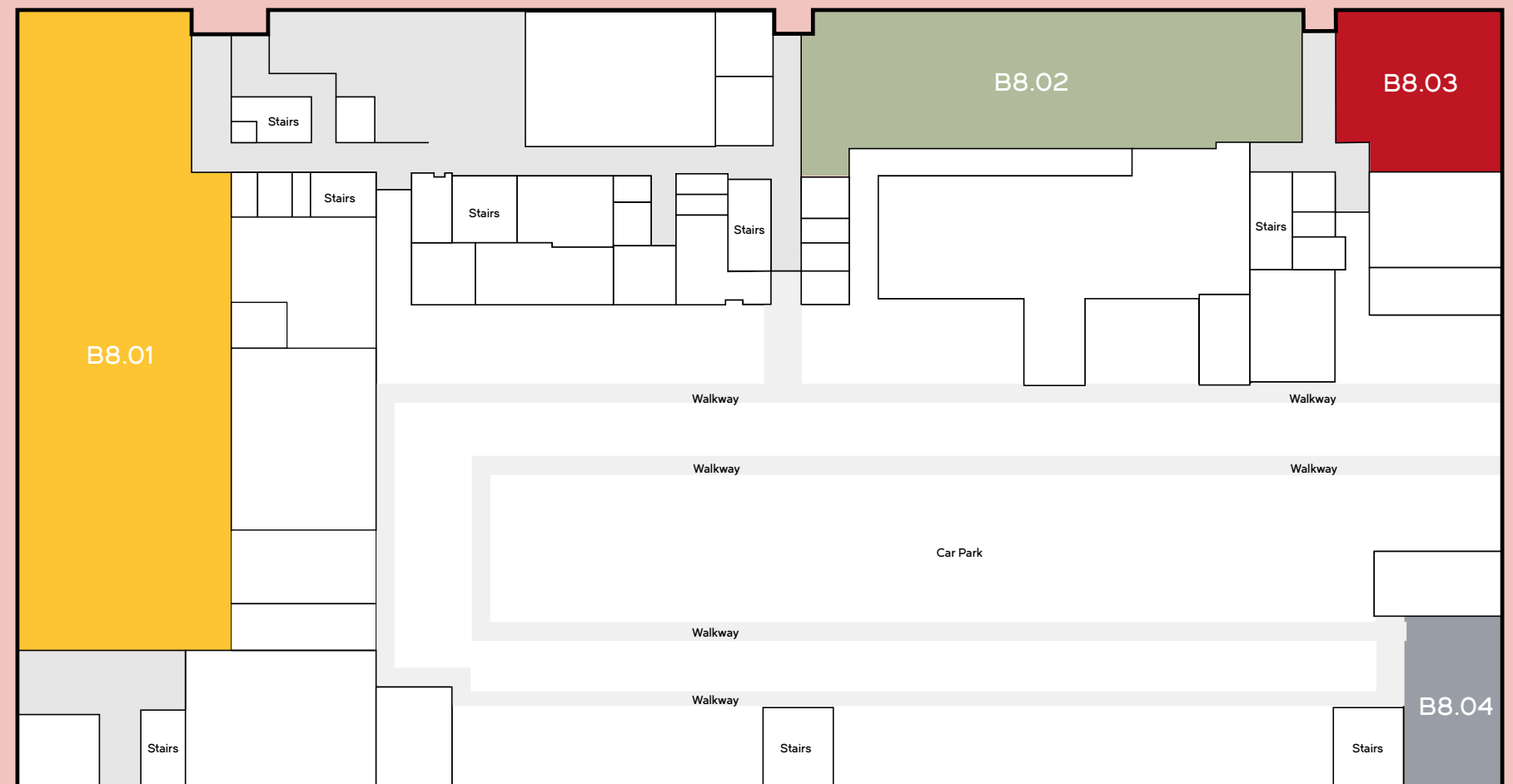
2,485 SQFT



BLOCK 8 PLAN



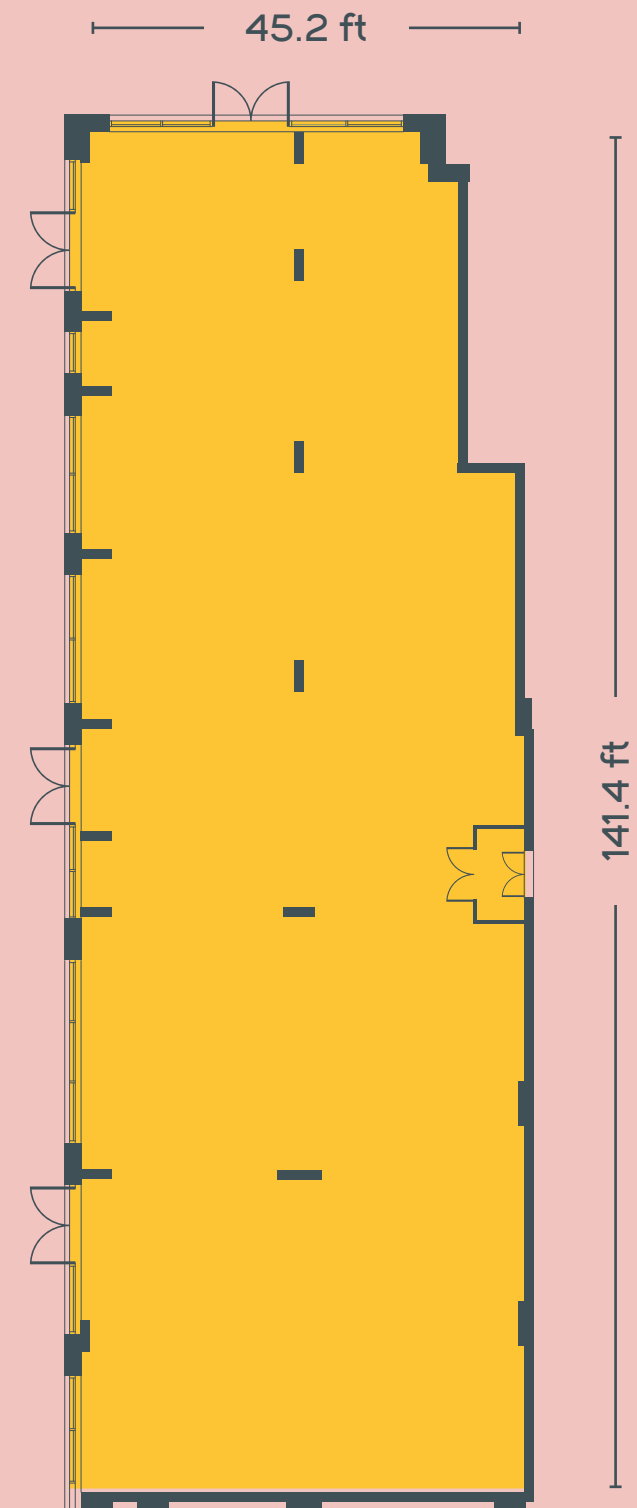
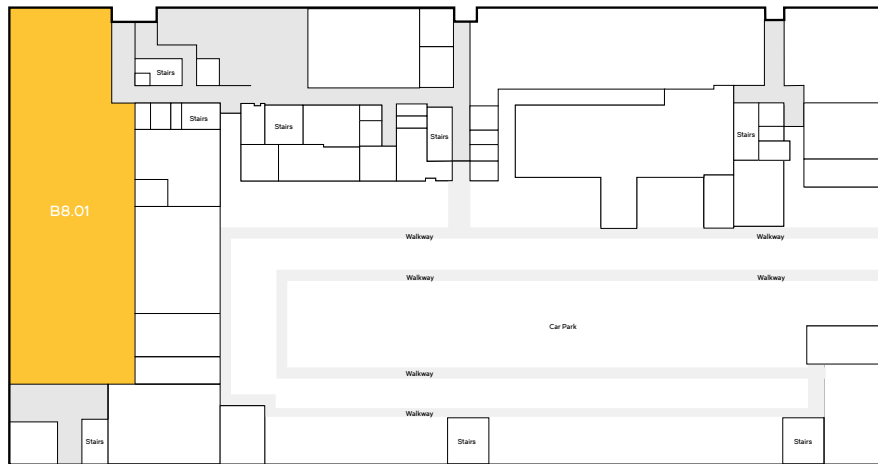
| UNIT | SQFT | USE | AVAILABILITY |
|-------|-------|-------------------|--------------------|
| B8.01 | 6,198 | Bar | Available Jan 2024 |
| B8.02 | 3,157 | Food and Beverage | Available May 2024 |
| B8.03 | 1,169 | Service/Retail | Available Jun 2024 |
| B8.04 | 751 | Service/Retail | Available Jun 2024 |



