

STUDIO 5

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

By Akoya



NEW GRADE A OFFICE SPACE ON
THE POWER ROAD STUDIOS CAMPUS

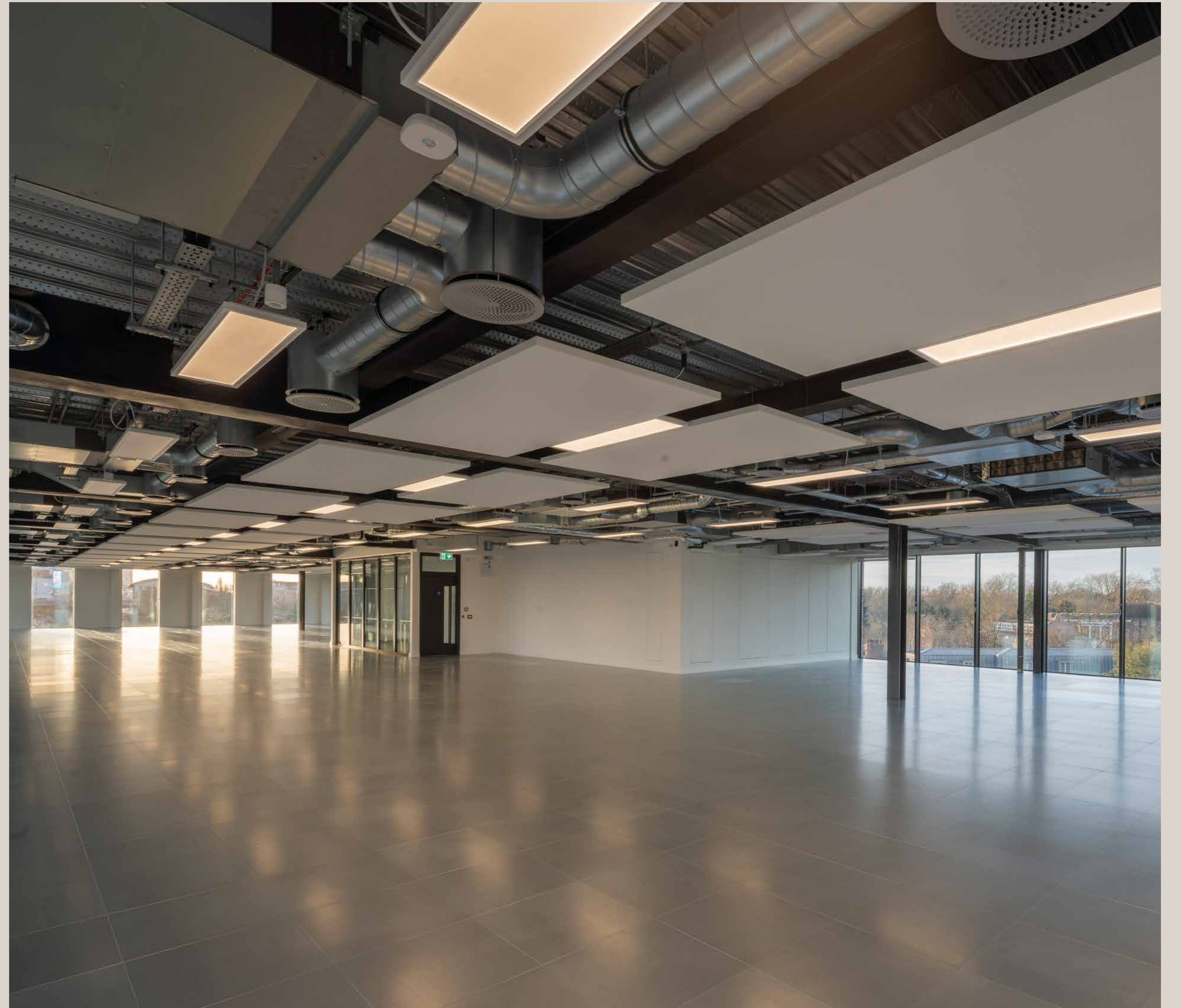


34,728 sq ft of new build, high quality office space across 5 floors by award winning architects Barr Gazetas.

