

# 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

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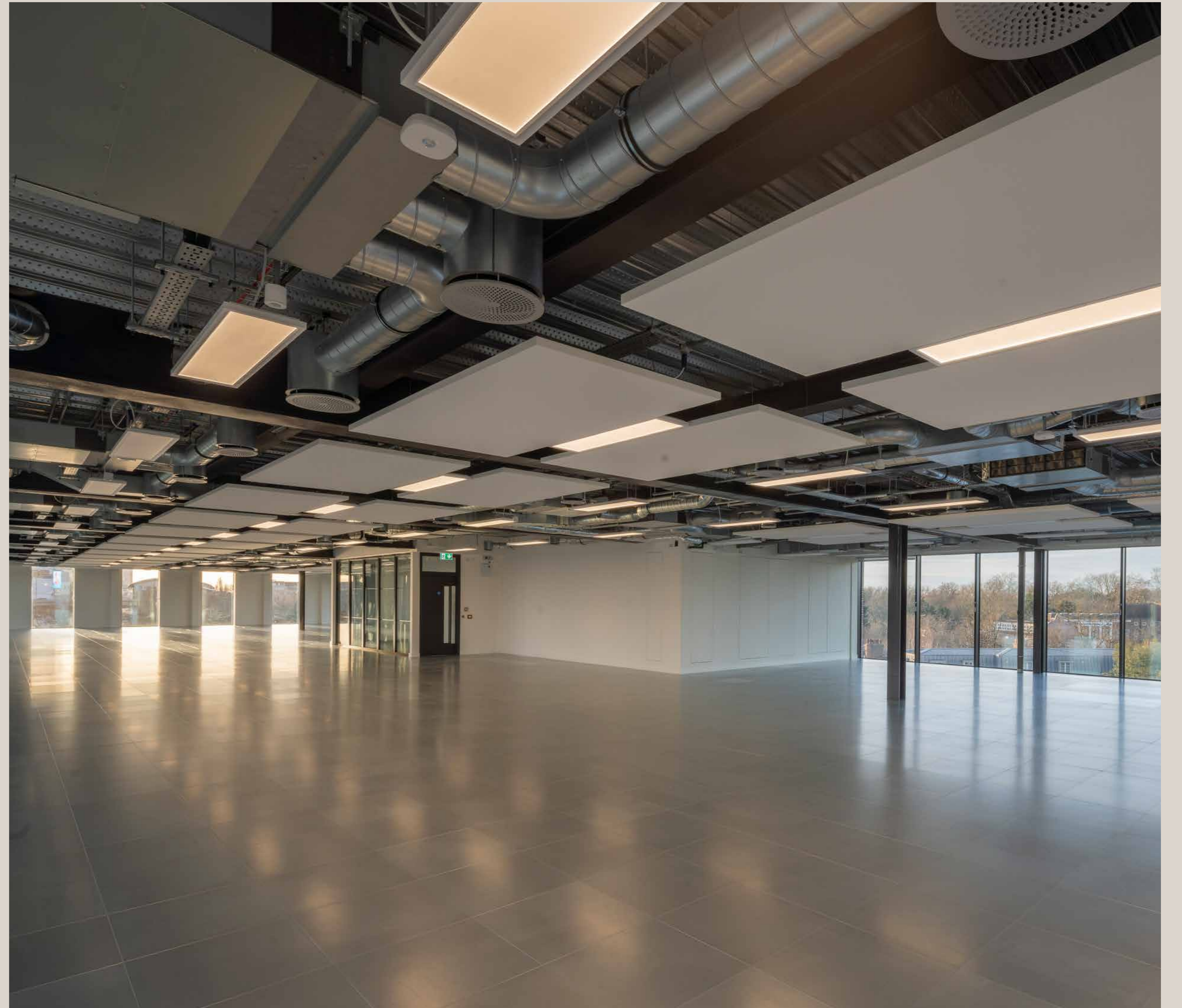


34,728 sq ft of new build, high quality office space across 5 floors by award winning architects Barr Gazetas.

