



# 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

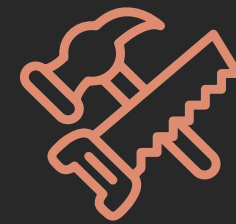




# SPECIFICATION



On-site cafe



Newly refurbished



Air Conditioned



Showers



Onsite bike storage



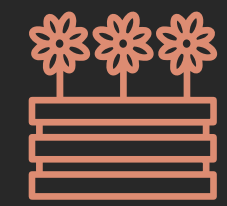
Parking available



Electric car chargers



WiredScore Gold



Landscaped courtyard



Complementary wellbeing training



Amenity pavillion



Airrated Gold

## AVAILABLE UNITS

UNIT	SIZE (SQFT)
2.06	1,061
2.05	543
2.01	1,666
1.08	477
1.02	2,466
1.01	473

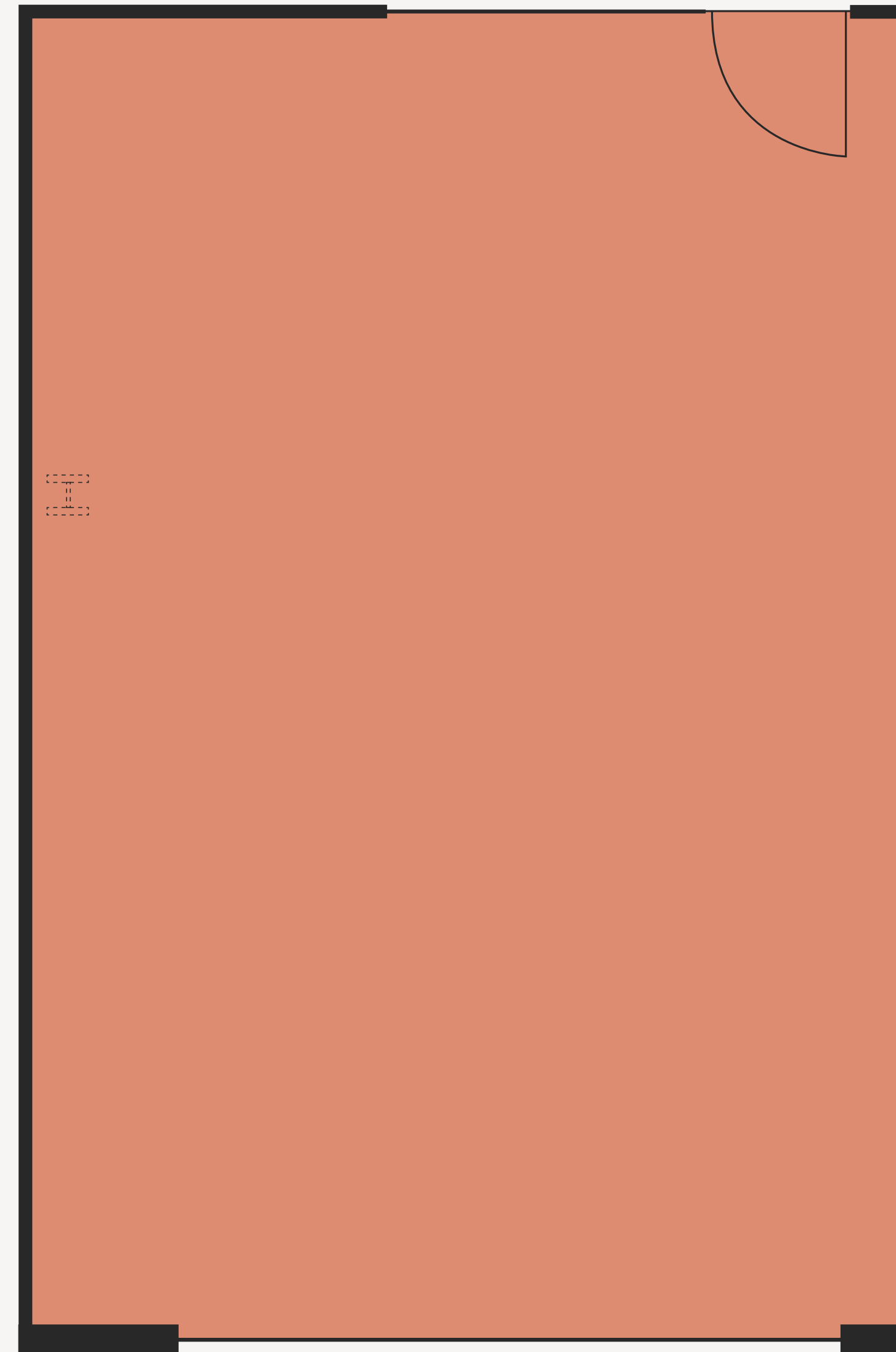


# FLOOR PLAN

**Unit 1.08**  
**477 SQ. FT**

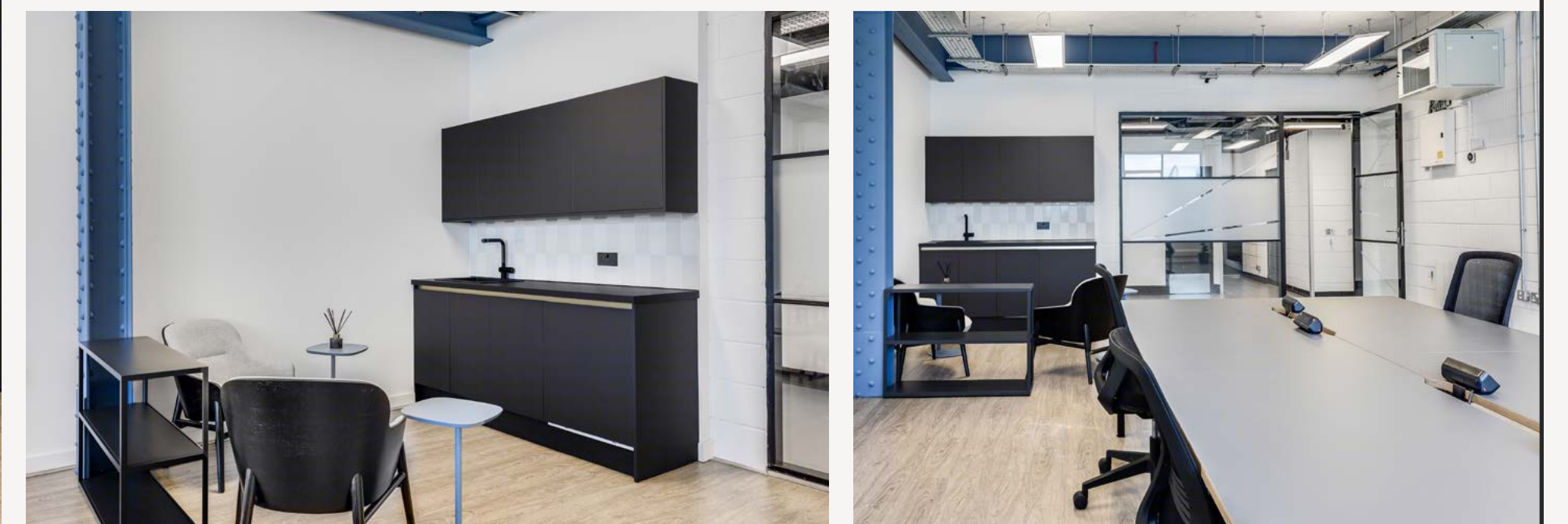
[TAKE A TOUR](#)

- 1st floor space
- Accommodation suitable for 4-8 people
- Fully furnished
- Modernised kitchen
- Perimeter trunking & AC
- Passenger & goods lift





