



POWER ROAD STUDIOS

Studio 1, 114 Power Road, London, W4 5PY

By Akoya

Newly refurbished
office spaces to let

POWER
ROAD
STUDIOS

POWER UP YOUR BUSINESS



Built in the 1930s and originally a Singer sewing machine factory, Power Road Studios has been transformed into a creative campus and is now home to a range of dynamic and innovative businesses.

Refurbishment of the common spaces completed in 2021, providing modern facilities, new coffee bar and front of house reception to welcome staff and visitors.

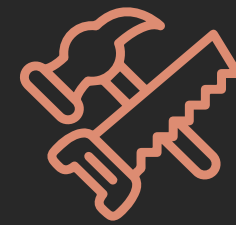
STUDIO 1



SPECIFICATION



On-site cafe



Newly refurbished



Air Conditioned



Showers



Onsite bike storage



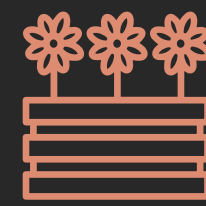
Parking available



Electric car chargers



WiredScore Gold



Landscaped courtyard



Complementary wellbeing training



Amenity pavillion



Airrated Gold

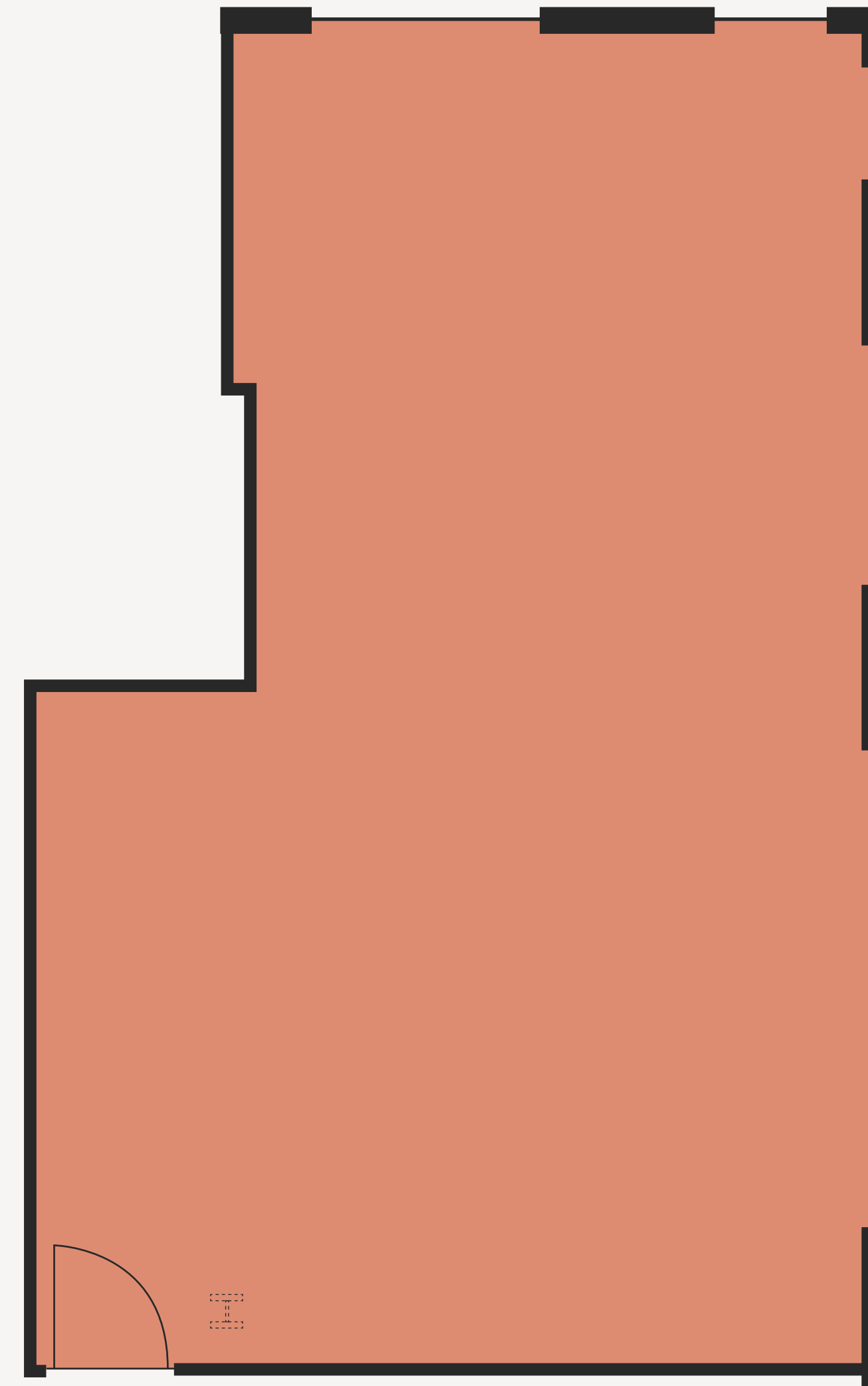
AVAILABLE UNITS

UNIT	SIZE (SQFT)
2.06	1,061
2.05	543
2.01	1,666
1.08	477
1.02	2,466
1.01	473
G.10	737

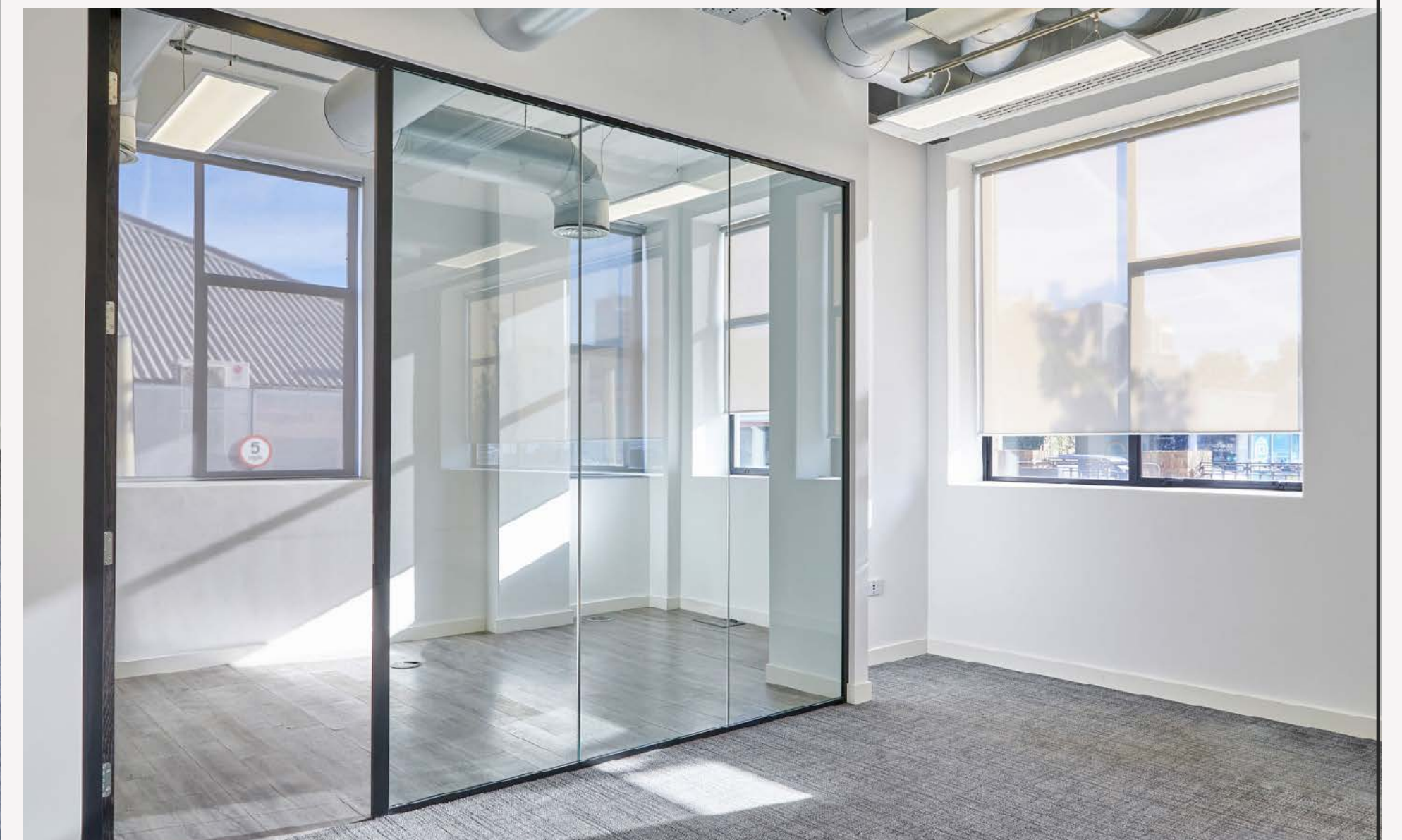
FLOOR PLAN

Unit G.10
737 SQ. FT

- Ground floor space
- Accommodation suitable for 10-12 people
- Fully furnished
- Air conditioning