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**<sup>®</sup>

**NABERS**

Delivering Outstanding

Achieving 5 stars

Operational Energy  
110 kWh/CO<sub>2</sub>/m<sup>2</sup>/GIA

**EPC**



Achieving 'A' rating

100% electric

Upfront Embodied  
Carbon 501kg/CO<sub>2</sub>/m<sup>2</sup>/GIA



On site renewables  
84 panels producing 21MWh

Energy procurement  
UKGBC compliant –  
100% renewable

Whole life carbon  
750 kg/CO<sub>2</sub>/m<sup>2</sup>/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



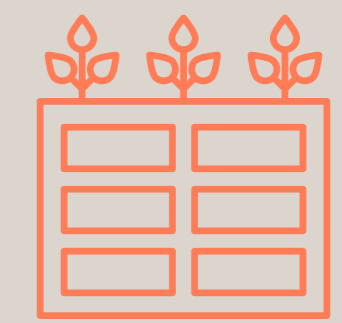
Comprehensive biophilia strategy to open areas, inside and out



Considerate Constructors score of 40+



Delivering Platinum



South facing roof terrace with tenant catering facilities

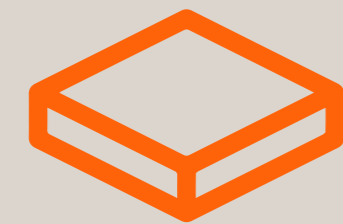


Smart Spaces aware winning tenant app

# BUILDING SPECIFICATION



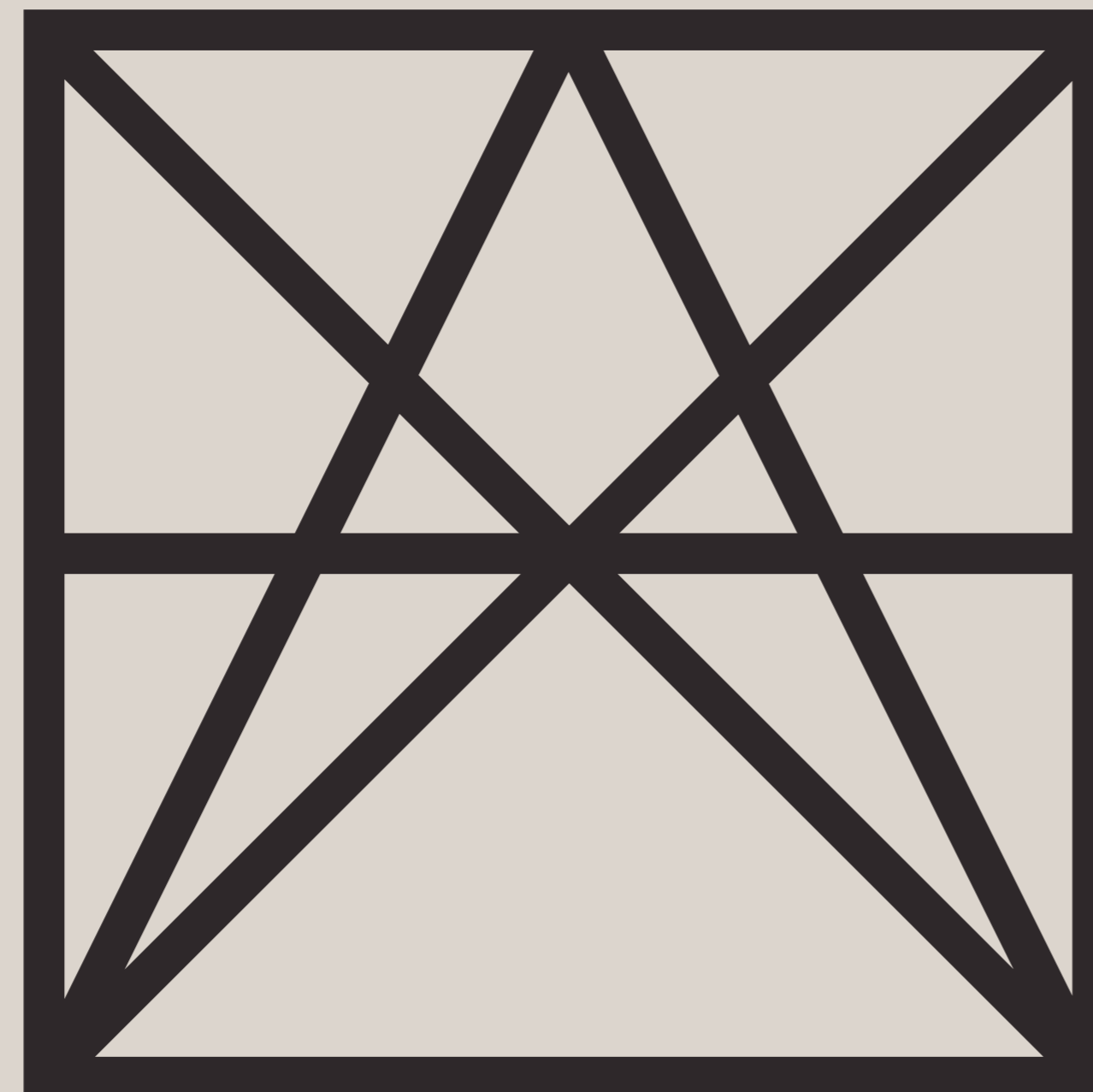
HQ office with generous parking provision available