# 1.08



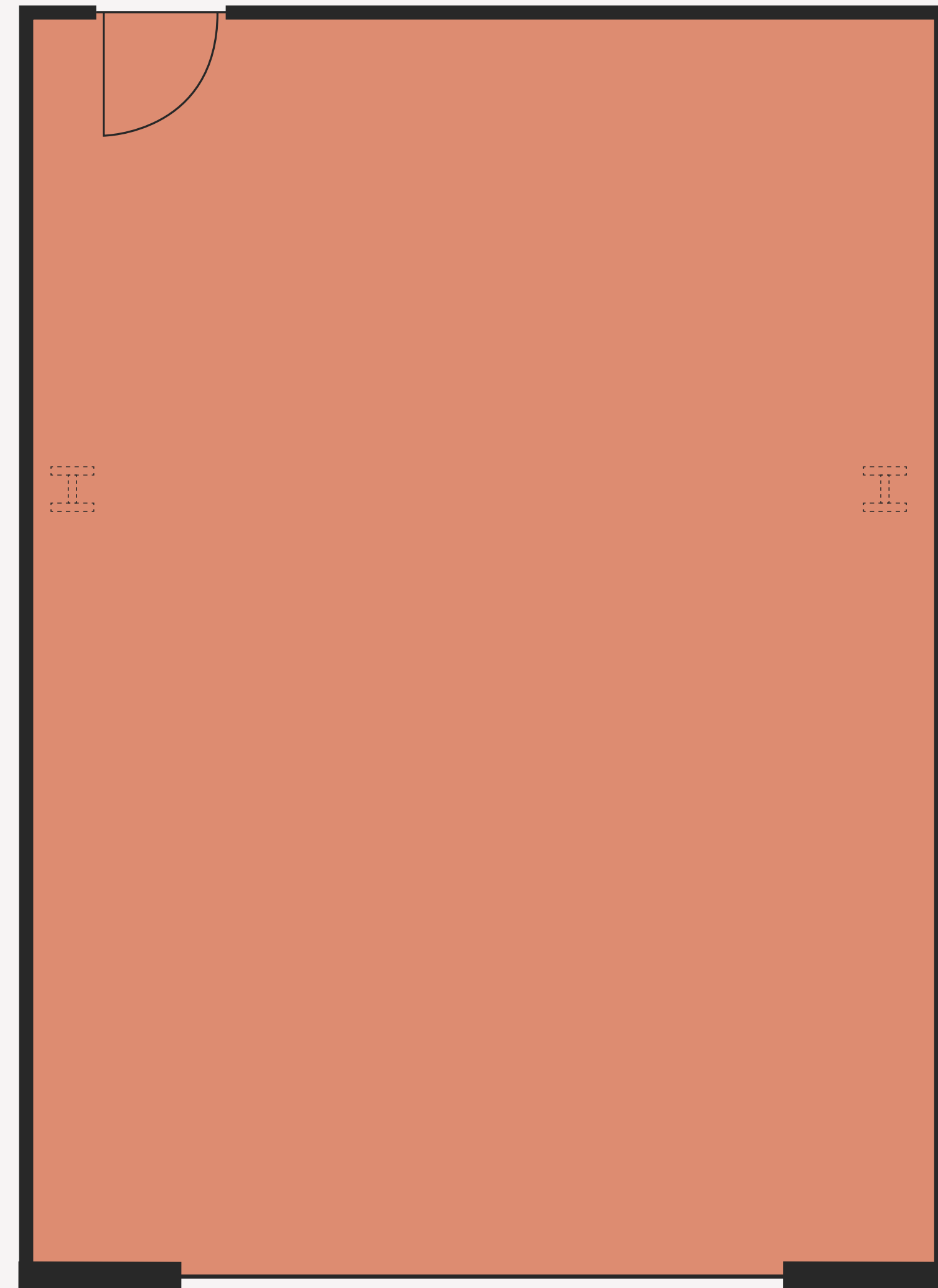


# FLOOR PLAN

**Unit 2.05**  
**543 SQ. FT**

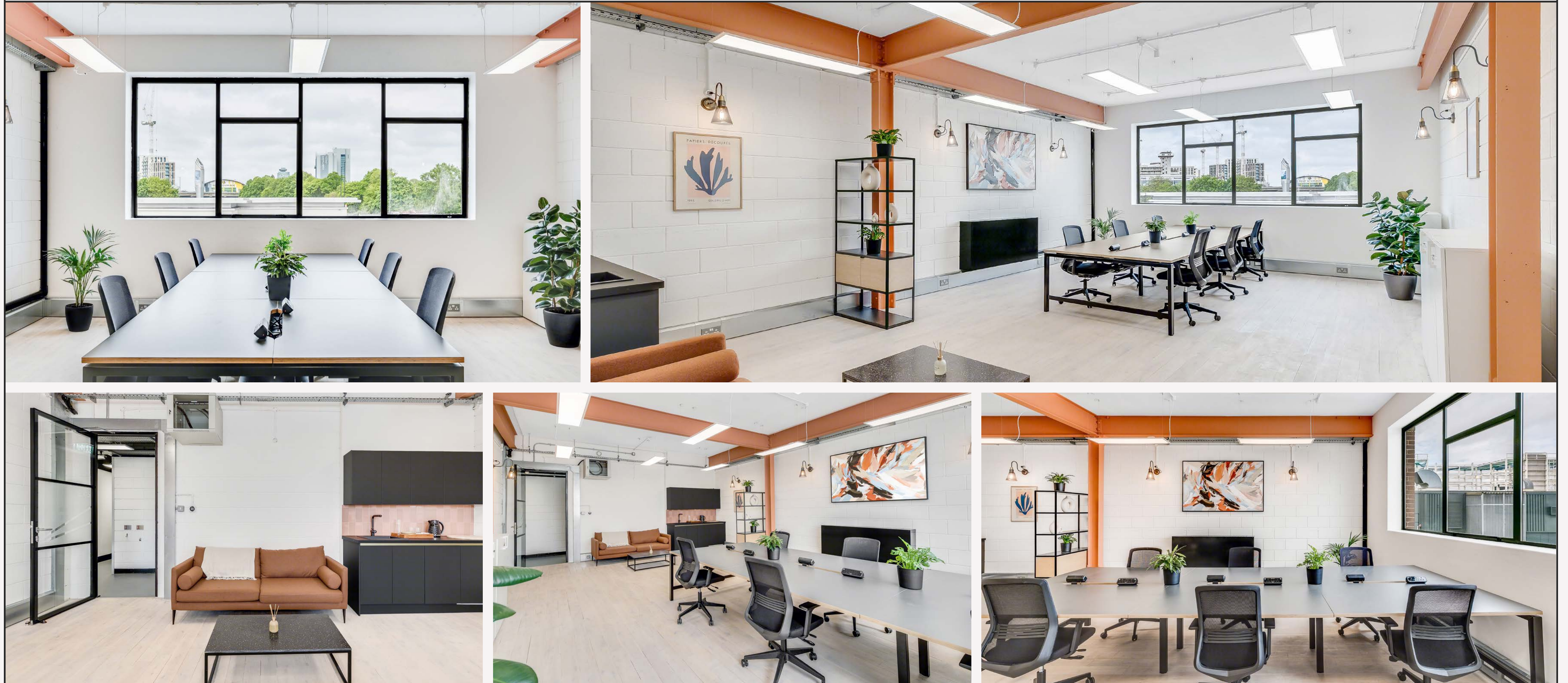
[TAKE A TOUR](#)

- 2nd floor space
- Accommodation suitable for 4-8 people
- Fully furnished option available
- Perimeter trunking
- Passenger & goods lift





