

POWER  
ROAD  
STUDIOS



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# Power Road Studios

114 Power Road, London, W4 5PY

By Akoya

Newly refurbished  
office spaces to let

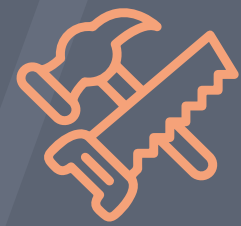
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**Built in the 1930's and originally a Singer sewing machine factory, Power Road Studios has been transformed into a creative campus and is now home to a range of dynamic and innovative businesses.**

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



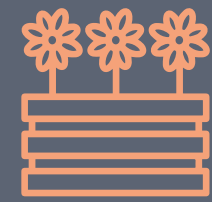
Newly refurbished



Onsite bike storage



WiredScore Gold



Landscaped courtyard



On-site cafe



Showers



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

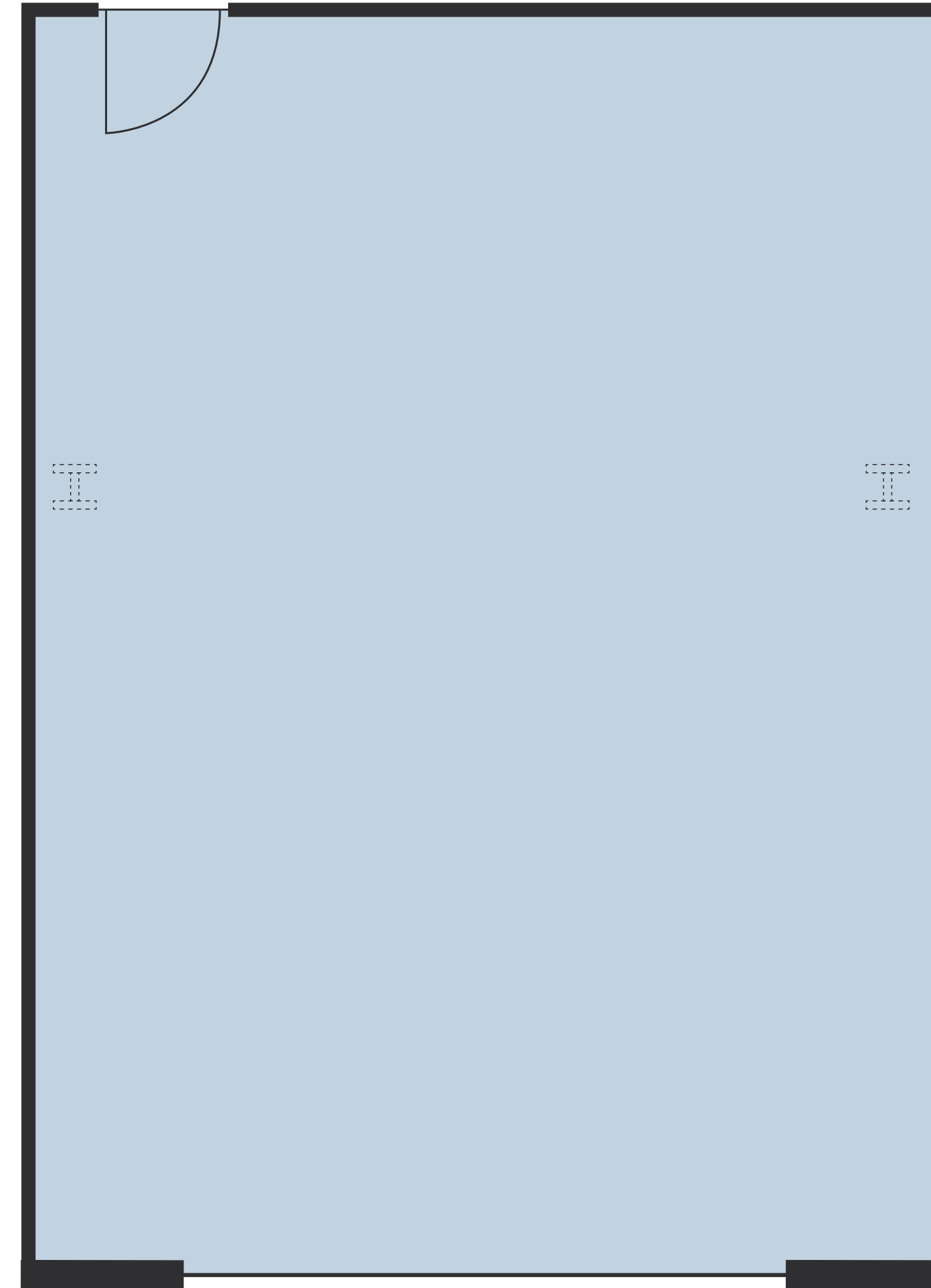
