POWER ROAD STUDIOS

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

By Akoya

Newly refurbished
office spaces to let

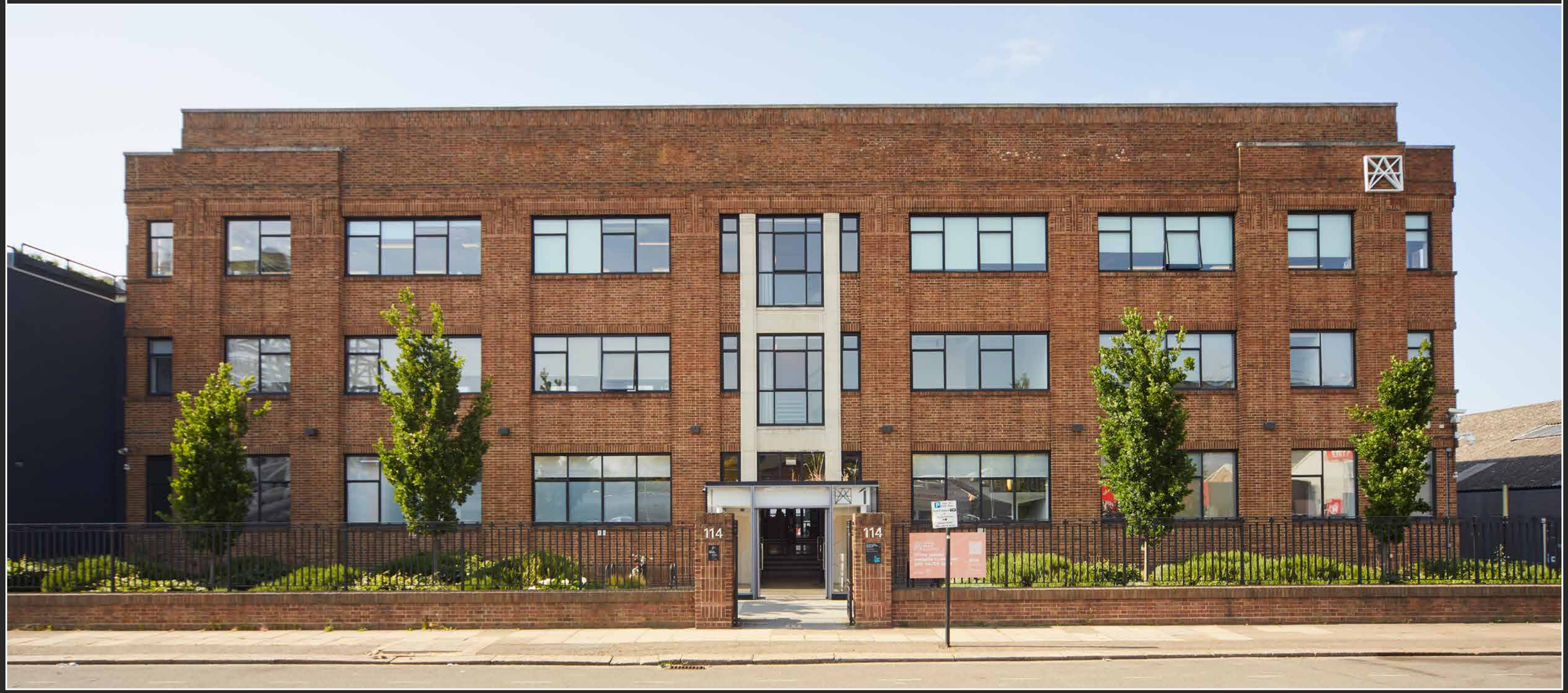
POWER
ROAD
STUDIOS

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

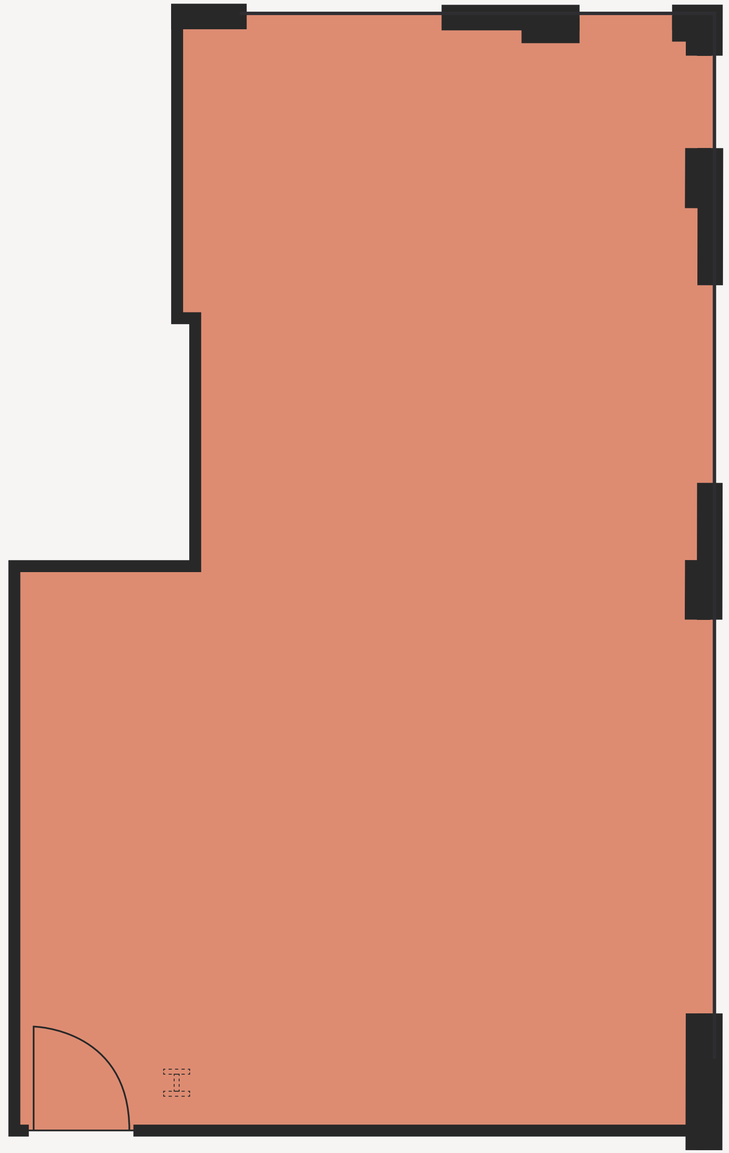
AVAILABLE UNITS

UNIT	SIZE (SQFT)	
G.08	1,688	Available
1.02	2,466	Coming soon
2.01	1,666	Available
2.04	481	Coming soon