Self-contained building located on Power Road Studios campus.

ESG at the heart of the design, the building delivers 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.







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.



Climate & Environment

Operational &
Embodied carbon

BREEAM[®]

NABERS

Delivering Outstanding

Achieving 5 stars

Operational Energy
110 kWh/CO₂/m²/GIA

EPC



Achieving 'A' rating

100% electric

Upfront Embodied
Carbon 501kg/CO₂/m²/GIA



On site renewables
84 panels producing 21MWh

Energy procurement
UKGBC compliant –
100% renewable

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



Health & Wellbeing



Natural Capital



Local Community



Connectivity & Technology



Design



Airscore delivering Gold



Minimum 15% net biodiversity gain



Targeting £3.4m social value return from development



Landlord fibre throughout



Design by award winning architects Barr Gazetas



Best in class cycle provision inc. on site yoga studio



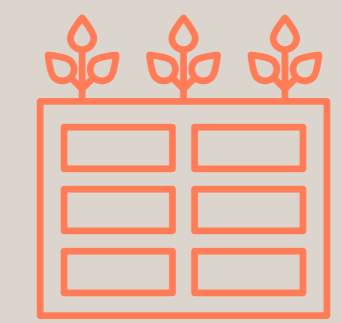
Comprehensive biophilia strategy to open areas, inside and out



