STUDIO 5

34,728 sq. ft. of new build office
space available Autumn 2023

By Akoya

POWER
ROAD
STUDIOS

NEW GRADE A OFFICE SPACE ON THE POWER ROAD STUDIOS CAMPUS

THE BUILDING

34,432 sq ft of new build, high quality office space across 5 floors by award winning architects Barr Gazetas.

Self-contained building located on Power Road Studios campus.

ESG at the heart of the design, the building will deliver BREEAM outstanding, Airscore Gold, EPC A and NABERS UK 5 Stars.

Best in class technology, with Landlord fibre provision, tenant app, and achieving Wiredscore Platinum.

Completion Autumn 2023.

FOURTH FLOOR STUDIO 5 - 7,192 SQ.FT

OPPORTUNITY TO CREATE DOUBLE HEIGHT
SPACE IN EXCESS OF 6.2M FLOOR TO CEILING

ESG CREDENTIALS

Our projects are designed to create a highly efficient, sustainable building with occupier wellbeing at the heart of the development. To achieve that aim, we use independent certification and objective metrics.

Operational & Embodied carbon

Operational Energy
110 kWhe/CO2/m2/GIA

Upfront Embodied
Carbon 501kg/CO2/m2/GIA

Whole life carbon
750 kg/CO2/m2/yr/NIA

Climate & Environment

BREEAM®

Delivering Outstanding

NABERS

Achieving 5 stars

EPC

Achieving 'A' rating

100% electric

On site renewables
84 panels producing 21MWh

Energy procurement
UKGBC compliant – 100% renewable

ESG CREDENTIALS

Health & Wellbeing

Airscore delivering Gold

Best in class cycle provision inc. on site yoga studio

Natural Capital

Minimum 15% net biodiversity gain

Comprehensive biophilia strategy to open areas, inside and out

Local Community

Targeting £3.4m social value return from development

Considerate Constructors score of 40+

Connectivity & Technology

Landlord fibre throughout

Delivering Platinum

Smart Spaces aware winning tenant app

Design

Design by award winning architects Barr Gazetas

South facing roof terrace with tenant catering facilities

BUILDING SPECIFICATION

HQ office with generous parking provision available

Easily divisible floorplates from 1,250 sq. ft

1,066 sq. ft south facing roof terrace

75 cycle spaces in new amenity pavilion

Dedicated reception for Studio 5

Landlord fibre provision – be online in 5 days with no wayleaves

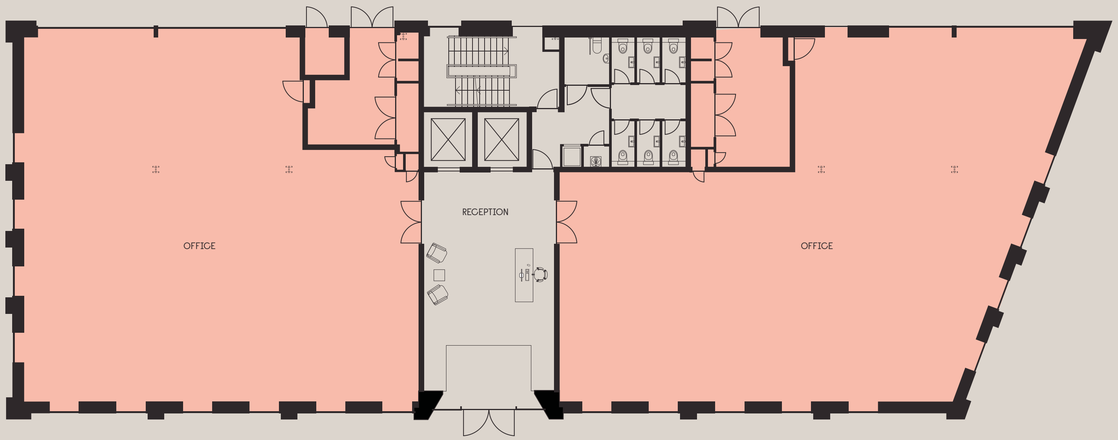
Tenant app created by award winning Smart Spaces