# 2.05



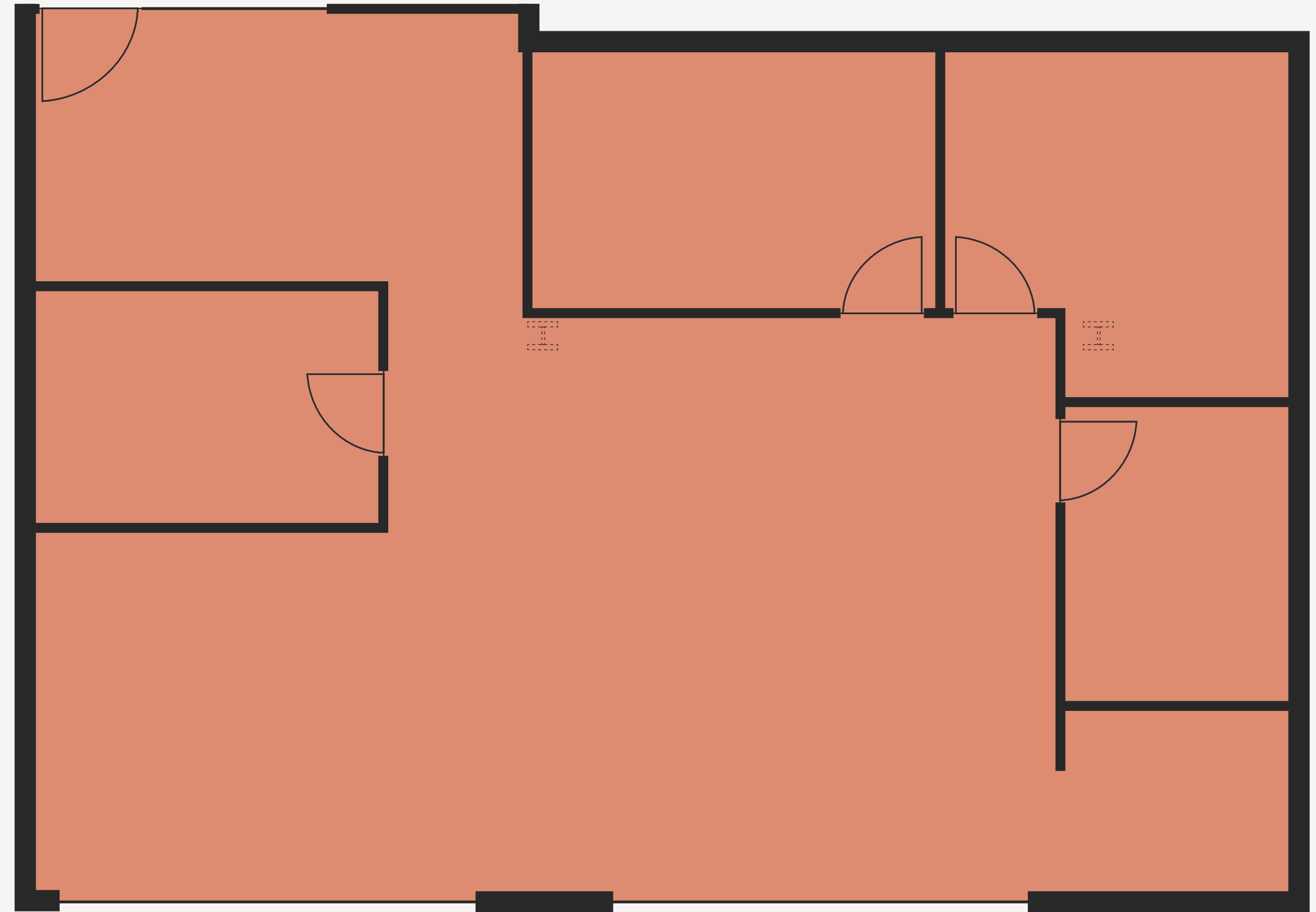


# FLOOR PLAN

**Unit 2.06**  
**1,061 SQ. FT**