BLOCK 8. B8.01



6,198 SQFT

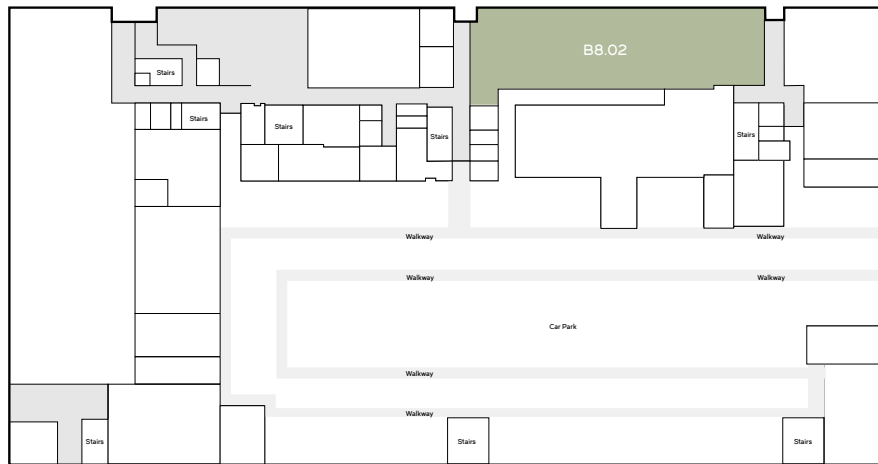


Floor plan dimensions are indicative.