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



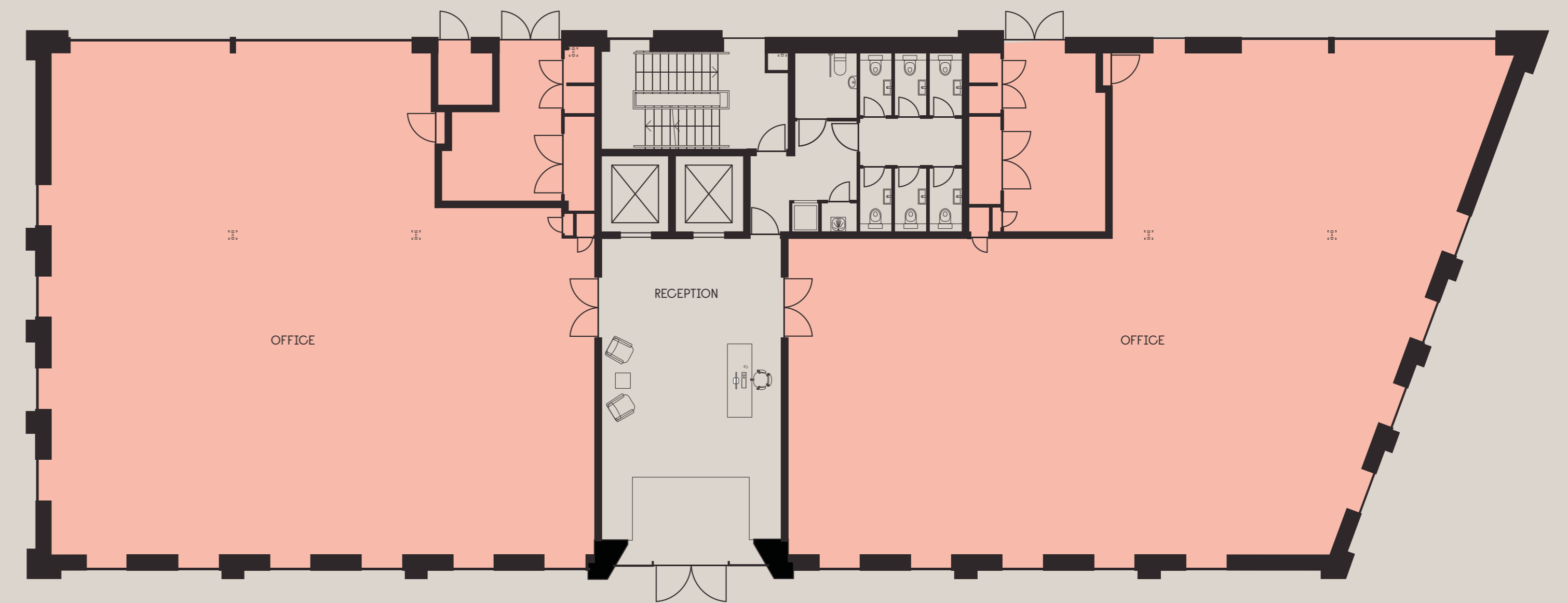
# EXPANSIVE VIEWS ACROSS CHISWICK AND WEST LONDON

