

THE EXCHANGE WATFORD



WELCOME TO THE EXCHANGE WATFORD



Union Court is the exciting first phase of this major mixed-use development, which is set to transform the local area, and create a vibrant new community for Watford.

With contemporary homes, 1.6 acres of green space and a range of facilities on site, The Exchange will be a unique and highly sought-after destination. Central London is just 14 minutes away by train from nearby Watford Junction station, so residents can enjoy all the buzz of the capital, with a quick and easy journey home.



CONNECT. DISCOVER. LIVE.

Berkeley
Designed for life

THE PLACE TO BE

These spectacular apartments surrounded by beautifully landscaped open spaces and public art offer a host of residents' facilities including a gym, cinema room, business lounge with meeting room facilities and 24-hour concierge.

This development is located moments from Watford Junction Station providing fast connections into central London in just 14 minutes.

Carefully curated public art has been positioned around the development along with a private residents podium garden, roof top terraces and cafés, restaurants and retail outlets at ground level.

TRAVEL TIMES



BY TRAIN FROM WATFORD JUNCTION

- WEMBLEY CENTRAL
11 mins
- LONDON EUSTON
14 mins
- KING'S CROSS & ST PANCRAS
(and Harry Potter's Platform 9 ¾)
23 mins (1 change)*
- LONDON VICTORIA
29 mins (1 change)*
- BANK
30 mins (1 change)*
- CANARY WHARF
44 mins (2 changes)*
- Birmingham New Street
1 hr 8 mins



BY CAR FROM THE EXCHANGE

- THE GROVE
9 mins, 3.5 km
- M1
10 mins, 4 km
- WARNER BROS. STUDIO TOUR
10 mins, 4 km
- M25
12 mins, 8 km
- LUTON AIRPORT
28 mins, 29.2 km
- HEATHROW AIRPORT
30 mins, 32.5 km
- STANSTED AIRPORT
55 mins, 75.6 km



BY BUS FROM THE EXCHANGE

- WATFORD MARKET STREET
7 mins
- NORTH WATFORD
8 mins
- GARSTON
12 mins
- LEAVESDEN STUDIOS
14 mins
- OXHEY PARK
20 mins
- CHISWELL GREEN
22 mins
- ST ALBANS
25 mins
- THE GROVE
30 mins