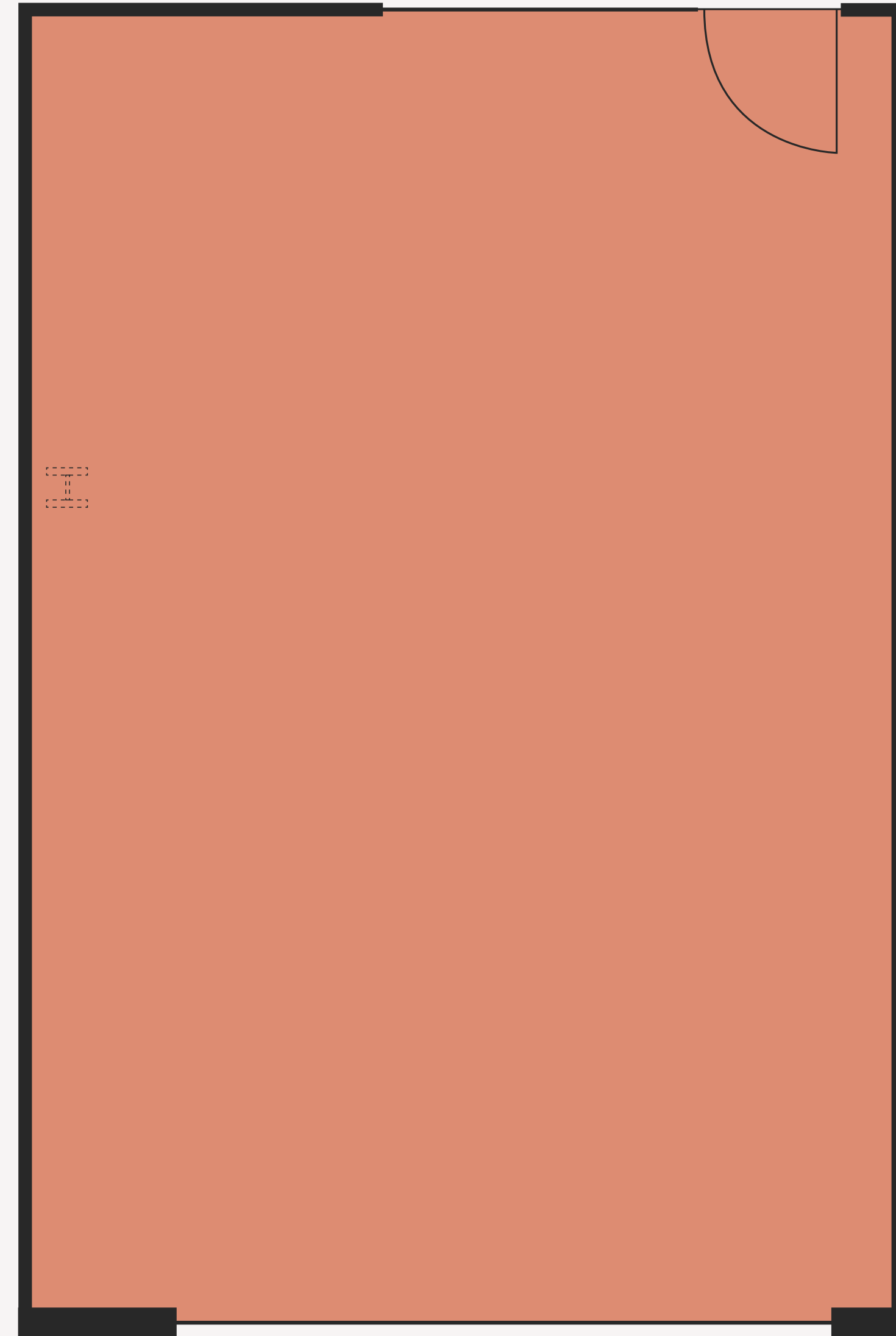
G.10



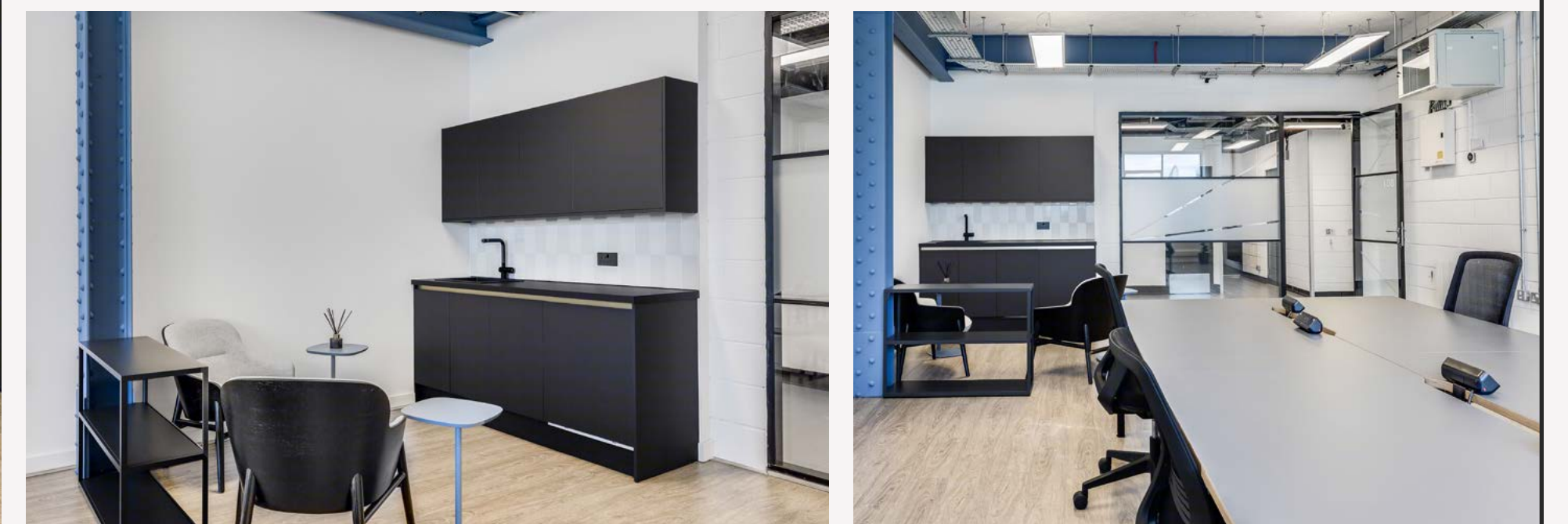
FLOOR PLAN

Unit 1.08
477 SQ. FT

- 1st floor space
- Accommodation suitable for 4-8 people
- Fully furnished
- Modernised kitchen
- Perimeter trunking & AC
- Passenger & goods lift