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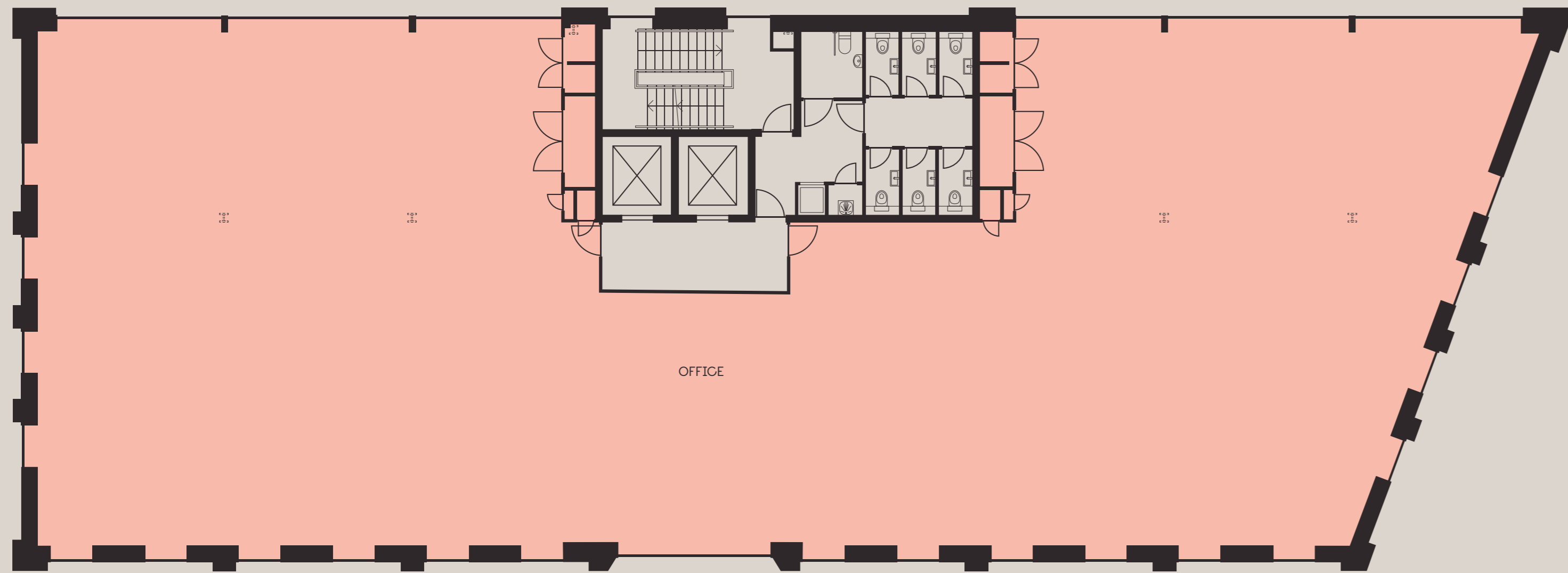
## SCHEDULE OF AREAS