Campus Coffee bar – in unit catering available

EXPANSIVE VIEWS ACROSS CHISWICK AND WEST LONDON

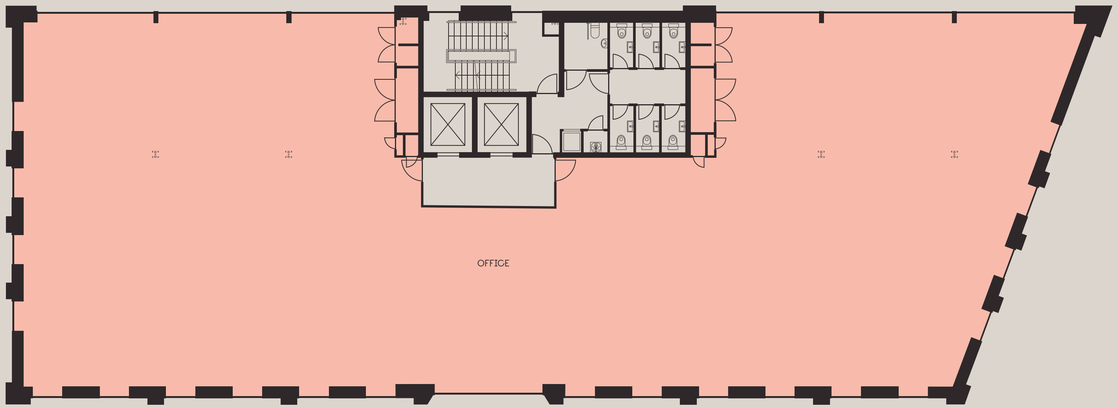
SCHEDULE OF AREAS

Floor	sq. ft	sq. m	Availability
Roof terrace	1,066	99.0	
Fourth	7,192	668.1	Available
Third	7,192	668.1	Available
Second	7,192	668.1	Available
First	7,173	666.3	Available
Ground	5,979	555.4	Available
Total	35,794	3,325	

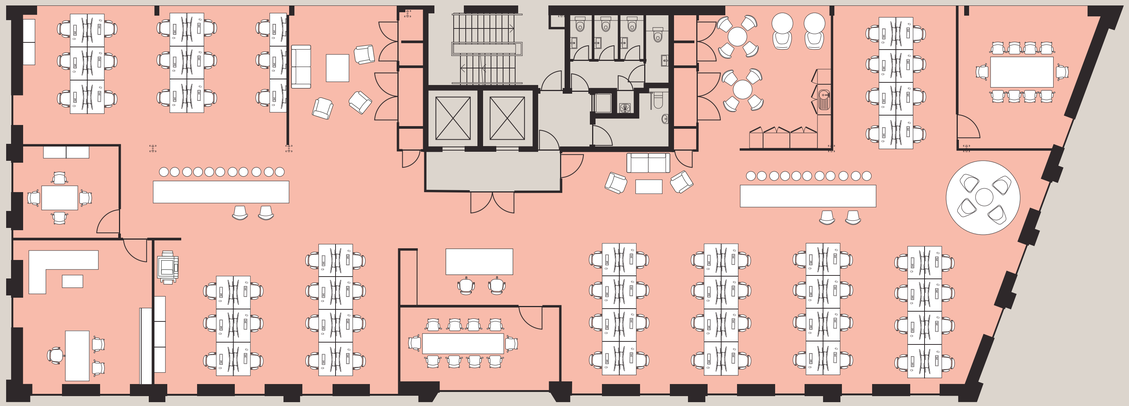


Ground	5,982 sq ft

FLOORS PLANS



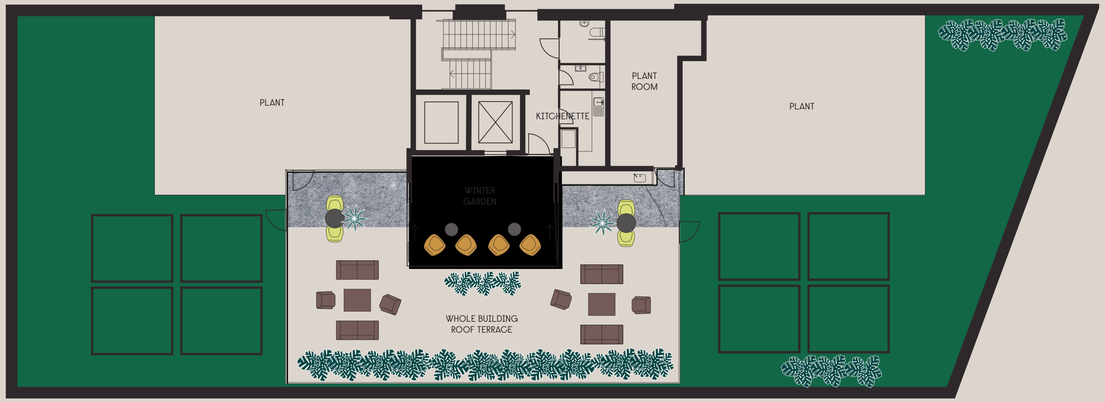
First - Fourth	7,093 sq ft - 7,124 sq ft



First - Fourth	Example space plan

70 - Desks	3 - Meeting rooms
5 - Break out areas	1 - Boardroom

ROOF TERRACE



Roof terrace	1,066 sq. ft

Southfacing rooftop terrace, events space with catering facilities and winter garden for year round use.