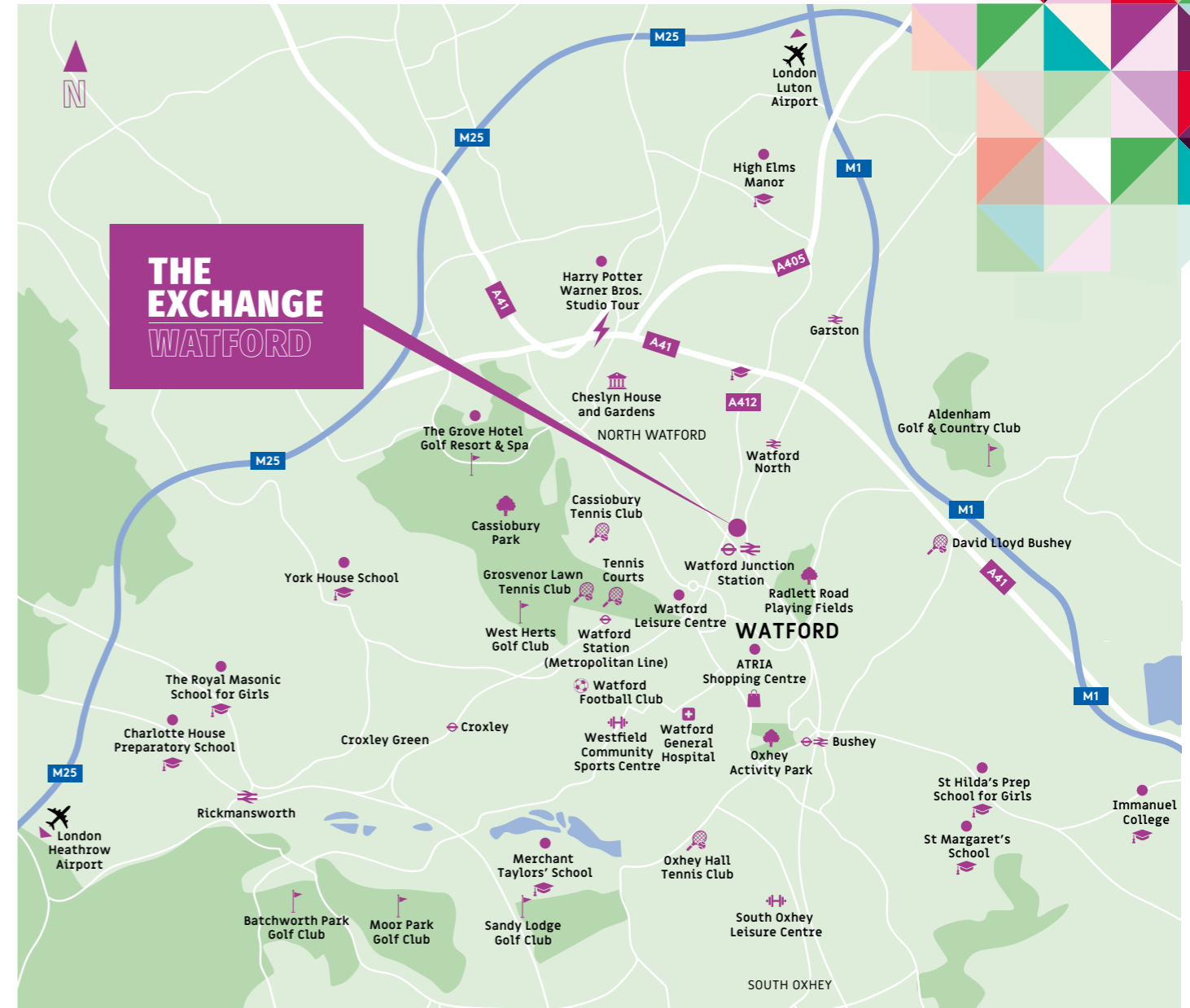
BY FOOT OR BY BIKE FROM THE EXCHANGE

- WATFORD JUNCTION STATION
4 mins on foot, 0.5 km
- WATFORD TOWN CENTRE
17 mins on foot, 1.3 km
- ATRIA WATFORD SHOPPING CENTRE
22 mins on foot, 1.6 km
- CASSIOBURY PARK
7 mins by bike, 1.8 km
- WARNER BROS. STUDIO TOUR
14 mins by bike, 3.4 km

Times and distances are approximate. Fastest journey times shown. Sources: Google Maps, nationalrail.co.uk and intalink.org * Times based on changing trains at London Euston.

CONNECTIVITY FROM LONDON EUSTON

King's Cross St Pancras	🚶	1 min
Oxford Circus	🚶	2 mins
Bond Street	🚶🚶	7 mins
Paddington	🚶🚶	20 mins
Bank	🚶🚶	10 mins
Farringdon	🚶🚶	11 mins



THE EXCHANGE WATFORD

KEY FACTS



Watford #1 in 2024 UK Vitality Index as the best place to live and work outside London

Source: LSH UK Vitality Index



Homes ready to move into Q1 2025



0.3 miles/0.5km to Watford Junction Station. 10 trains an hour to London Euston

Harry Potter

2.1 miles/3.4km to The Harry Potter Studio Tour at Warner Bros. Studios

A PRIME INVESTMENT DESTINATION

HOUSE PRICE GROWTH FORECAST FROM 2024-2028

Prime property in Outer London	2024	2025	2026	2027	2028
Average forecast from JLL, Savills and Knight Frank	-0.7%	2.8%	4.0%	4.5%	4.8%

Source: Average of JLL Residential Property Forecast (London), Knight Frank House Price Forecasts (POL) and Savills Prime House Price (Outer Prime London)

RENTAL PRICE GROWTH FORECAST FROM 2024-2028

Prime property in Outer London	2024	2025	2026	2027	2028
Average forecast from JLL, Savills and Knight Frank	4%	7.7%	2.8%	2.8%	2.7%

Source: Average of Savills Prime Commuter Zone Rental Forecast, JLL Residential Property Forecast (London) and Knight Frank Rental Market Forecasts (POL)

WHY INVEST IN WATFORD?



The town is rebuilding itself as shopping, leisure and culture, with investment running to £1.5bn over the next 10-15 years.

Source: Watford Borough Council



7% population growth forecast over the next 10 years.

Source: Dataloft, GLA 2023



16.4% predicted price growth for prime property in Outer London 2024-28.

Source: Average of JLL Residential Property Forecast (London), Knight Frank House Price Forecasts (POL) and Savills Prime House Price (Outer Prime London)



Regeneration already underway with over £200m already invested into the Atria Shopping Centre.

