Power Road Studios

114 Power Road, London, W4 5PY

By Akoya

Newly refurbished office spaces to let

Built in the 1930's 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

Specification

Fully furnished

Newly refurbished

Air Conditioned

High spec kitchen

Onsite bike storage

Parking available

WiredScore Gold

Landscaped courtyard

On-site cafe

Showers

Electric car chargers

Complementary wellbeing training

Airrated Gold

Available units

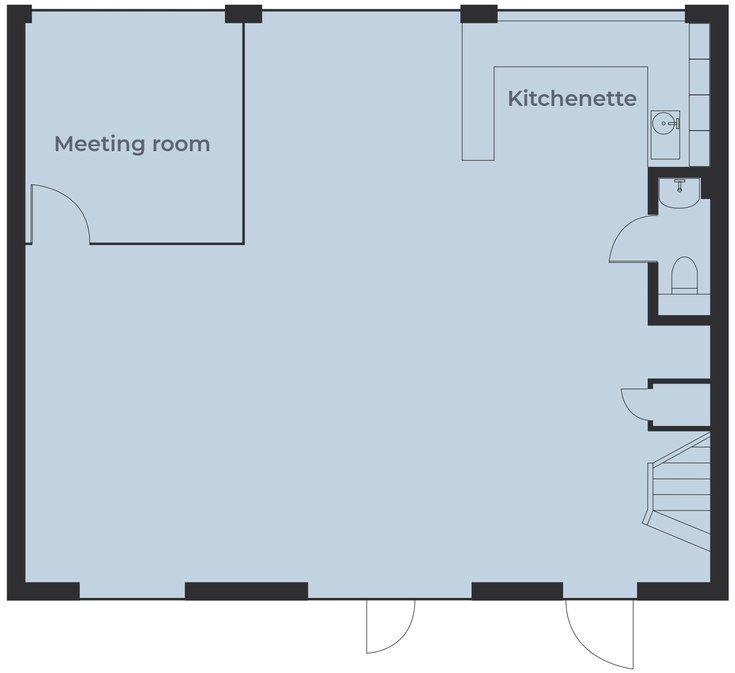
Unit	Size (sqft)	Indicative Desk no
G.07	2,122	14-28
G.08	737	10-12
1.03	2,954	20-39
2.05	543	4-8
2.06	1,061	7-14
3.1	1,485	10 -20
Studio 2	4,010	27-53

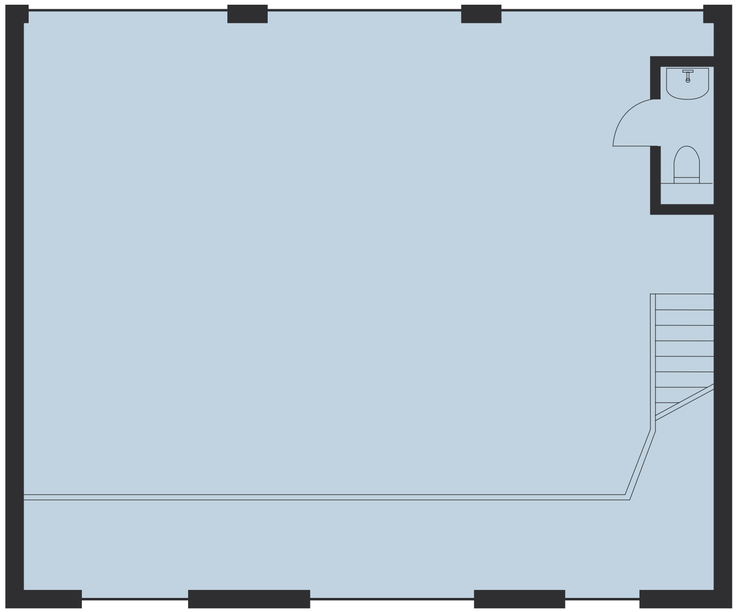
Floor plan

Unit 3.1
1,485 sq. ft

Self-contained mews office ready for your finishing touches:

- Self-contained ground & 1st floor office
- Accommodation suitable for between 10-20 people
- Fully furnished option available
- Parking directly outside unit
- Perimeter trunking & AC
- Meeting room
- Repositioned demised WCs
- Feature lighting
- Smart enabled - measuring air quality and improving performance