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

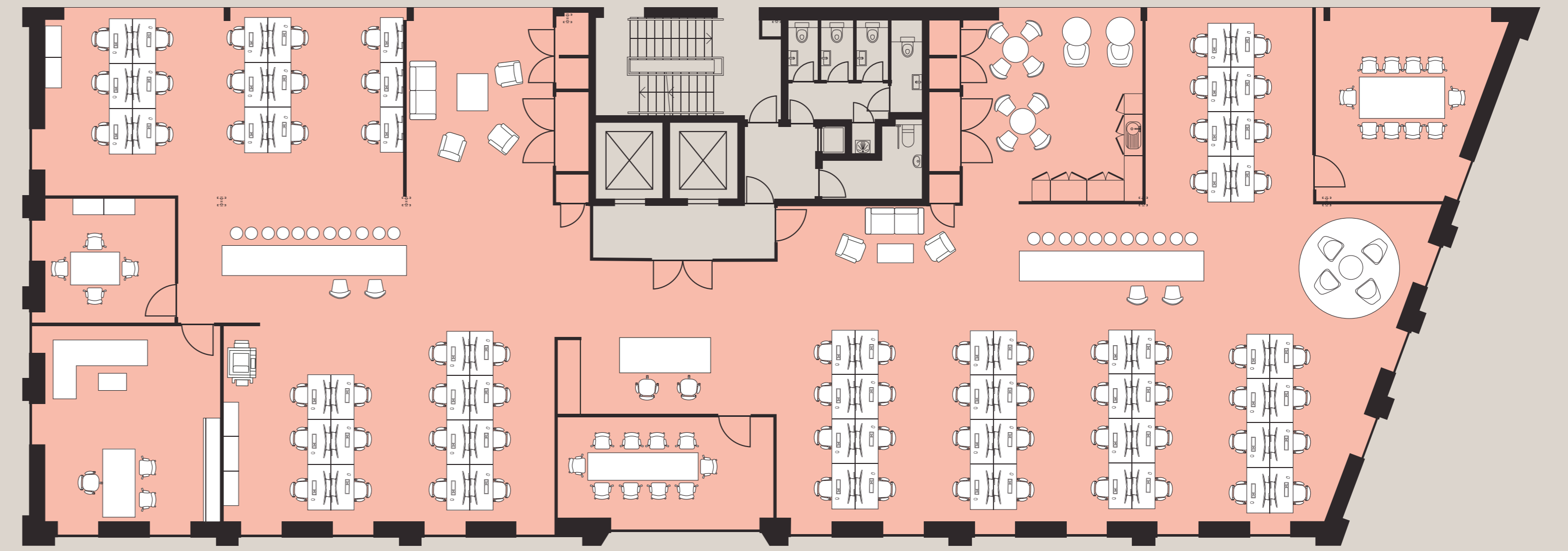
# FLOORS PLANS



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

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First - Fourth     Example space plan