Considerate Constructors score of 40+



Delivering Platinum



South facing roof terrace with tenant catering facilities

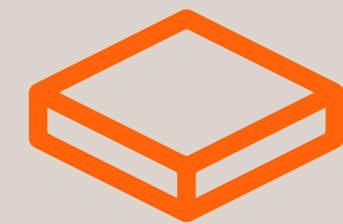


Smart Spaces aware winning tenant app

BUILDING SPECIFICATION



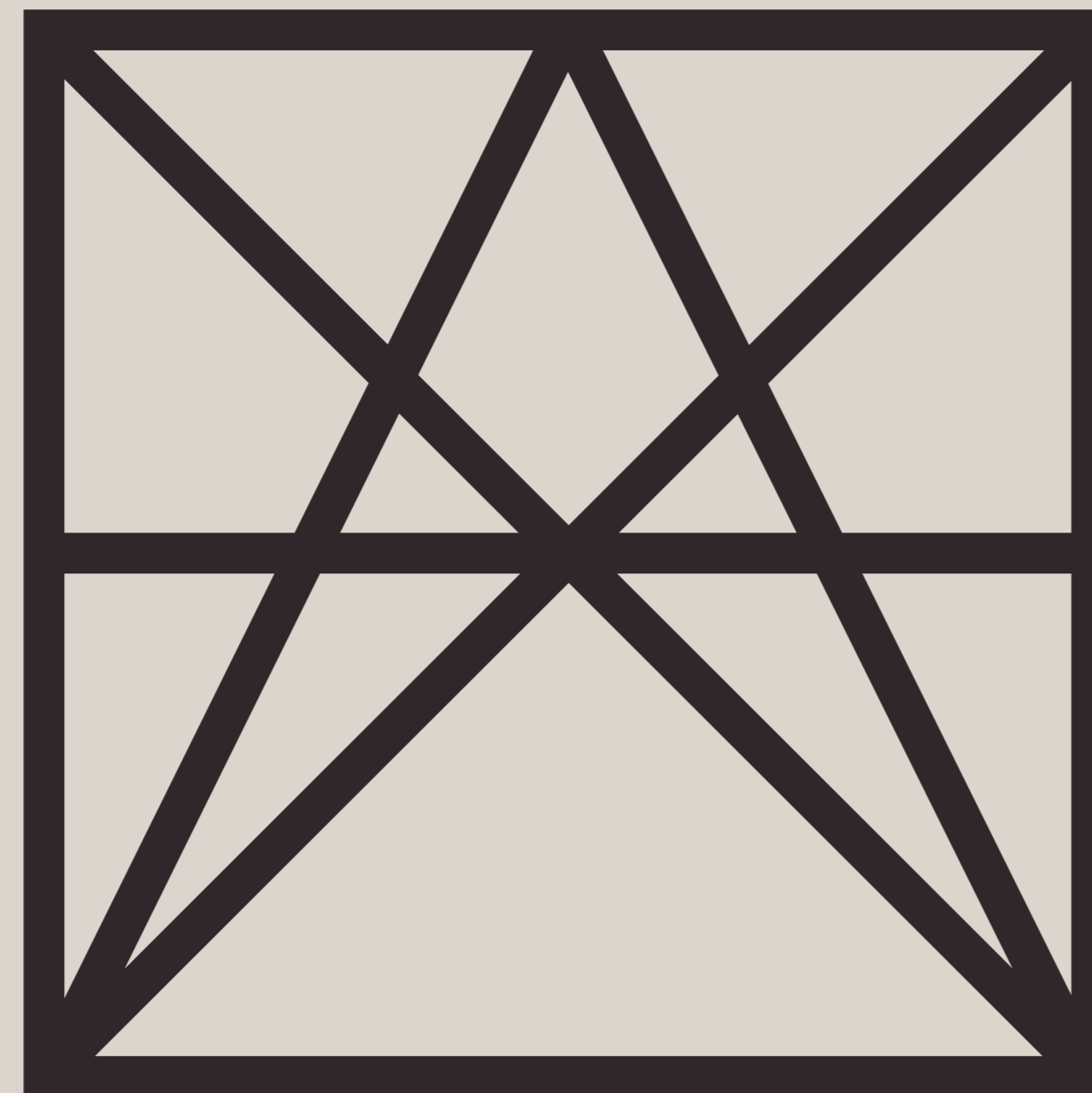
HQ office with generous parking provision available



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



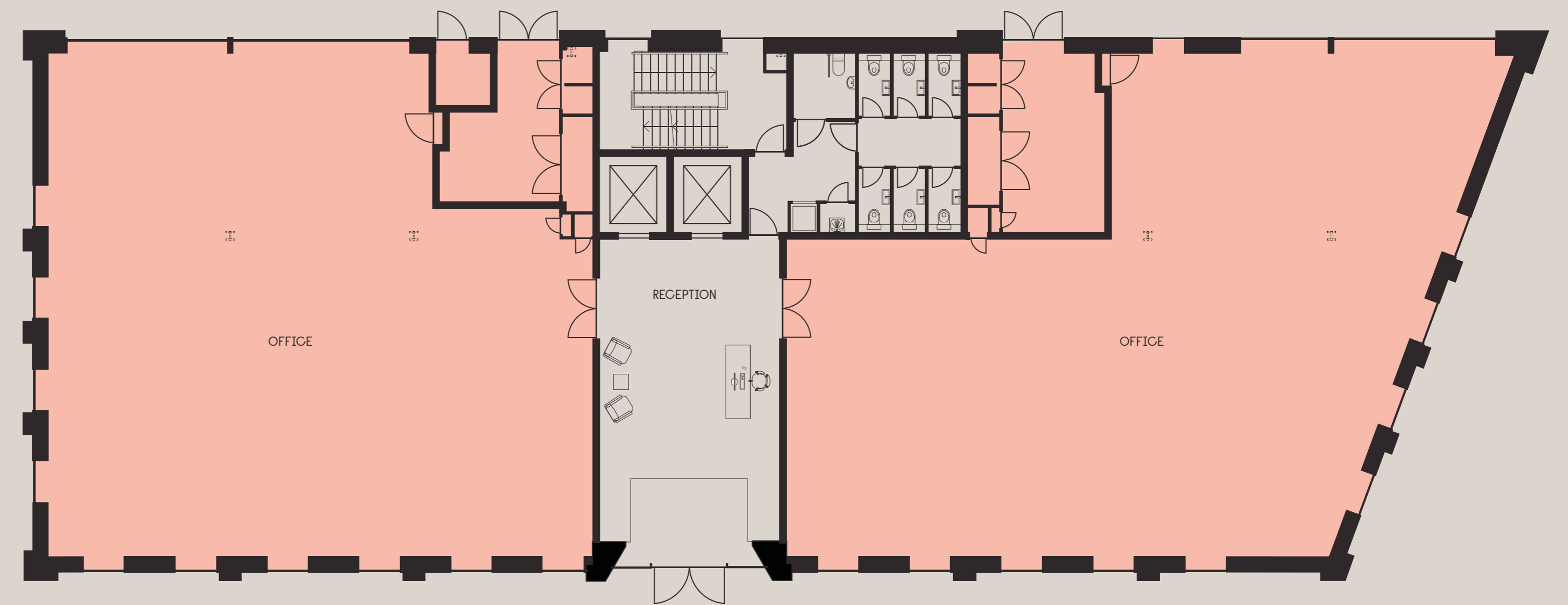
Campus Coffee bar – in unit catering available