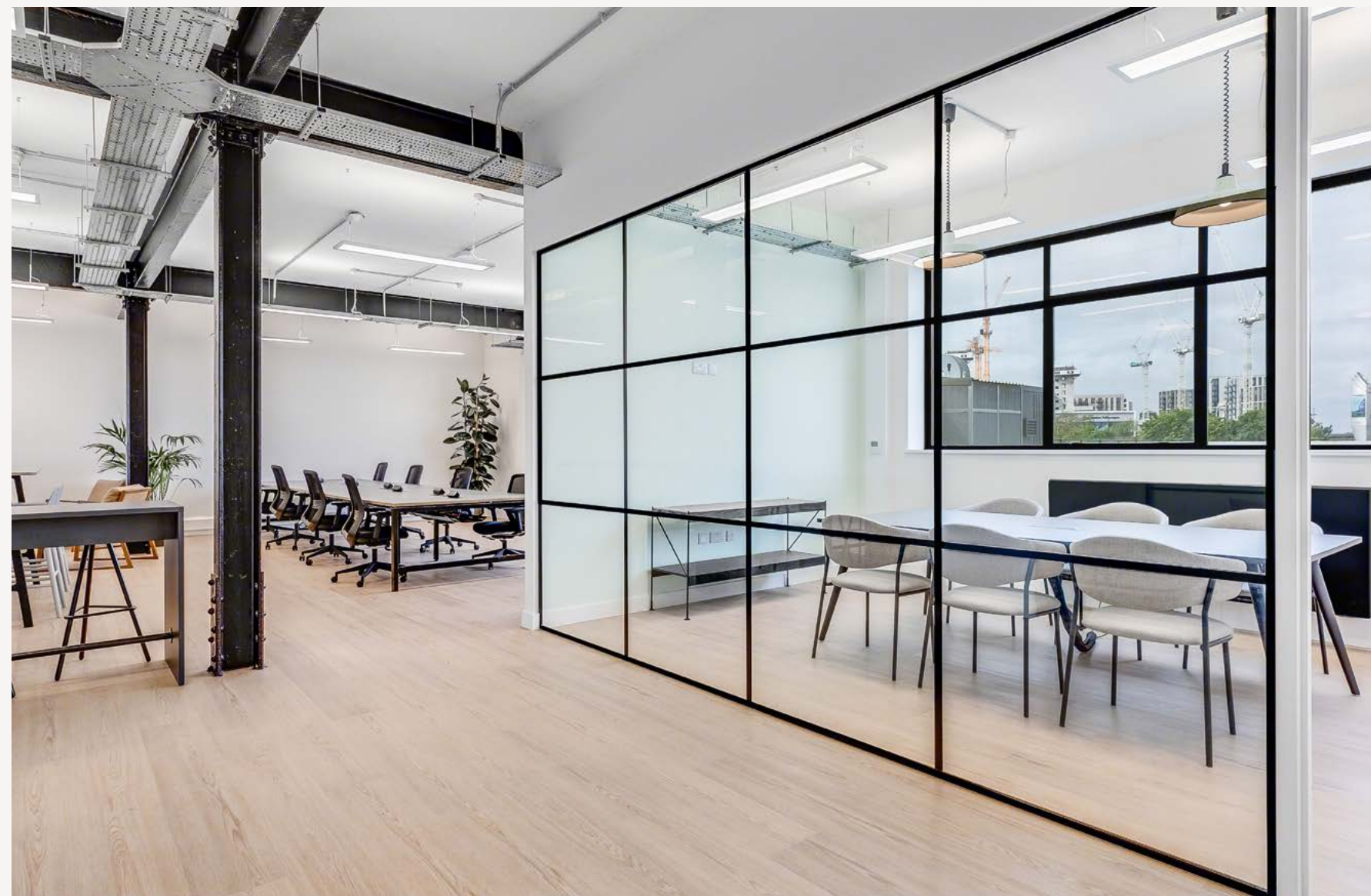
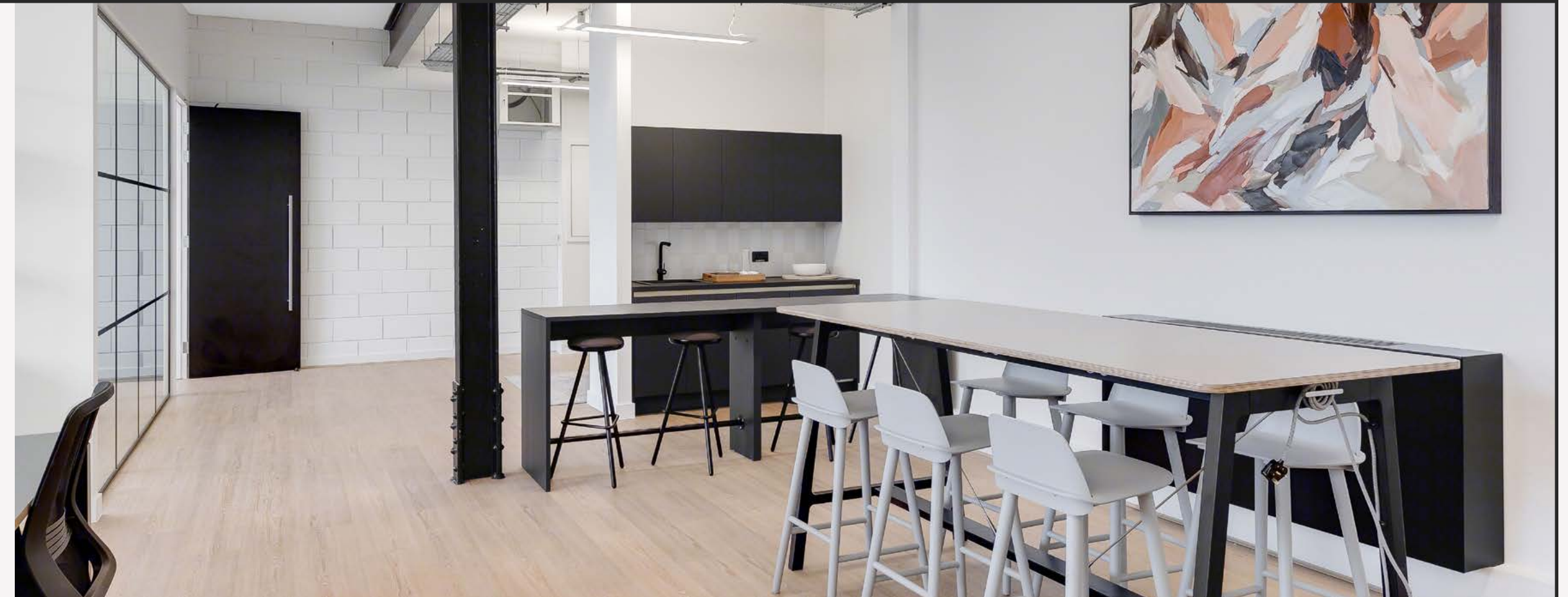
[TAKE A TOUR](#)