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

# ROOF TERRACE

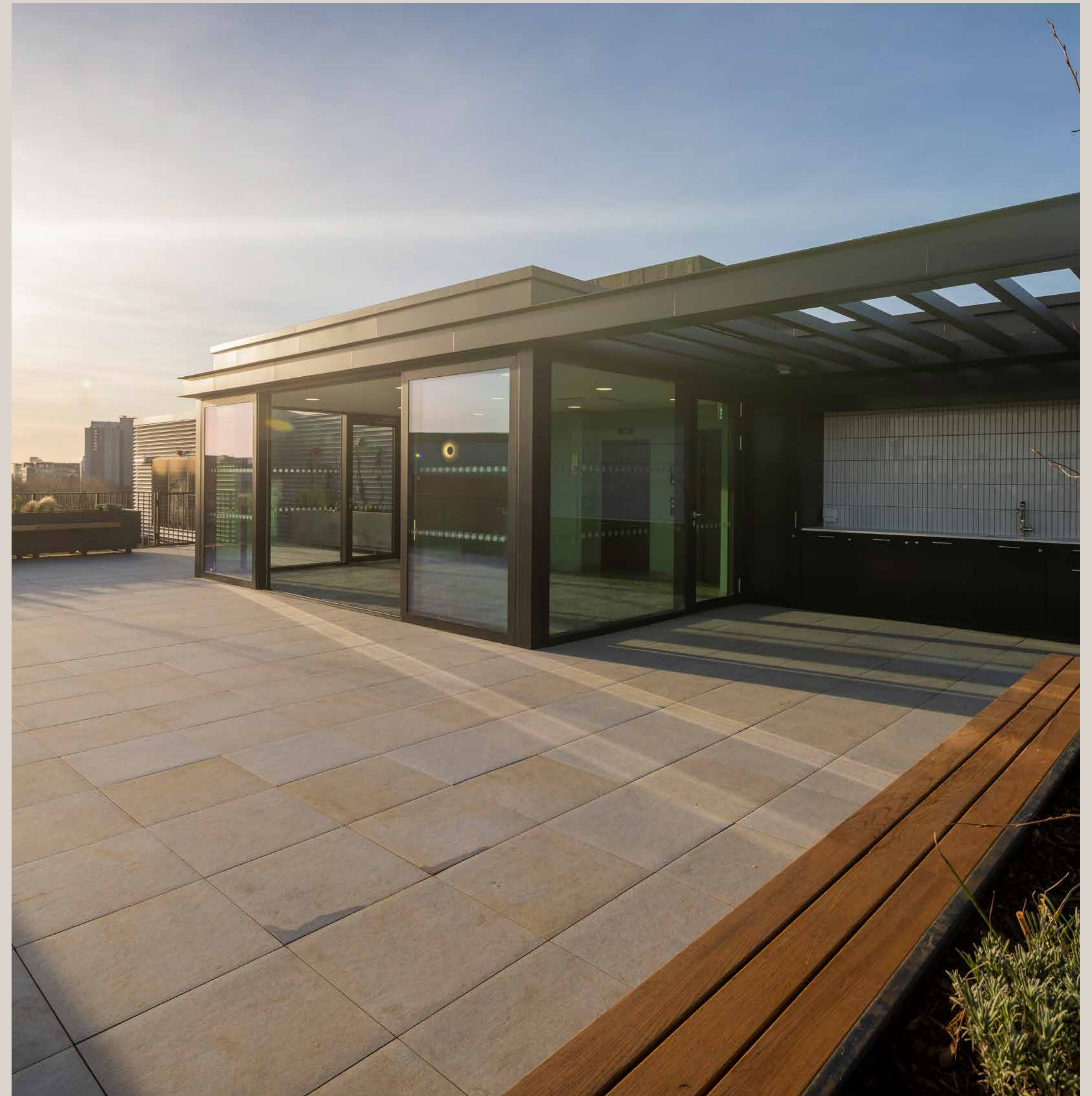


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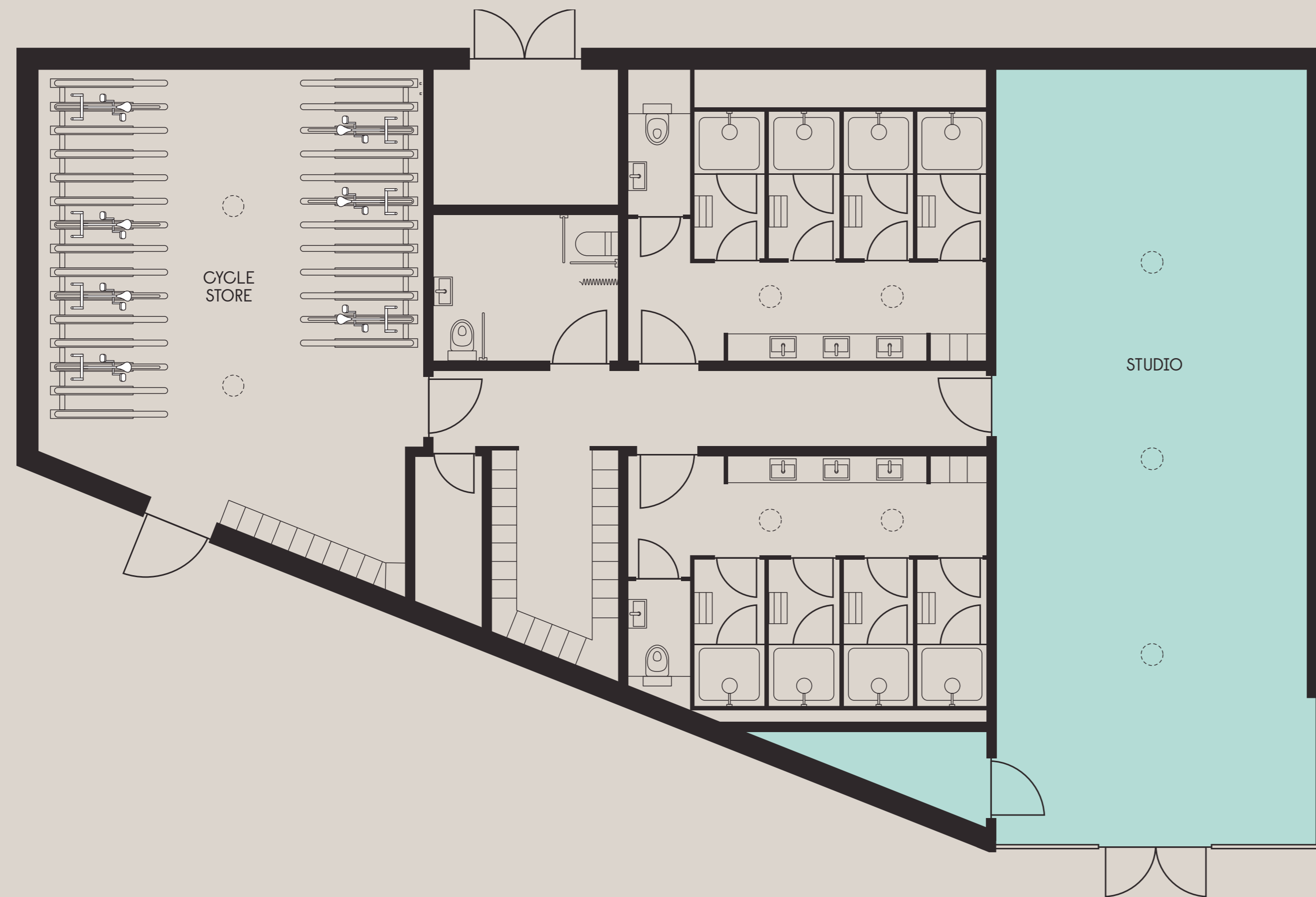
Roof terrace 1,066 sq. ft