EXPANSIVE VIEWS ACROSS CHISWICK
AND WEST LONDON



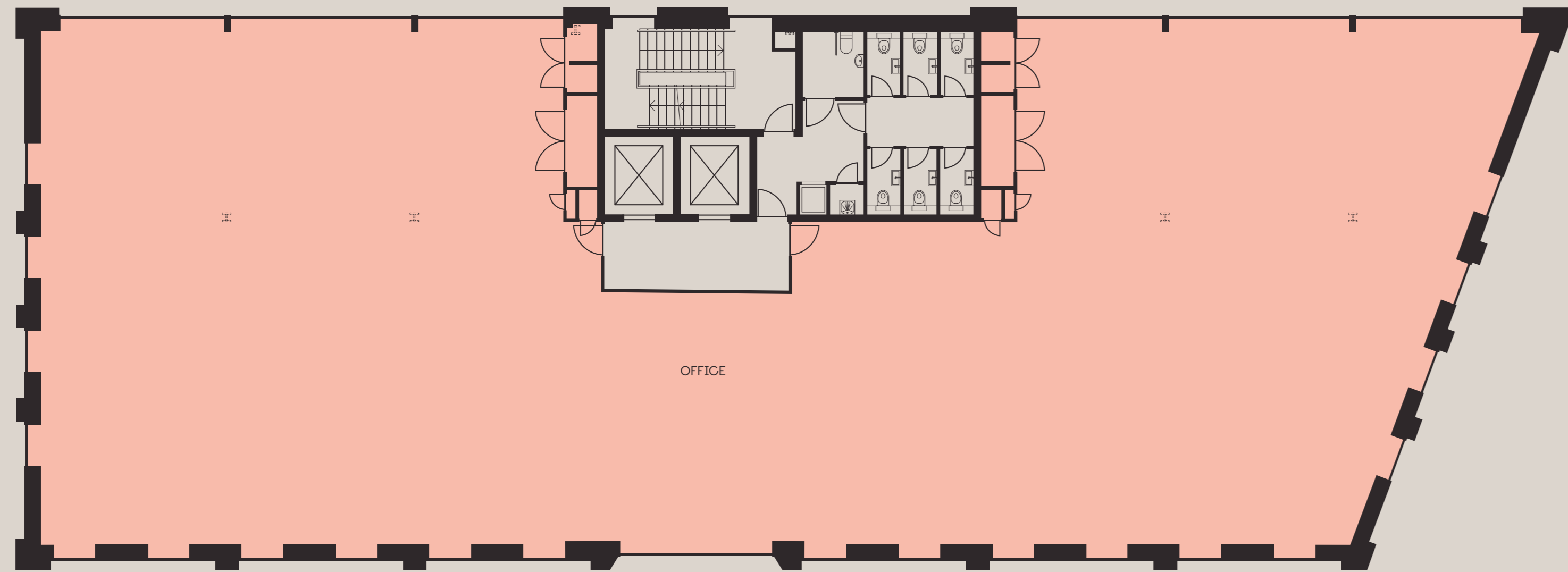
SCHEDULE OF AREAS

Floor	sq. ft (NIA)	sq. m (NIA)	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
Office total	34,728	3,325	