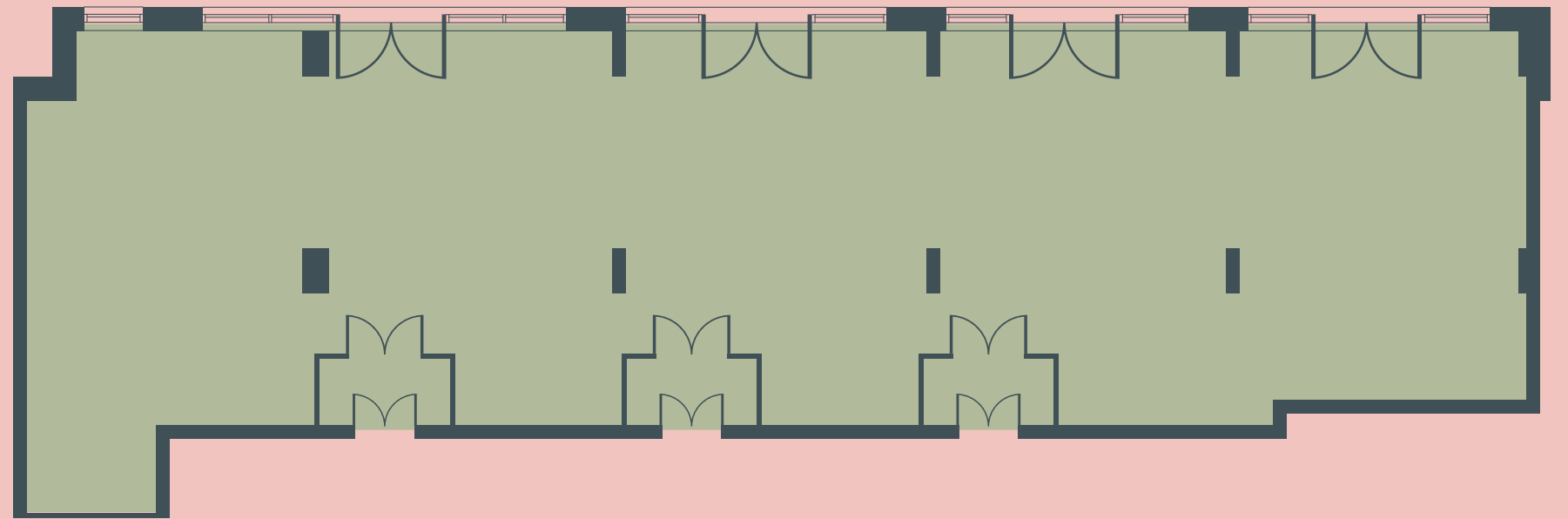
BLOCK 8. B8.02



3,157 SQFT



109.9 ft

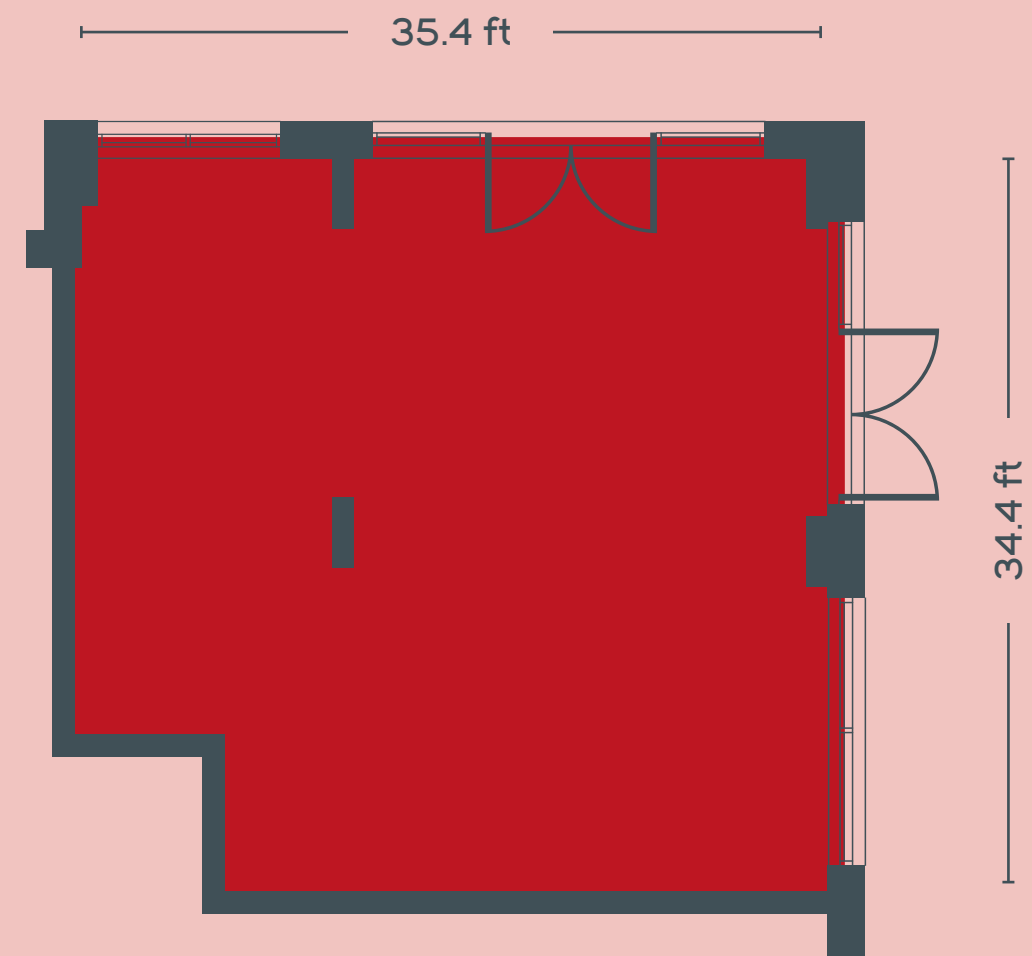
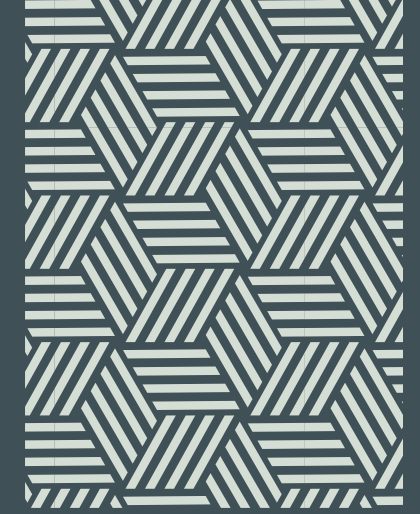
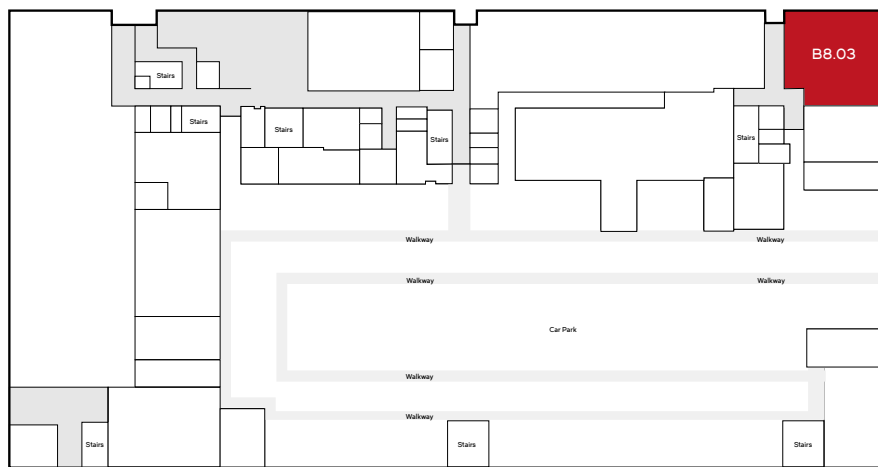