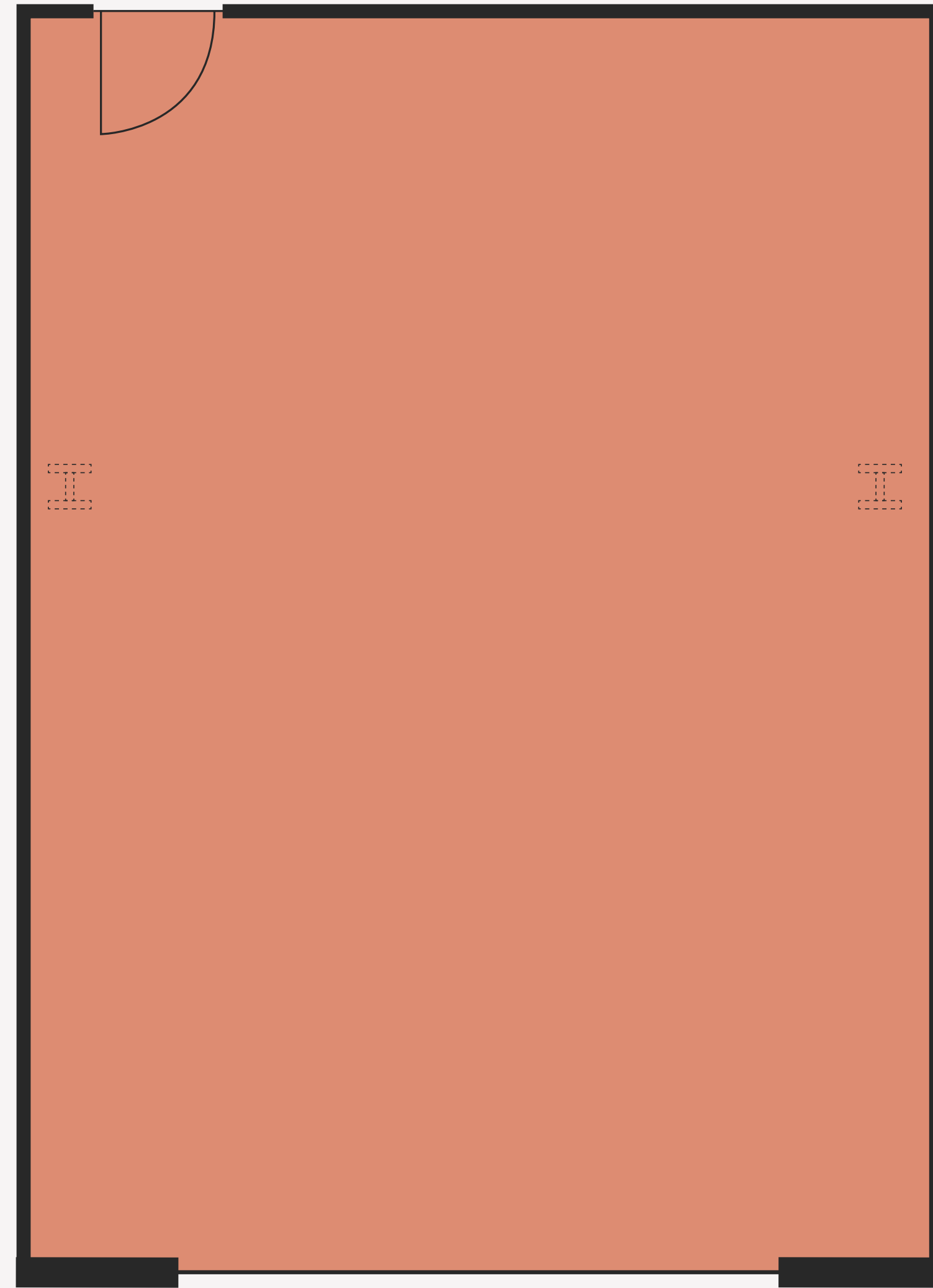
1.08



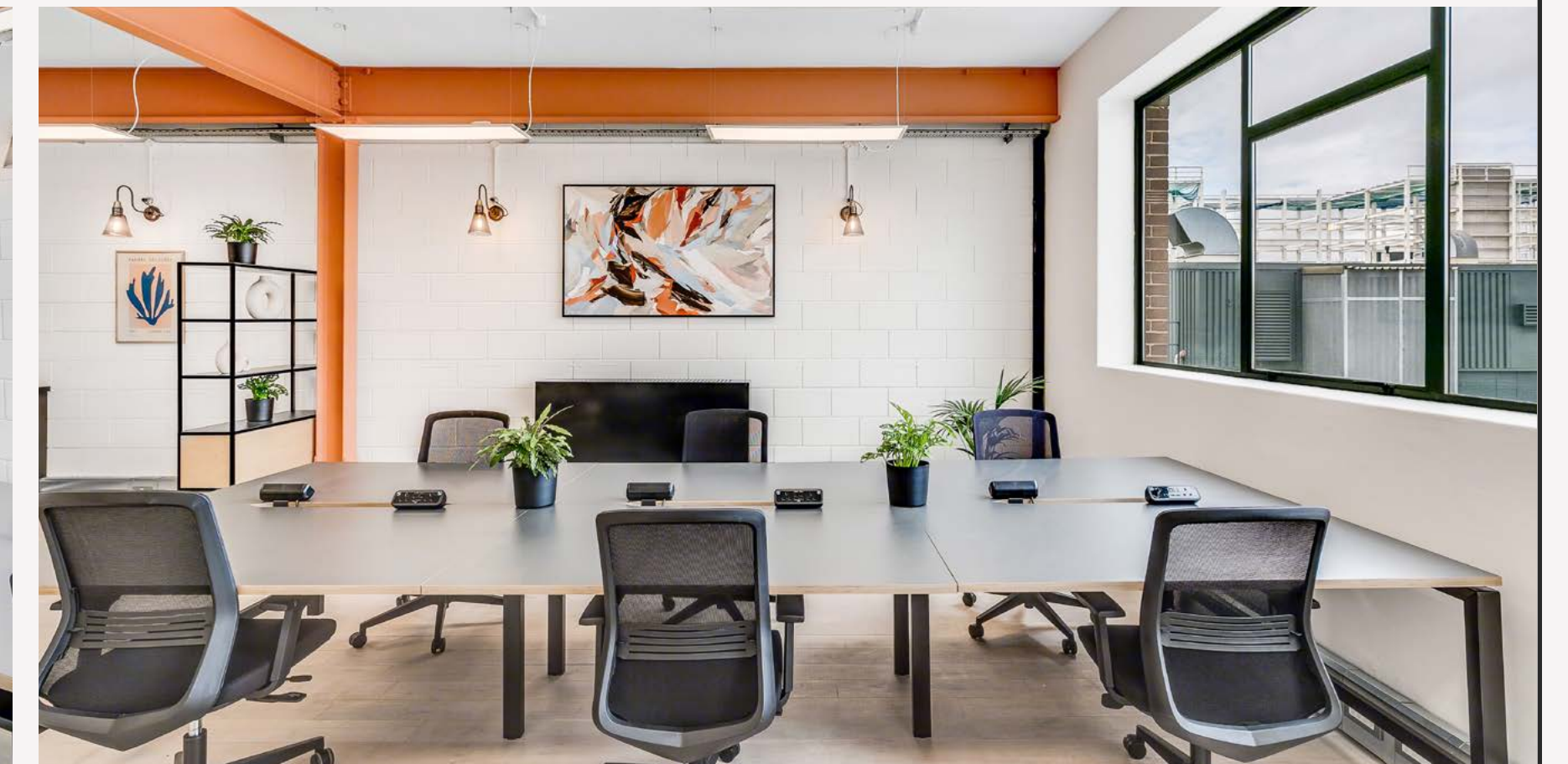