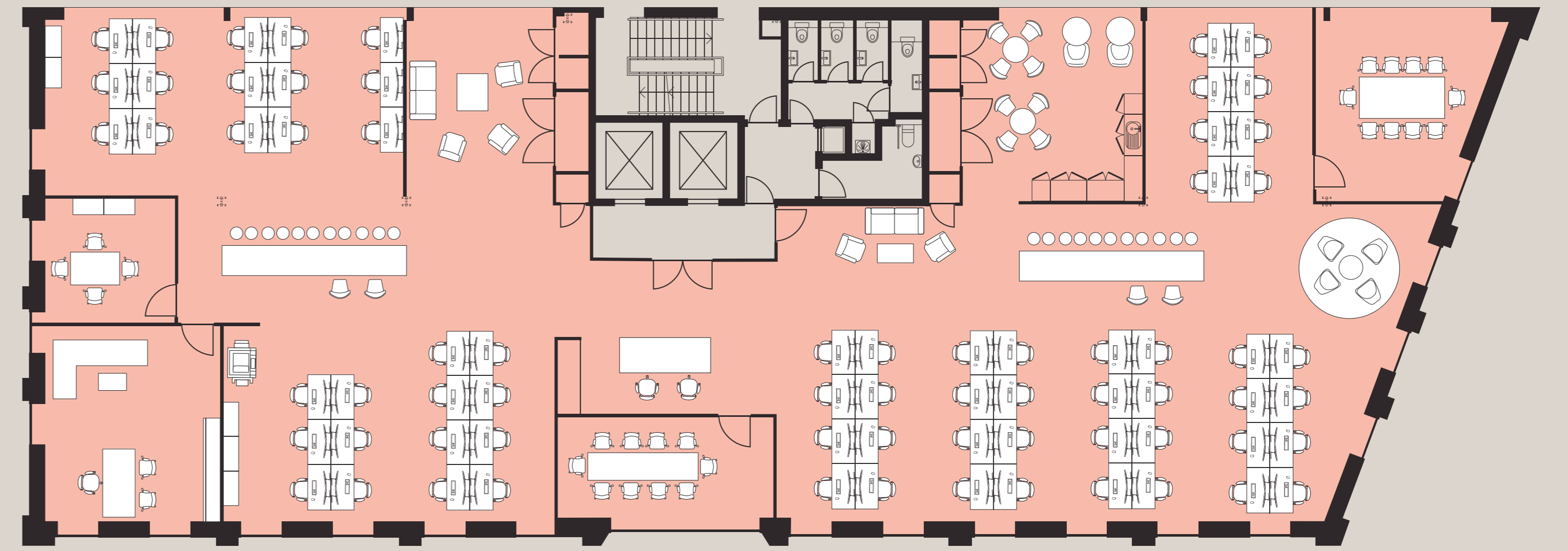


Ground 5,979 sq ft

FLOORS PLANS



First - Fourth 7,173 sq ft - 7,192 sq ft



First - Fourth Example space plan

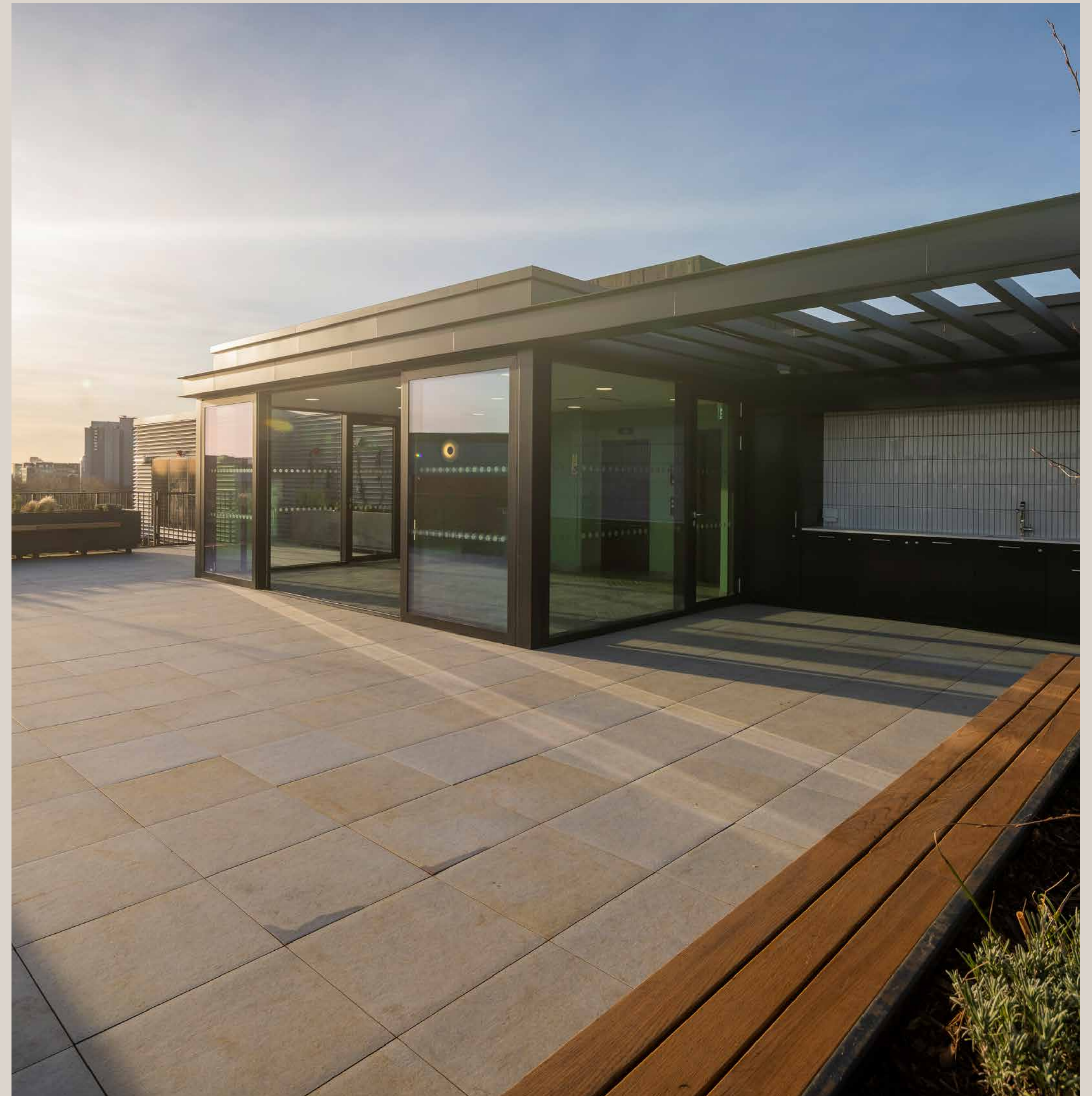
- 70 - Desks
- 3 - Meeting rooms
- 5 - Break out areas
- 1 - Boardroom