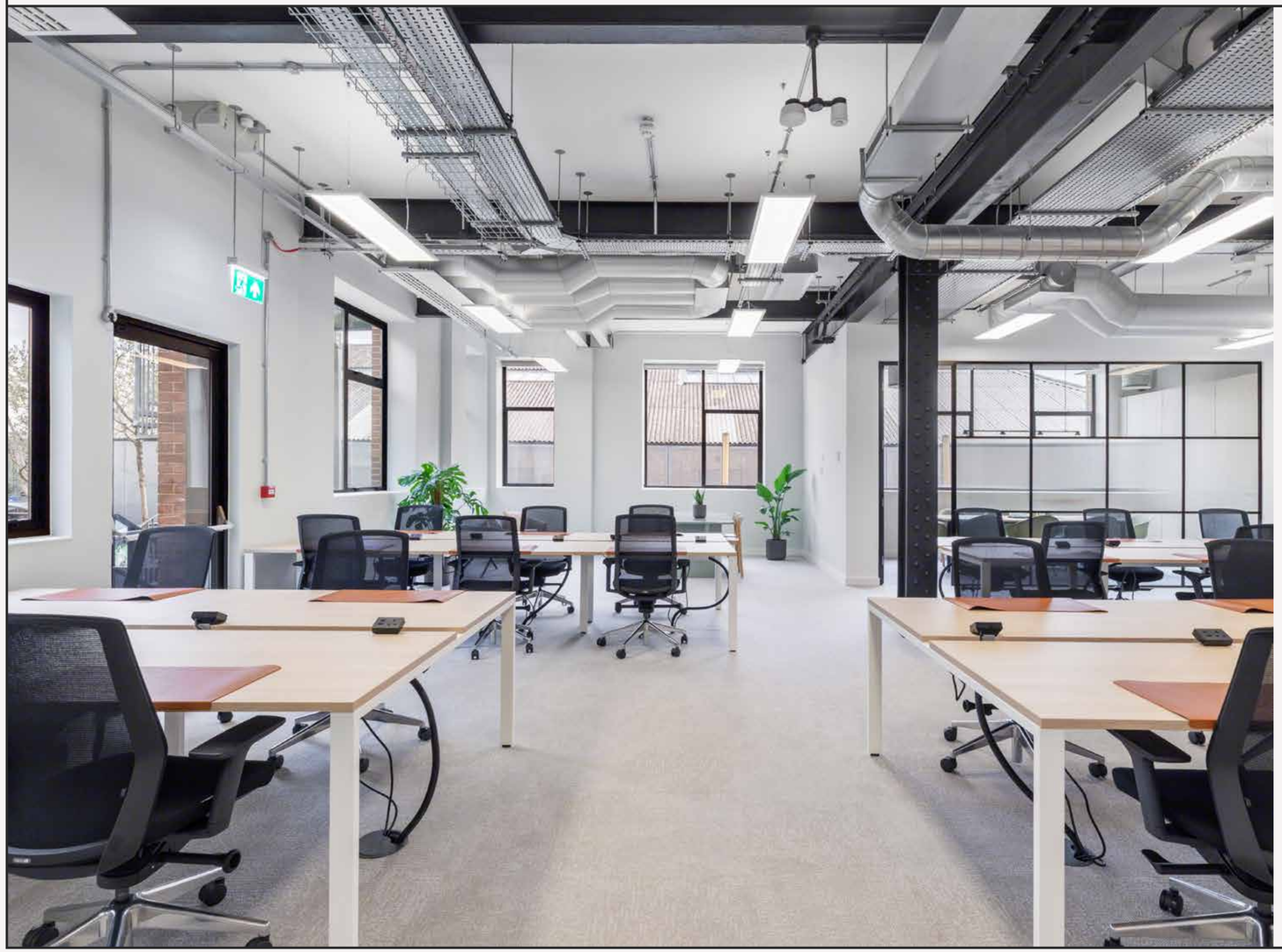
FLOOR PLAN

Unit G.08
1,688 SQ. FT

- Fully furnished
- Modern kitchenette
- Breakout space
- Private Meeting room



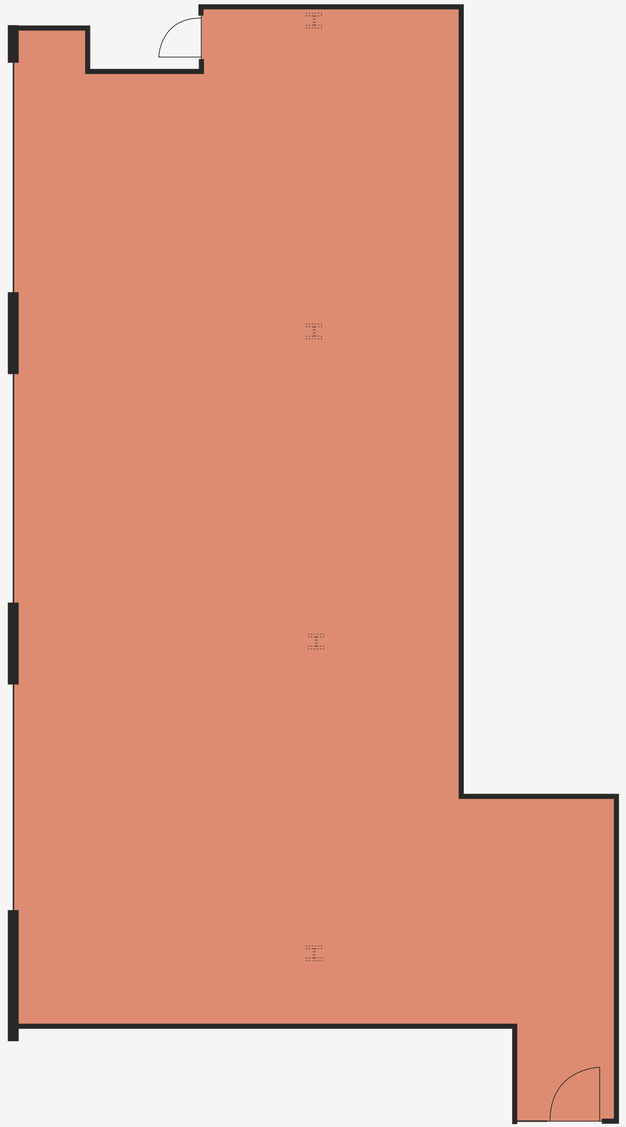
G.08



FLOOR PLAN

Unit 2.01
1,666 SQ. FT

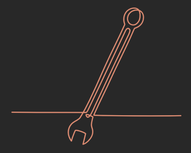
- Open plan office space
- Fully furnished
- Modern kitchenette
- Breakout space
- Private Meeting room



2.01

MANAGED+ AT POWER ROAD STUDIOS

OUR CORE MANAGED+ SERVICES



Repairs and maintenance management

All inclusive billing

Daily cleaning

Secure high-speed internet and management

Utilities and rates management

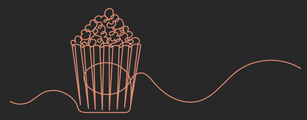
Coffee, tea and snacks

Remote manager

Building app integration and bookings

ENHANCED MANAGED+

Wellness and events management



Enhanced pantry options

Enhanced connectivity support

Fit out and project management

Medicare and Vitality memberships

Dedicated Community Manager

MANAGED+ AT POWER ROAD STUDIOS

WHAT IS MANAGED+

	Cat A	Cat A+	Cat A+ (Inclusive billing)	Managed	Managed+
Blank canvas	✓				
Fully fitted and furnished		✓	✓	✓	✓
Rent, business rates and service charge charged inclusively			✓	✓	✓
Cleaning, utilities, fibre charged inclusively				✓	✓
3rd party app, coffee, pastries and virtual help desk					✓
Full amenity and customer service provision					✓

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.