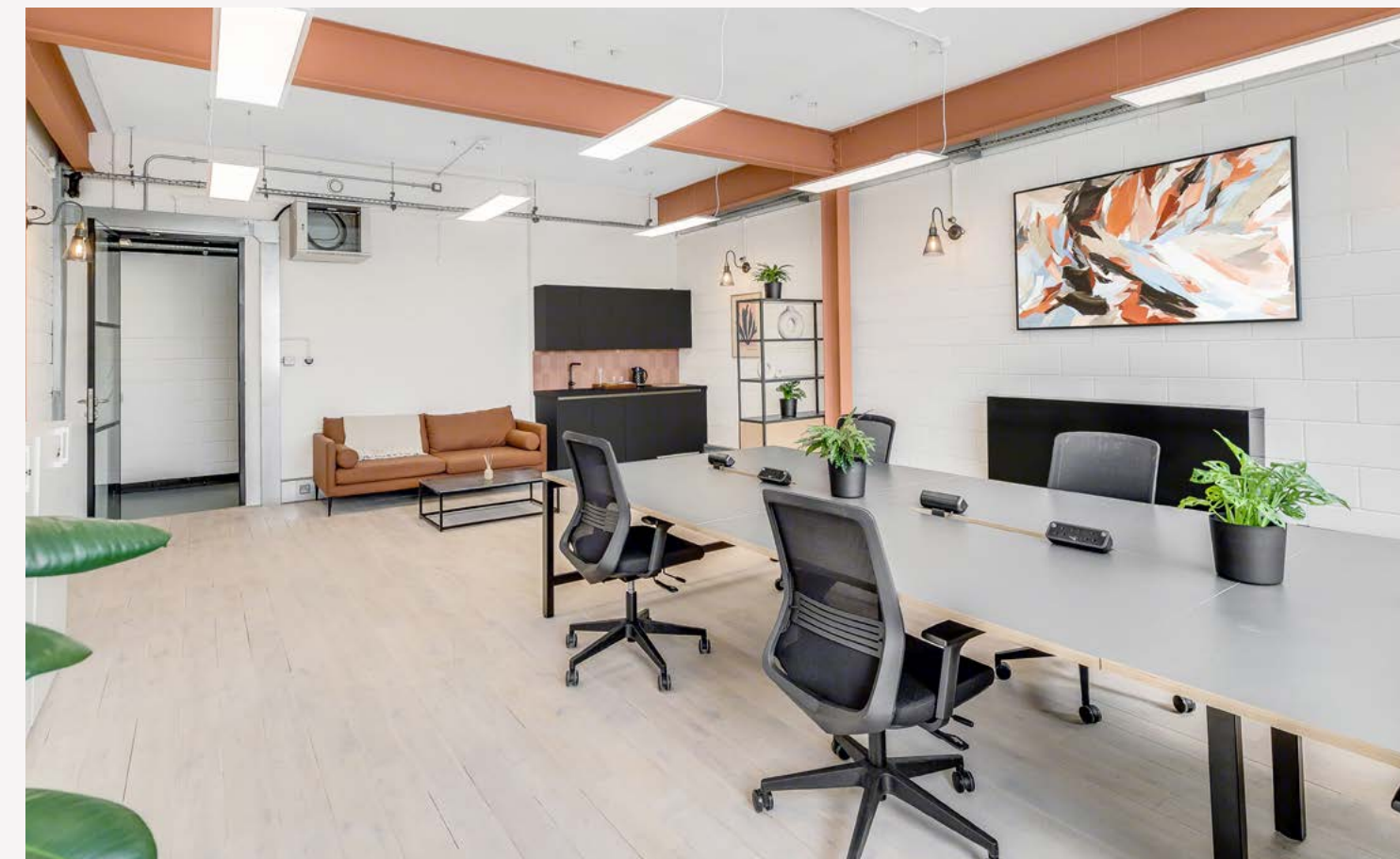
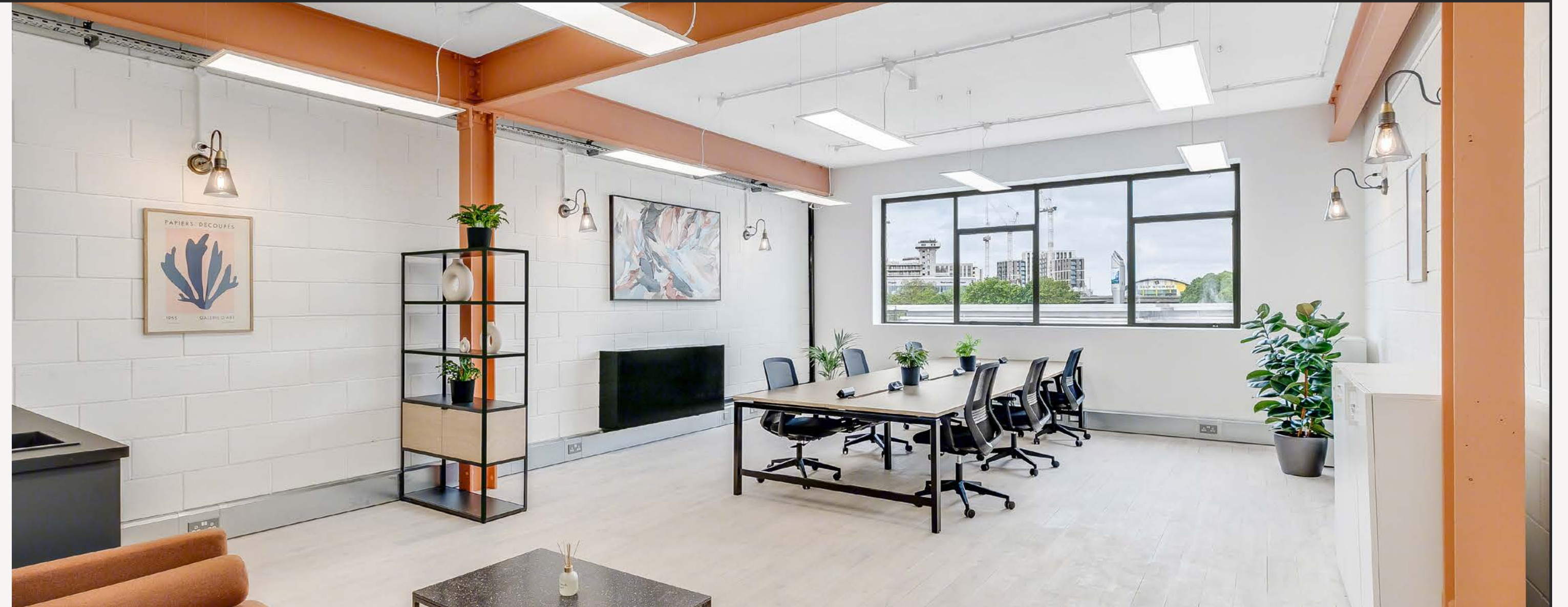
FLOOR PLAN