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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

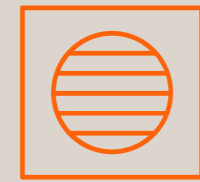
Drying room

Accessible shower & WC

Yoga studio



BCO density of 1 person per 8m<sup>2</sup> 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

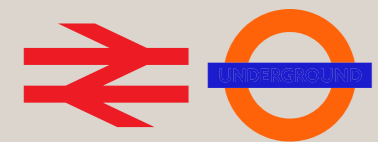
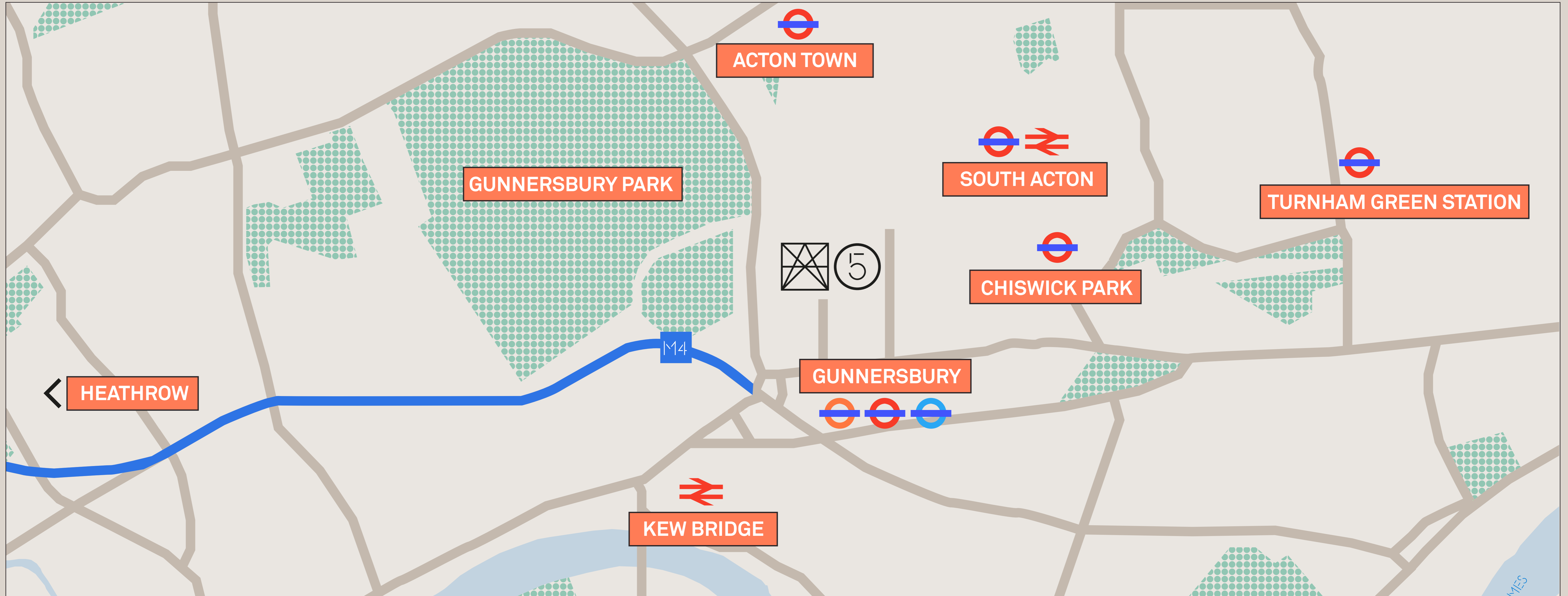
- Landlord Backbone fibre provision
- Ultra-fast 1GB internet
- 5 day activation