AMENITY PAVILION

Pavilion

54 - Cycle spaces

21 - Folding cycle spaces

8 - Showers

63 - Lockers

Drying room

Accessible shower & WC

Yoga studio

SPECIFICATION

BCO density of 1 person per 8m2 for WC's, on-floor M&E and lift

HVAC

- VRF air-source heat pump heating & cooling via ceiling mounted fan coil units
- 100% fresh air supply (no recirculation) from central heat recovery AHU plant

Lighting

- Suspended LED luminaires providing direct/indirect lighting and 400 lux at desk level
- Daylight dimming & presence detection

Security

- Access control & video entry system
- CCTV to common areas

Vertical transport

- 2 lifts

Power

- Dedicated sub-metered distribution boards for each tenancy

Floor to Ceiling heights

- Floor to soffit – 3.15m
- Floor to underside of plant – 2.7m

WC provision

- Design led WCs

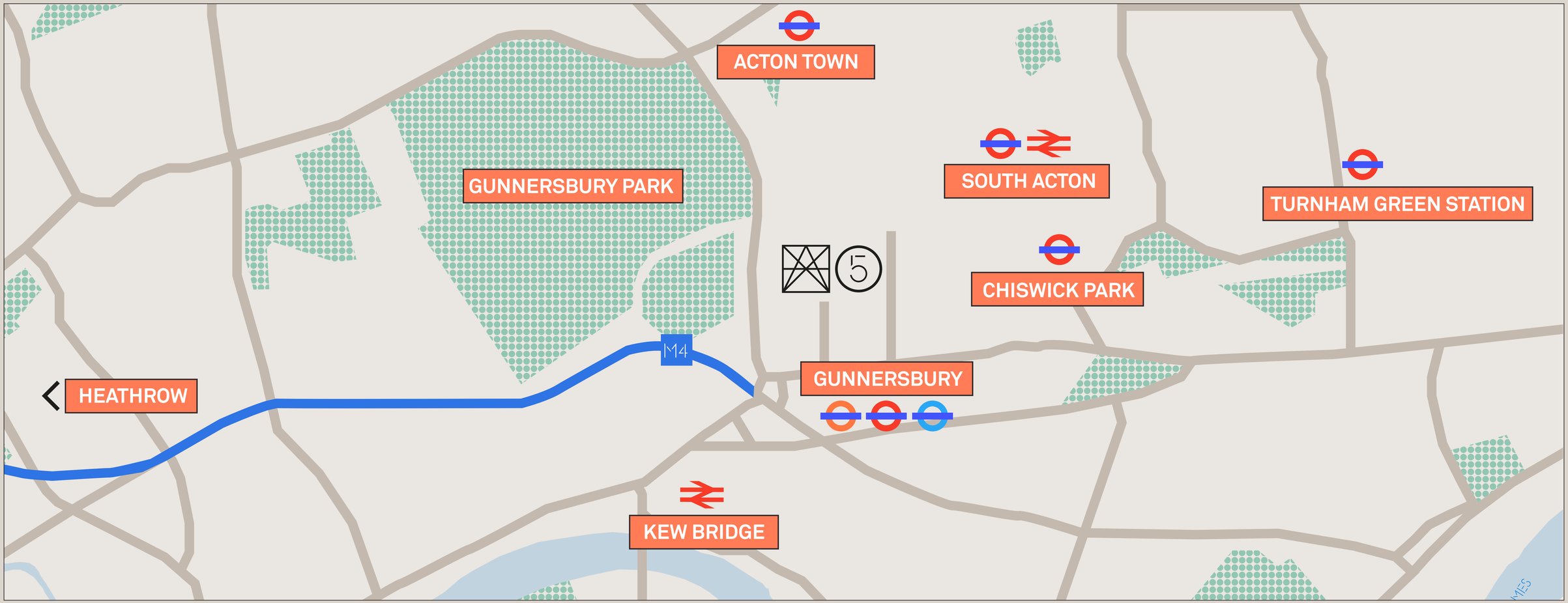
Data

- Landlord Backbone fibre provision
- Ultra-fast 1GB internet
- 5 day activation

Parking

- Available on request

LOCATION & TRANSPORT



TRAIN
Direct routes into Central London and the South East from Gunnersbury Overground and Kew Bridge. Both stations are within easy walking distance.

TUBE
Gunnersbury underground station is less than 5 mins walk away, providing direct links to Central London and beyond.

PLANE
Heathrow Airport is around 10 miles away, that's less than 20 mins by car.

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

CAR
Less than 400 yds away, the A4/ M4 provides access to Central London, Heathrow and the M25 and North Circular. On site parking is available.

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

BECOME PART OF THE POWER ROAD STUDIOS COMMUNITY

2 acre campus site, housing a range of industries from media creatives to medical professionals.
Events programme, licensed coffee bar, pop up galleries, sports classes and more.

IF YOU'D LIKE TO FIND OUT MORE GET IN TOUCH

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