Floor to ceiling heights

Ground

Floor to underside of slab - 2.34m

Floor to underside of beam - 2m

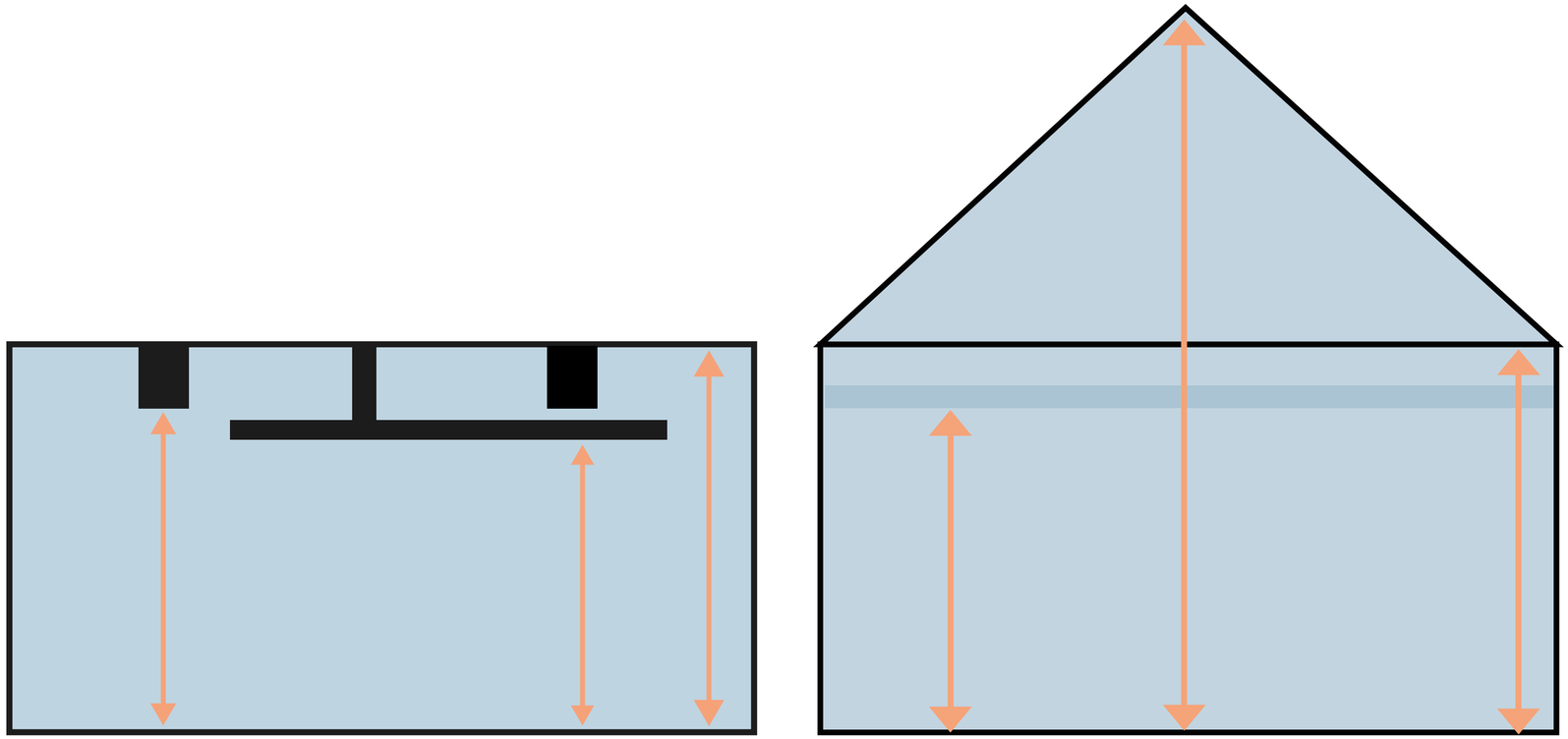
1st floor

Floor to ridge - 4.3m

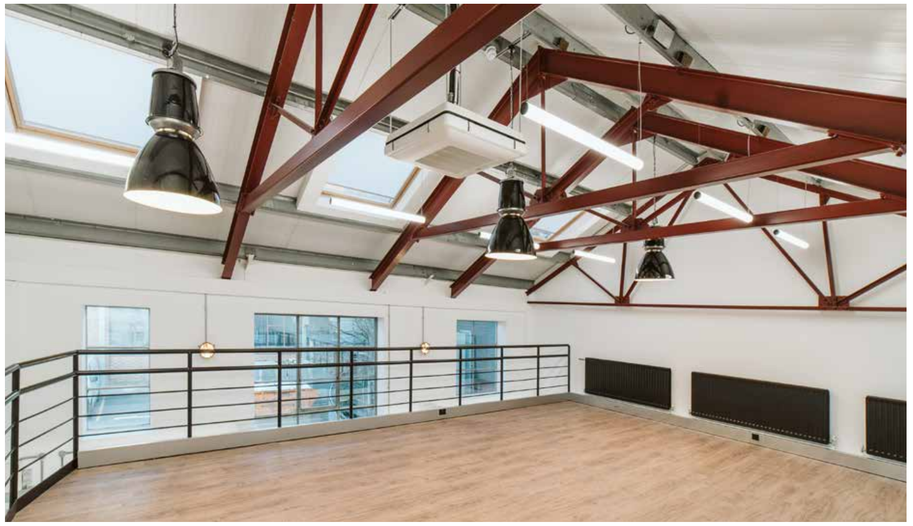
Floor to underside of plant - 2.6m

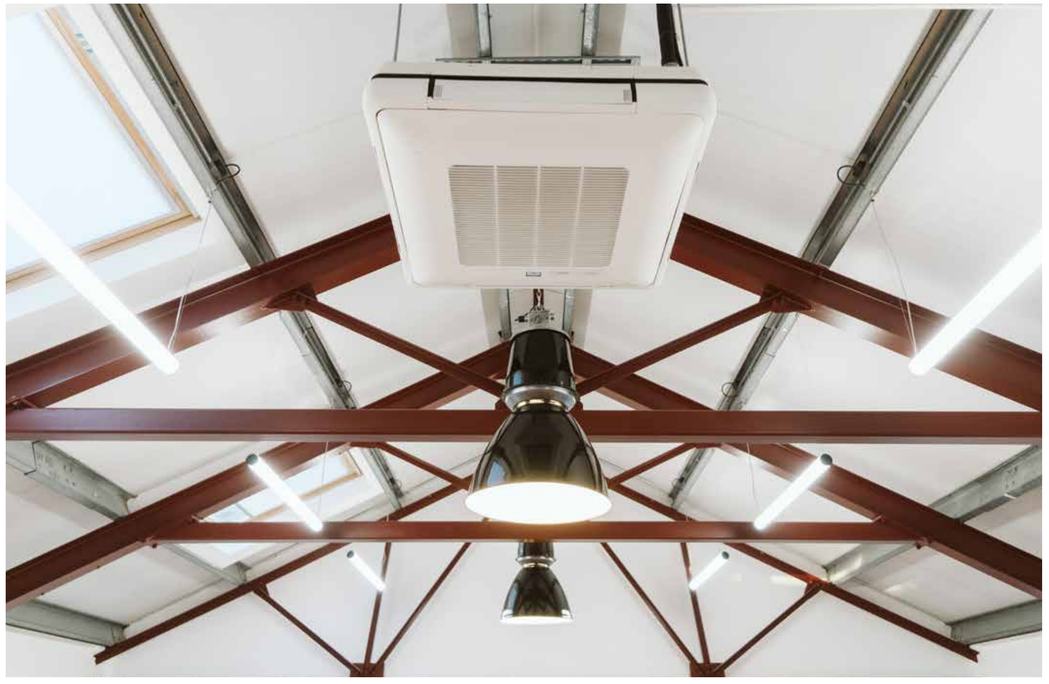
Floor to beam - 1.8m

Floor to eaves - 2.5m



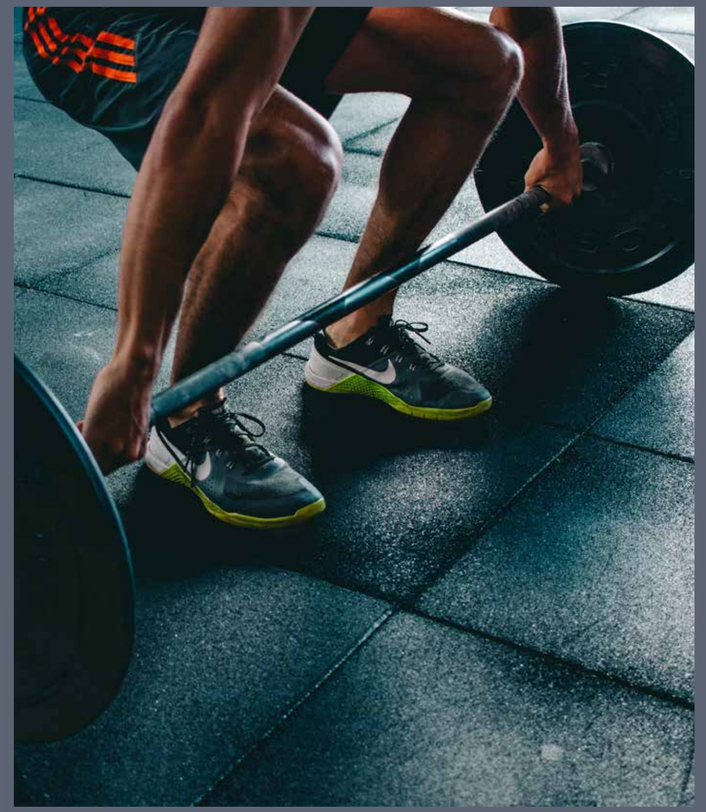
3.1



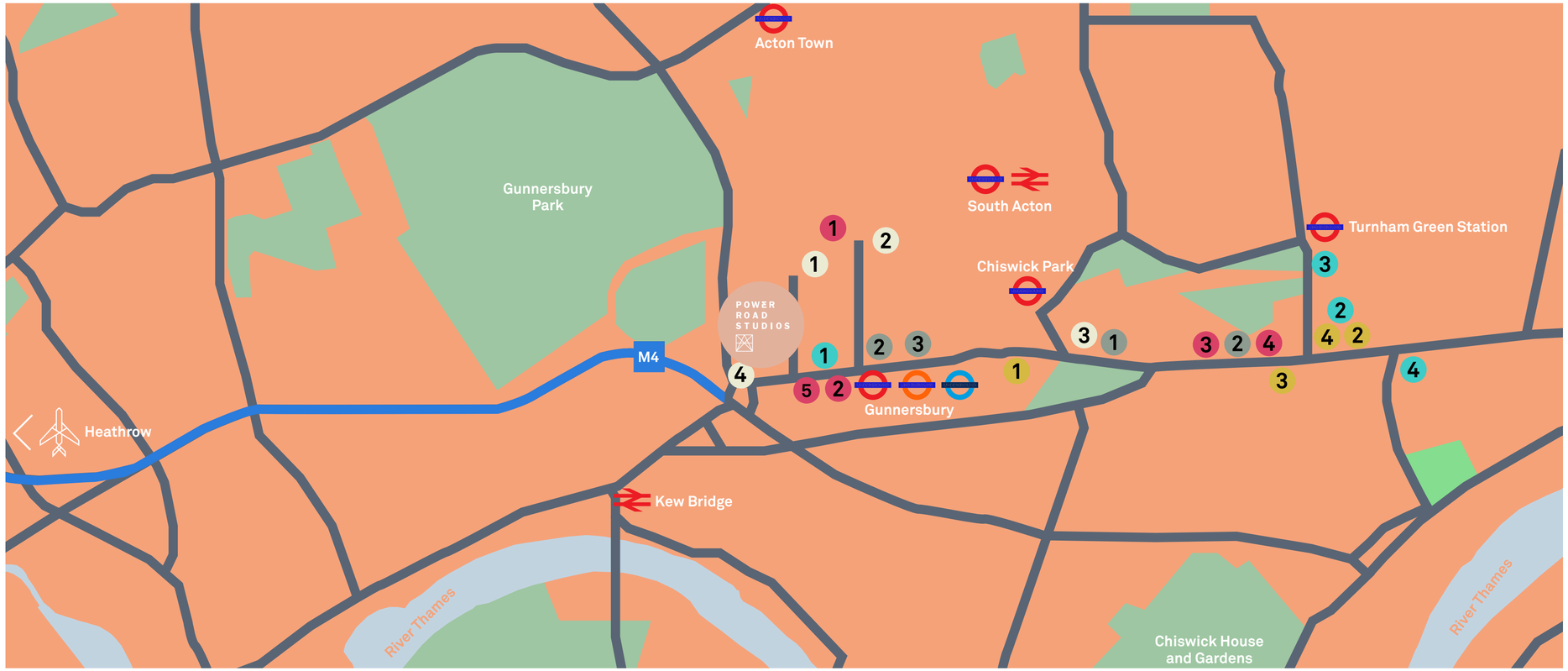


Lifestyle

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.



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 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. Le Pain Quotidien

For any further information please contact one of our agents:

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Terms

Flexible lease terms available

EPC: C68

Akoya work life is smilier

We scour the London landscape to find assets in emerging neighbourhood locations that we believe are hidden gems.

Then we invest to create sustainable workplaces and creative, entrepreneurial communities.

Textured places with heart and soul where people can work, create, collaborate and have fun.

Our name comes from a Japanese cultured pearl. It fits us perfectly because we create places that become pearls.

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POWER ROAD STUDIOS

By Akoya

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