35.1 ft

BLOCK 8. B8.03



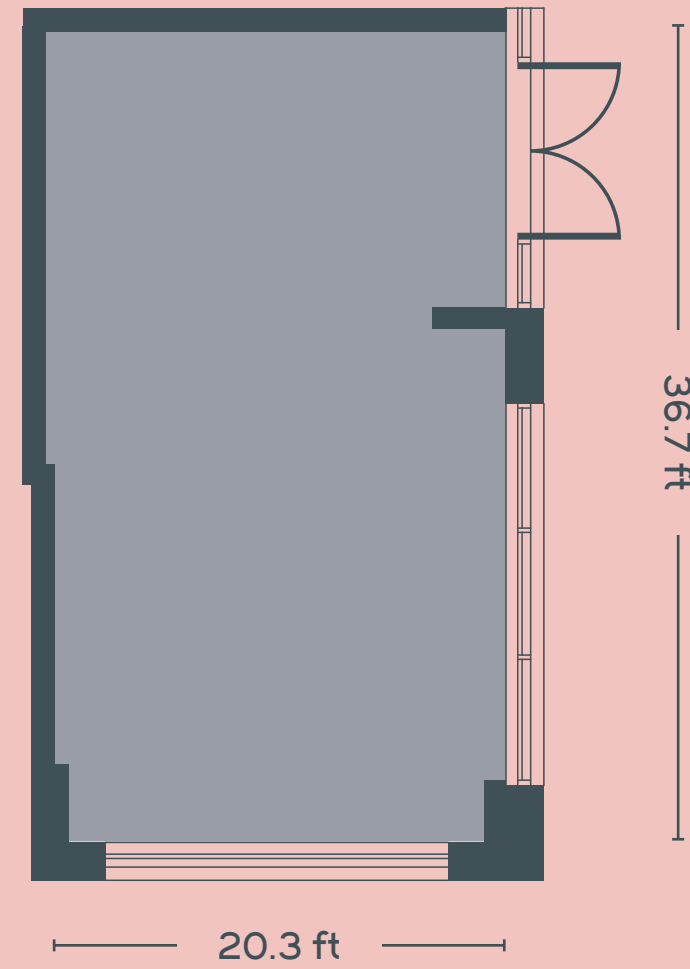
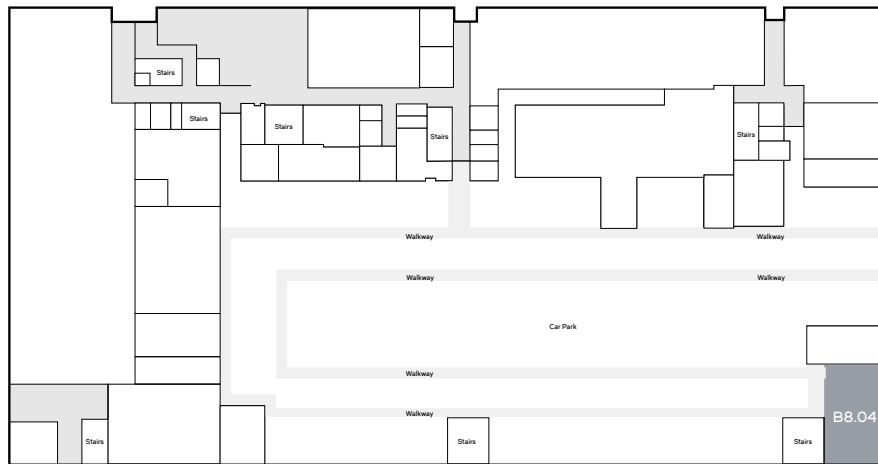
1,160 SQFT



BLOCK 8. B8.04



751 SQFT





GREENFORD QUAY

Interested?

GET IN TOUCH WITH US

Address: Greenford Quay
Grenan Square
Greenford
London UB6 0FT

Tel: +44 (0)20 3131 1800
Email: enquiries@greenfordquay.com
Website: greenfordquay.com

 [@greenfordquay](https://www.instagram.com/greenfordquay)

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