## 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

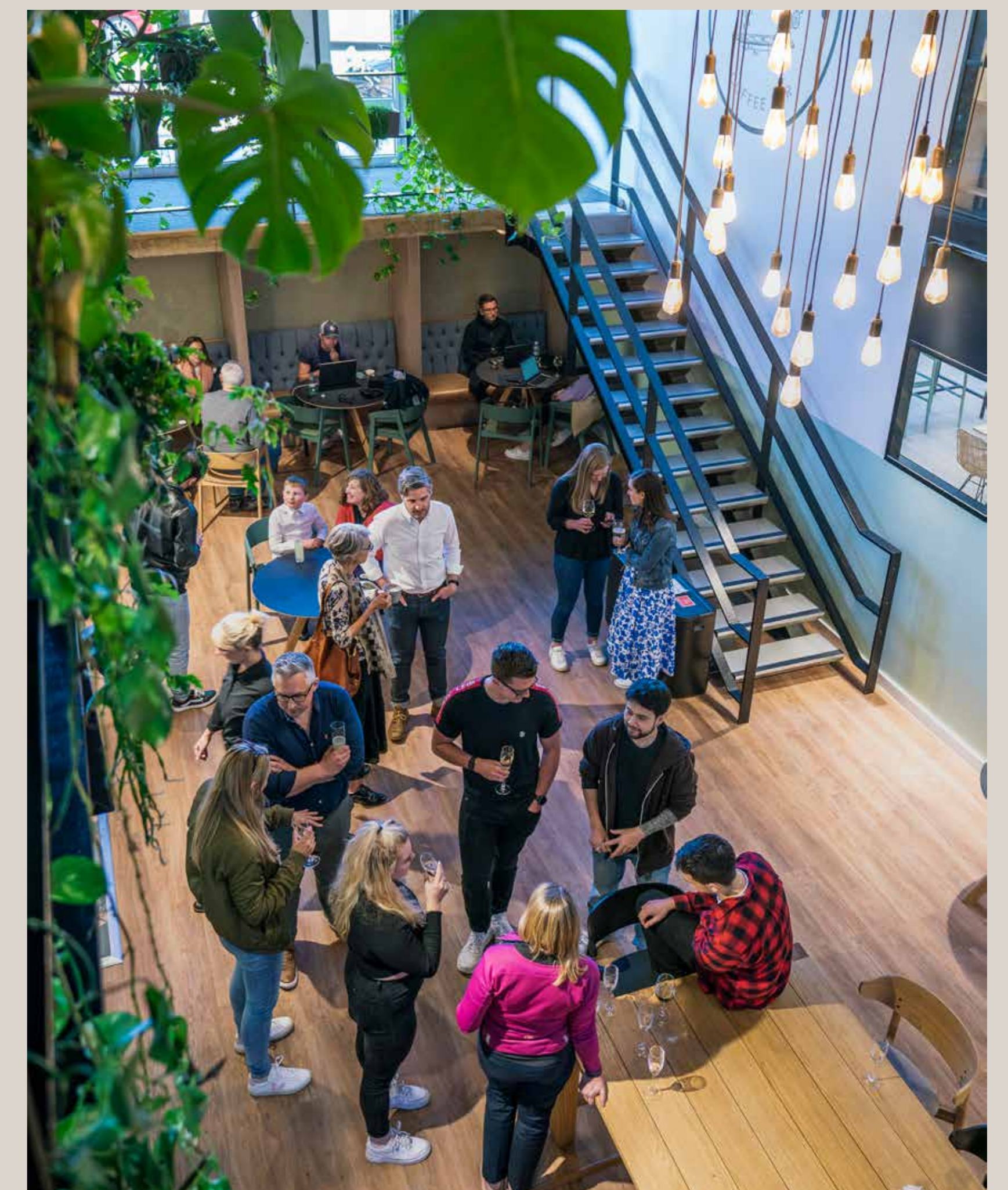
Less than 400 yds away, the A4/M4 provides access to Central London, Heathrow and the M25 and North Circular. On site parking is available.



## 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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frost  
meadowcroft

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