Unit 2.05
543 SQ. FT

- 2nd floor space
- Accommodation suitable for 4-8 people
- Fully furnished option available
- Perimeter trunking
- Passenger & goods lift



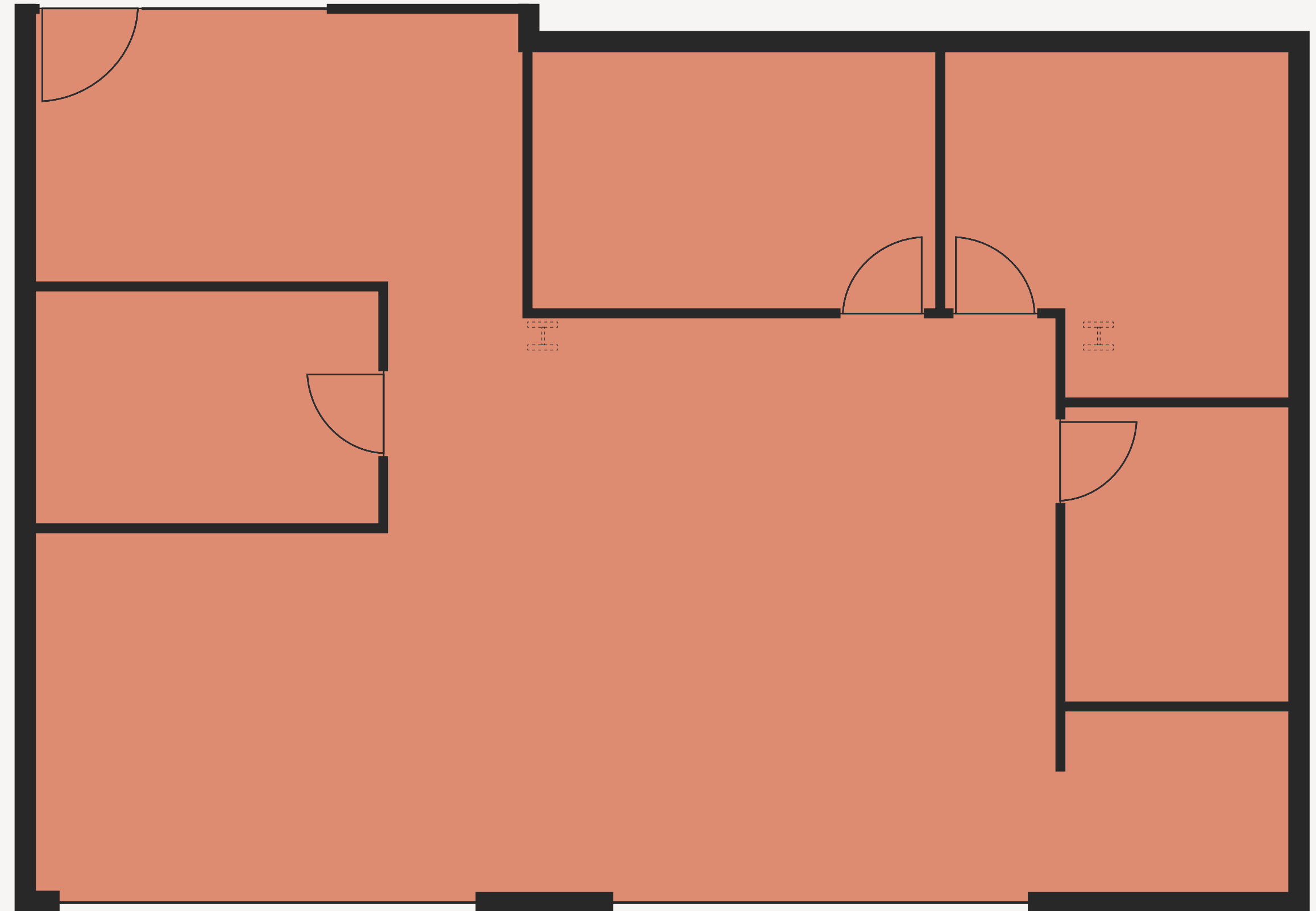
2.05



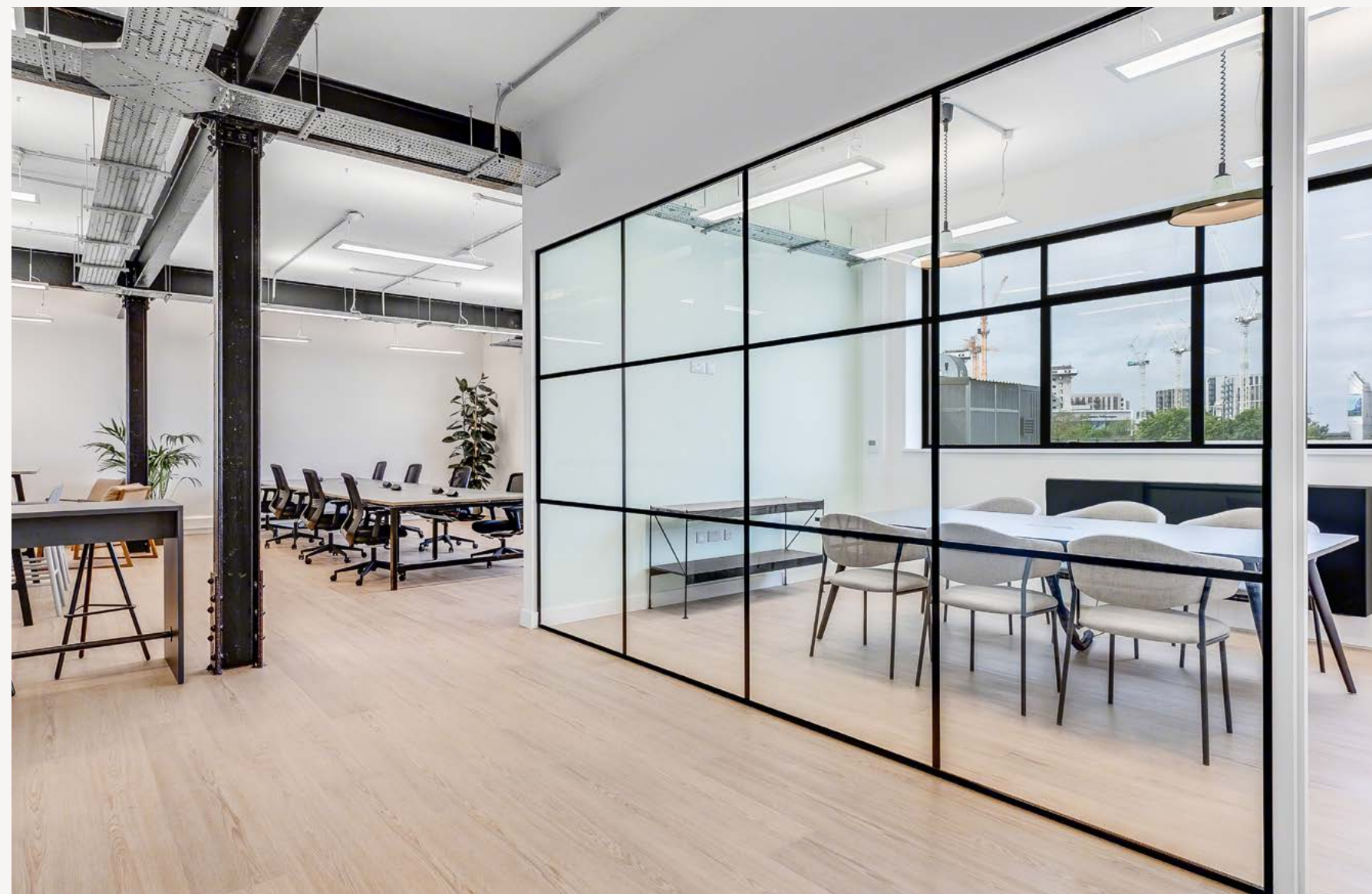
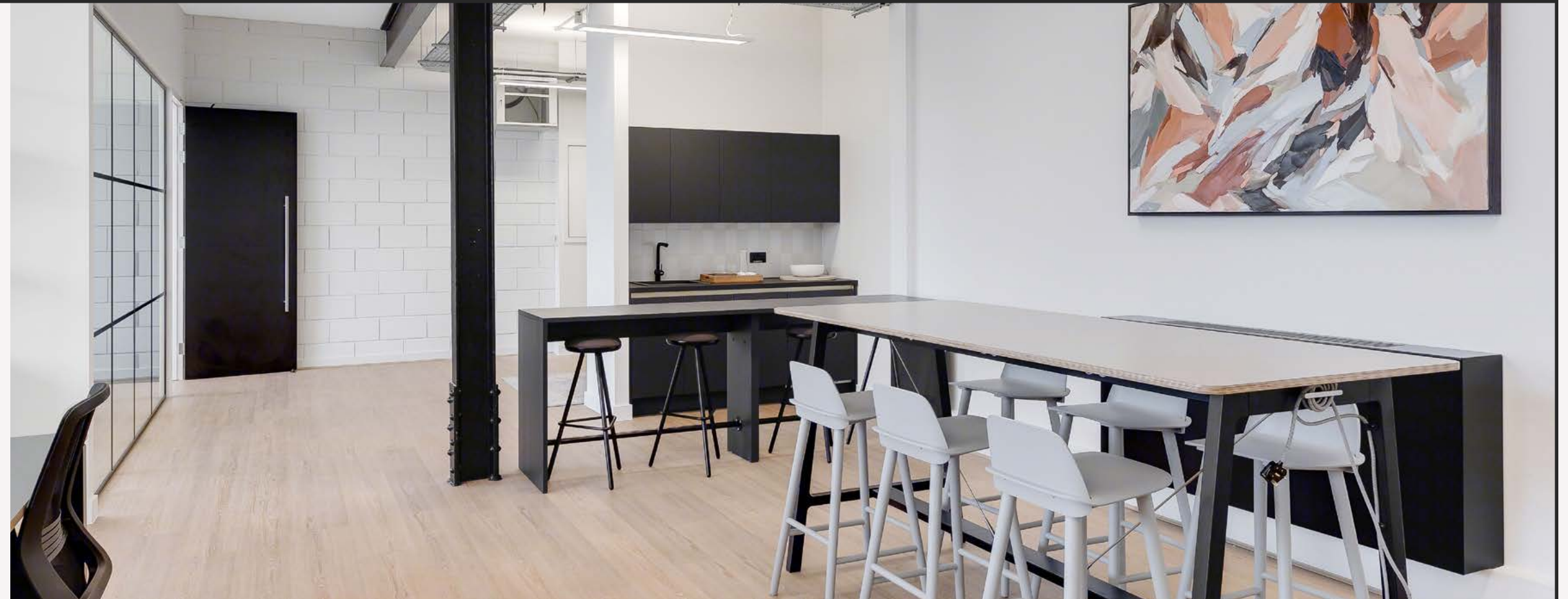
FLOOR PLAN

Unit 2.06
1,061 SQ. FT

- 2nd floor space
- Accommodation suitable for 7-14 people
- Fully furnished option available
- Perimeter trunking & AC
- Passenger & goods lift



2.06



LIFESTYLE



The campus is a short walk from Chiswick High Road, voted one of Britain's best high streets, with award-winning restaurants and bars, as well as being just round the corner to some of London's best cultural attractions and green spaces.

WELL WORKING

Join the Power Road Studios community and benefit from a range of events, including yoga classes, food and retail pop-ups, table tennis tournaments and networking drinks.



THE HUB

The communal hub is a great place for an informal meeting or for you to take your laptop and get out of the office. If you need something more formal you can book the meeting room – just ask at the front desk.



THE SINGER COFFEE BAR

Our vibrant on-site coffee bar 'The Singer', is open all day for that early morning caffeine fix through to a great selection of healthy lunchtime meals and snacks. Head downstairs to check out their daily specials.



THE COURTYARD

Probably the busiest part of the building as soon as the sun comes out. Our Courtyard with its relaxing, modern decor is a great place for an informal meeting or some al fresco lunch.