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

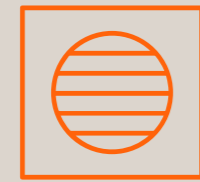
Drying room

Accessible shower & WC

Yoga studio



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

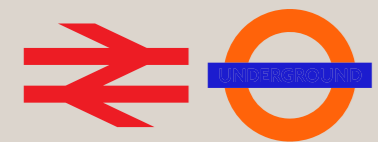
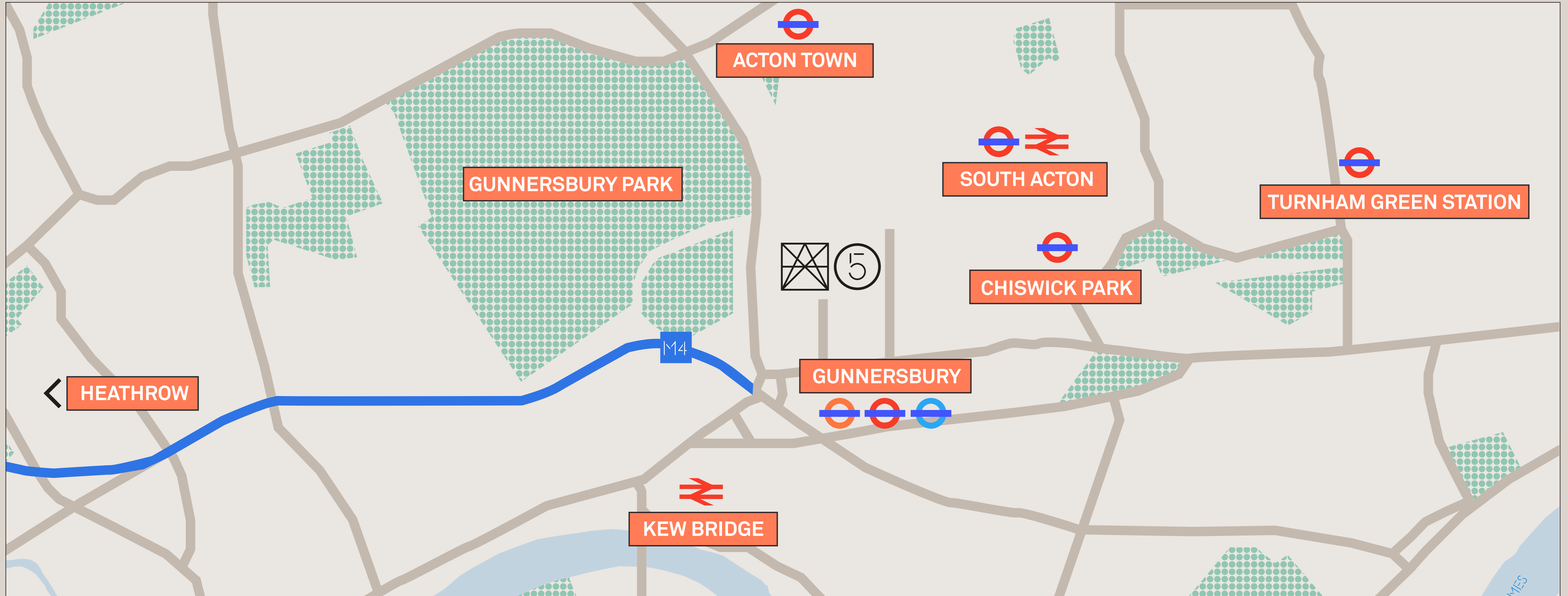
- Landlord Backbone fibre provision
- Ultra-fast 1GB internet
- 5 day activation