Source: HertsLive 2021














Atria Watford Shopping Centre



Côte Restaurant

THE DEVELOPMENT

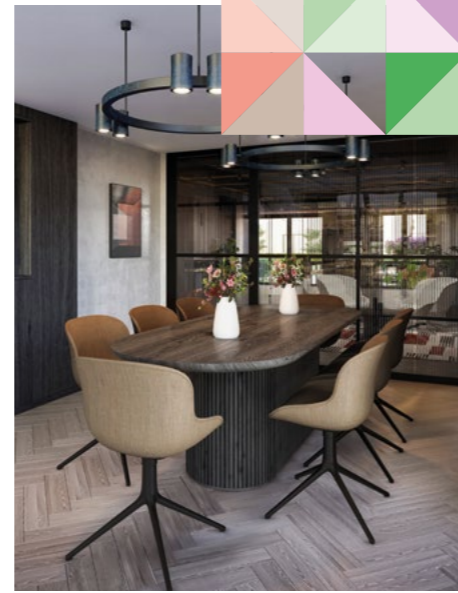
-  6.2 acre site
-  1,266 high quality new homes
-  Mix of studio, 1, 2 and 3 bedroom apartments
-  Residents' roof and podium gardens
-  1.6 acres of landscaped squares and public open space
-  Residents' facilities including a fully equipped gym, cinema room and 24-hour concierge
-  Business lounge
-  203 parking spaces and 41 electric vehicle charging points
-  Commercial and retail facilities including cafés, retail, leisure facilities and children's play areas (Completion from 2025)
-  Sustainability features such as rainwater waterharvesting and Net Biodiversity Gain
-  Residents' business lounge for remote working and meetings

APARTMENT MIX

Union Court	Unit Mix	Size Range (sq ft)
Studio	34	404 - 412
1 Bedroom	18	538 - 609
2 Bedroom	81	664 - 854
3 Bedroom	8	855



Computer generated images are indicative only.



THE DEVELOPER

Berkeley is a leading developer of outstanding homes, founded in 1976, and has won numerous awards for quality, design and customer service including the 2008 and 2014 Queen's Award for Enterprise in Sustainable Development, and the accolade Britain's Most Admired Company 2011. Quality is at the heart of everything Berkeley does, not only in the homes we build, but in our commitment to customer service, green living sites. All Berkeley developments are designed to permanently enhance the neighbourhood in which they are located through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

LOCATION

Penn Road, Watford WD24 4BY

LOCAL AUTHORITY

Watford Borough Council

TENURE

999 year lease

ARCHITECTS

A&Q Partnership

LANDSCAPE DESIGN

Fabrik

BUILDING INSURANCE

10 year build warranty

ESTIMATED COMPLETION

Q1 2025 -(L1-8)

Q1 2025 -(L9-13)

PARKING

There are 118 car parking spaces available for private residents who purchase 3 bedroom apartments only. Spaces are offered on a right to park basis for £25,000. The Watford Junction Car Park is located next to the development and offers annual passes for £1,290. More details can be found at sabaparking.co.uk

SERVICE CHARGES

Total service charge payable is £4.07 per sq ft and covers all state management running costs including; security, cleaning, building insurance, pest control, lift maintenance and life safety equipment, general repairs & maintenance to the grounds, gym and residents facilities as well as a reserve fund. Where applicable, the service charge will also cover maintenance of the car park.



PAYMENT TERMS

A reservation booking fee is payable on reservation: £2,000 for studio & 1-bedroom apartments and £5,000 for 2 and 3-bedroom apartments.

- Exchange of contracts to take place within 21 days of reservation
- 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
- Balance of 90% is payable upon completion

For every person named on the reservation form, or for persons making payment on behalf of the named purchaser the following identification must be supplied in order to satisfy Berkeley Homes Anti-Money laundering regulations:

1. Passport or driving licence
2. Utility Bill i.e. gas, electric, water etc. (less than 6 months old)

SITE PLAN



Site map is indicative only and subject to change.



CONTACT DETAILS

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OUR VISION
2030
TRANSFORMING TOMORROW



Berkeley
Group

Proud member of the
Berkeley Group

Berkeley
Designed for life

Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images are indicative only. Please note that Service Charge figures are indicative only and subject to change. Service Charge is reviewed annually and although subject to inflation can also be affected by other macro-economic factors like insurance, utility and service industry supply markets, in addition to regulatory changes in legislative requirements. We have a dedicated Estate Management team that works very closely with the appointed Managing Agent, to ensure service charge is as accurate as possible and that actual expenditure is managed efficiently throughout the year.