# Floor plan

## Unit 2.05

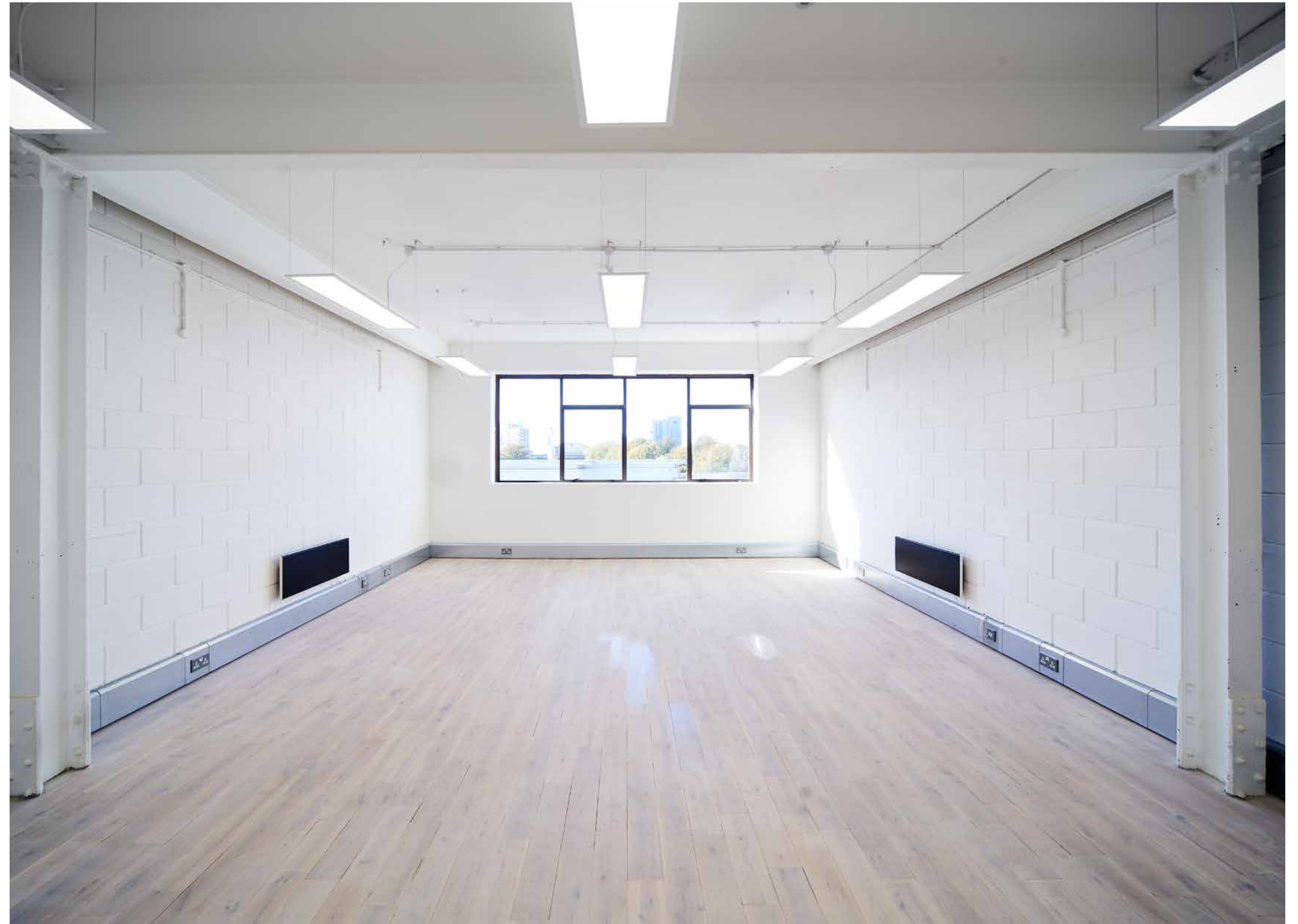
543 sq. ft

### Fully functional 2nd floor space ready for your finishing touches

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

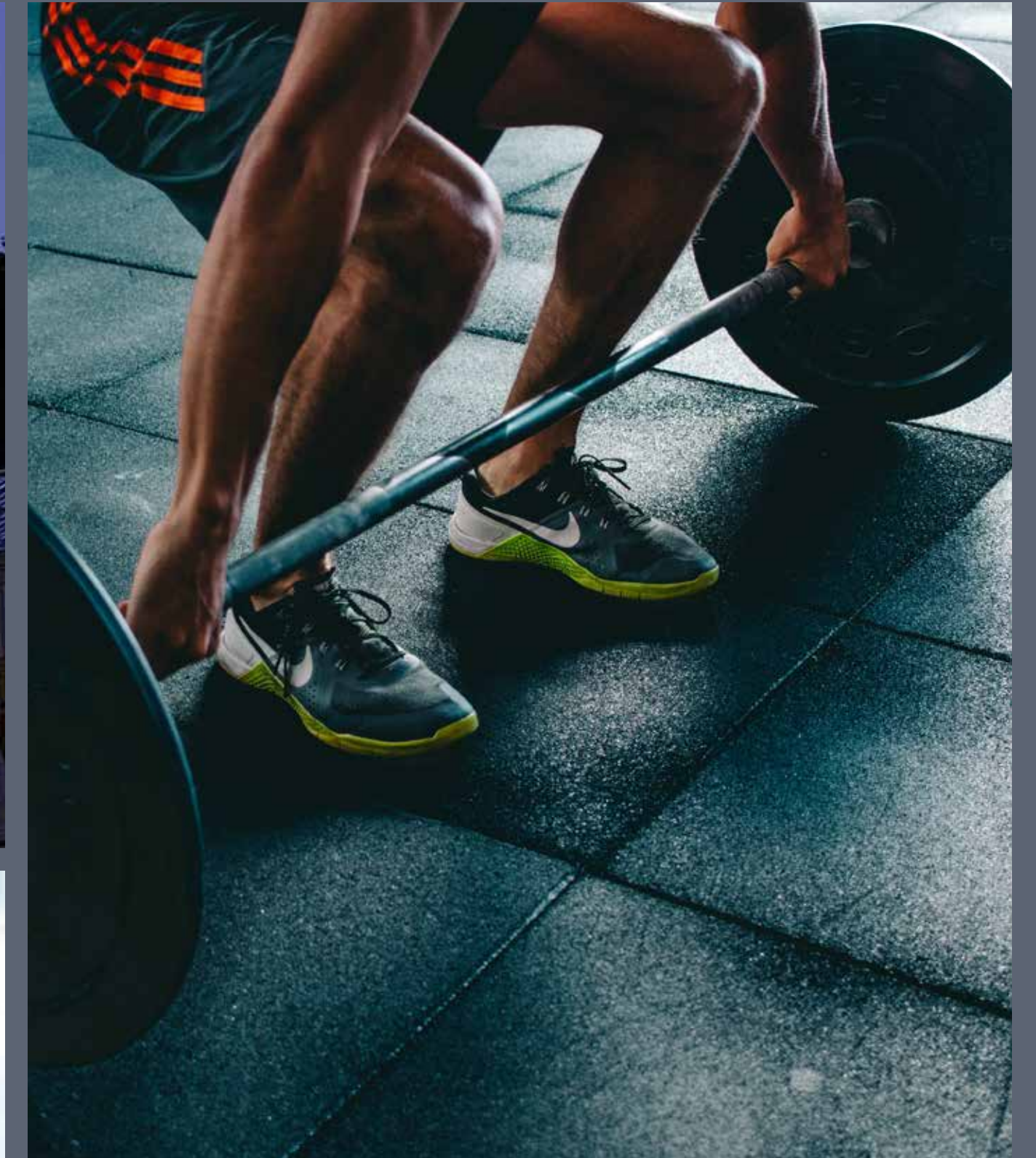


# 2.05



# 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.



## CYCLE TO WORK

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



## TUBE

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



## 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.



## 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.



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



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



1. Starbucks
2. Oswald Cobblepot
3. Gails Bakery
4. Le Pain Quotidien



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

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# For any further information please contact one of our agents:

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# DTRE

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### Terms

Flexible lease  
terms available

EPC: E

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to find assets in emerging  
neighbourhood locations that  
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creative, entrepreneurial  
communities.

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and soul where people can  
work, create, collaborate and  
have fun.

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us perfectly because we create  
places that become pearls.

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