- 2nd floor space
- Accommodation suitable for 7-14 people
- Fully furnished option available
- Perimeter trunking & AC
- Passenger & goods lift





# 2.06





# 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.



**HEATHROW**  
 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.



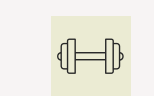
**CYCLE TO WORK**  
 With plenty of bike storage on site and great shower facilities, cycling to work is simple.



**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



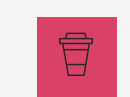
- 1. Waitrose
- 2. M&S Food
- 3. Co-op



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

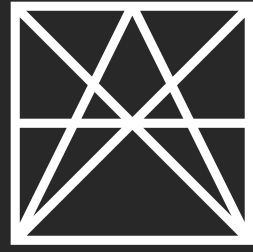


- 1. Clayton Hotel
- 2. High Road House
- 3. Chiswick Lodge Hotel
- 4. Best Western



- 1. Starbucks
- 2. Oswald Cobblepot
- 3. Gails Bakery
- 4. Red Bean Roastery





# FOR ANY FURTHER INFORMATION PLEASE CONTACT ONE OF OUR AGENTS:

frost  
meadowcroft

**JACK REALEY**

jrealey@frostmeadowcroft.com  
07879 228 991

**TRISTAN DAVID**

tdavid@frostmeadowcroft.com  
07789 347 999

[www.frostmeadowcroft.com](http://www.frostmeadowcroft.com)

hanovergreen

**DAVID CUTHBERT**

dcuthbert@hanovergreen.co.uk  
07710 183 423

**HARRY PRUDEN**

hpruden@hanovergreen.co.uk  
07721 128 796

[www.hanovergreen.co.uk](http://www.hanovergreen.co.uk)

**TERMS**

Flexible lease  
terms available

**EPC: E**

**POWER  
ROAD  
STUDIOS**

**By Akoya**

[akoyalondon.com/powerroadstudios](http://akoyalondon.com/powerroadstudios)

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