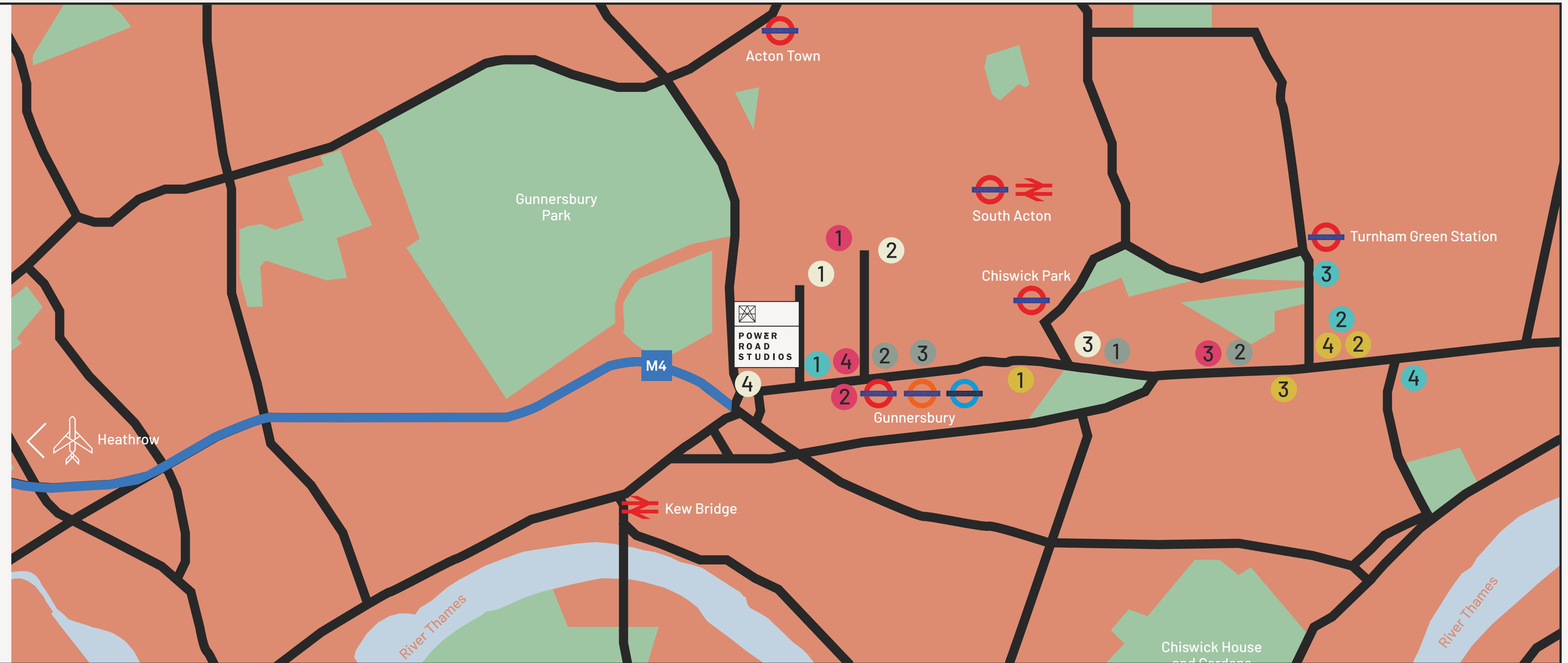
THE AMENITY PAVILLION

Tenants will benefit from a brand new amenity pavilion with fantastic end-of-journey facilities that make cycling to work a breeze. Housed in the pavilion will be 75 cycle spaces, showers, a drying room, lockers and a Yoga Studio for a pre-work workout.

WELL WORKING



LOCATION



TRAIN
 Gunnersbury Overground is just a 5 minutes' walk away and Kew Bridge is under 10 minutes, both with direct routes into Central London and the South East.



TUBE
 Gunnersbury station (District line and underground) is less than a 5 minutes' walk and provides direct links to Central London and further afield.



PLANE
 Heathrow Airport less than 20 minutes away by car (approximately 10 miles). If you need a taxi, just let our team know and we can book you one in no time.



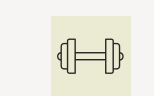
CYCLE TO WORK
 With plenty of bike storage on site and great shower facilities, cycling to work is simple.



CAR
 Less than 400 yards away, the A4/ M4 provides access to Central London, Heathrow and the M25 along with the North Circular. Parking is available for existing occupiers. Satnav W4 5PY.



BUS
 The 440 bus stops at Power Road every 12-14 minutes throughout the day.



- 1. F45
- 2. Virgin Active
- 3. Hot Bikram Yoga
- 4. GYM Clinic



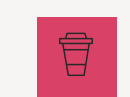
- 1. Waitrose
- 2. M&S Food
- 3. Co-op



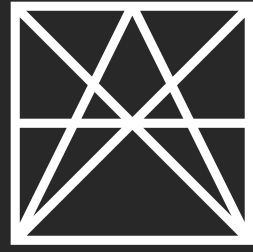
- 1. Hedone
- 2. Franco Manca
- 3. La Trompette
- 4. High Road House



- 1. Clayton Hotel
- 2. High Road House
- 3. Chiswick Lodge Hotel
- 4. Best Western



- 1. Starbucks
- 2. Oswald Cobblepot
- 3. Gails Bakery
- 4. Red Bean Roastery



FOR ANY FURTHER INFORMATION PLEASE CONTACT ONE OF OUR AGENTS:

frost
meadowcroft

JACK REALEY

jrealey@frostmeadowcroft.com

07879 228 991

www.frostmeadowcroft.com

DTRE

HANNAH DAVIES

hannah.davies@dtre.com

07501 323 734

www.dtre.com

TERMS

Flexible lease
terms available

EPC: E

**POWER
ROAD
STUDIOS**

By Akoya

akoyalondon.com/powerroadstudios

Misrepresentation act 1967: Dutch & Dutch and JLL, for themselves and for the lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. Any intending lessee must satisfy himself by inspection or otherwise as the correctness of each of the statements contained in these particulars. 4. The lessor(s) do not make or give and neither Dutch & Dutch and JLL, nor any person in their employment has any authority make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Brochure and photographs. August 2023. Designed by Smart Soho