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

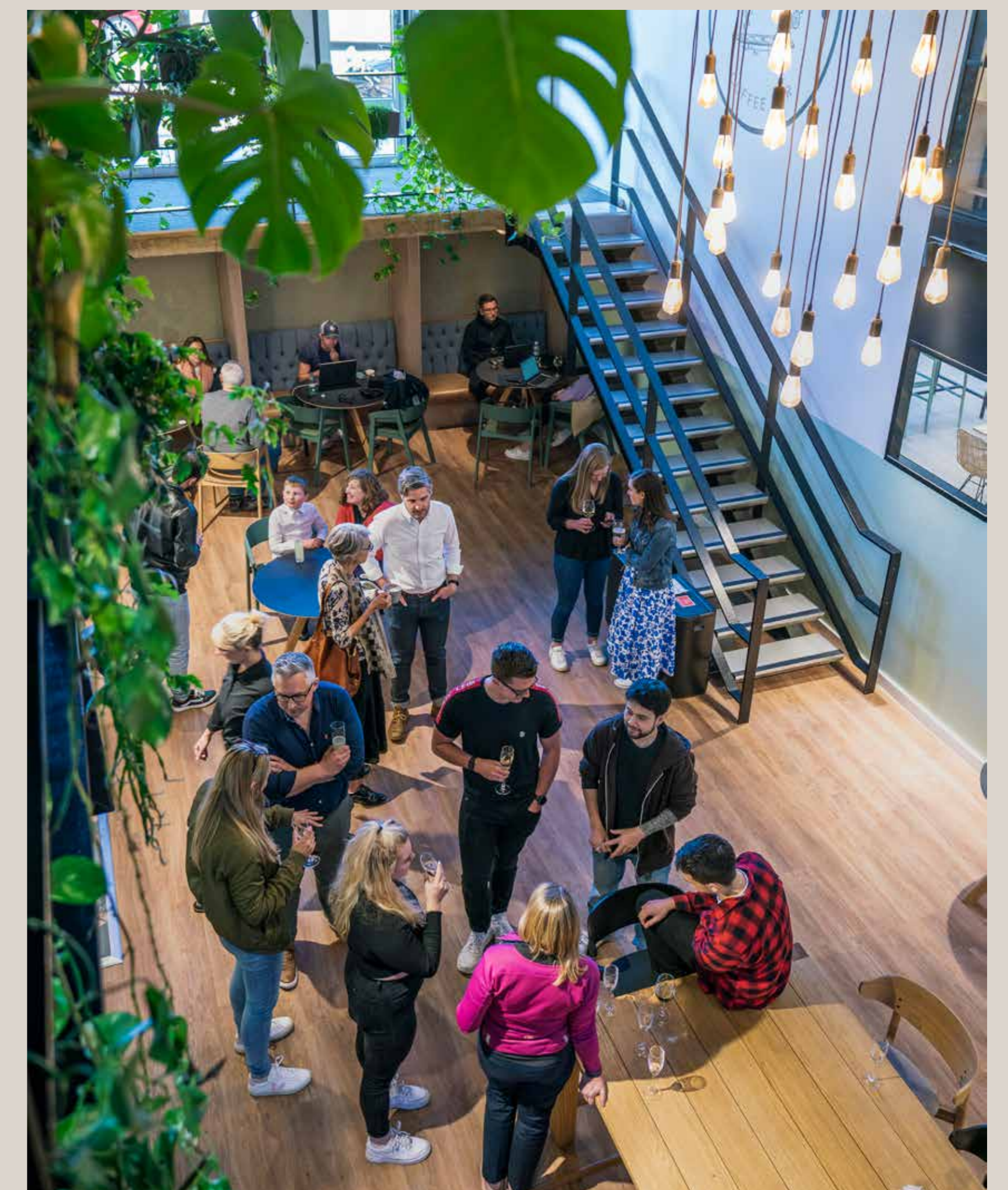
Less than 400 yds away, the A4/M4 provides access to Central London, Heathrow and the M25 and North Circular. On site parking is available.



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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meadowcroft

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