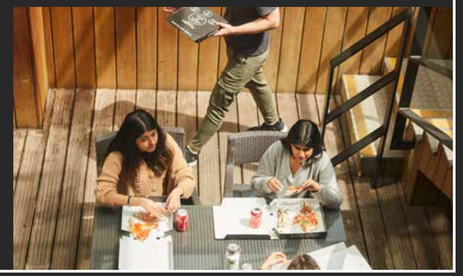
THE HUB
The communal hub is a great place for an informal meeting or for you to take your laptop and get out of the office. If you need something more formal you can book the meeting room – just ask at the front desk.

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.

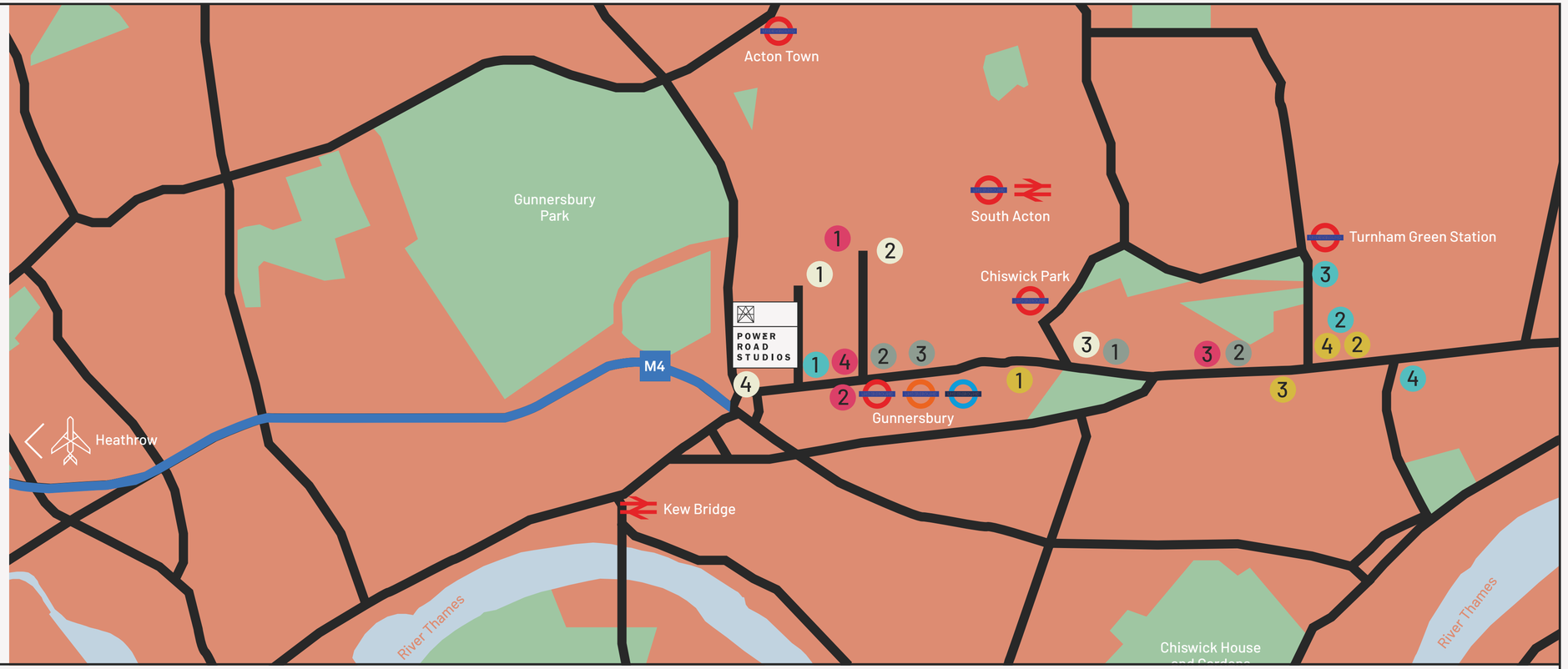
THE COURTYARD
Probably the busiest part of the building as soon as the sun comes out. Our Courtyard with its relaxing, modern decor is a great place for an informal meeting or some al fresco lunch.

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 then 20 minutes away by car (approximately 10 miles). If you need a taxi, just let our team know and we can book youone in no time.

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

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. 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:

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By Akoya

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