

POWER ROAD STUDIOS

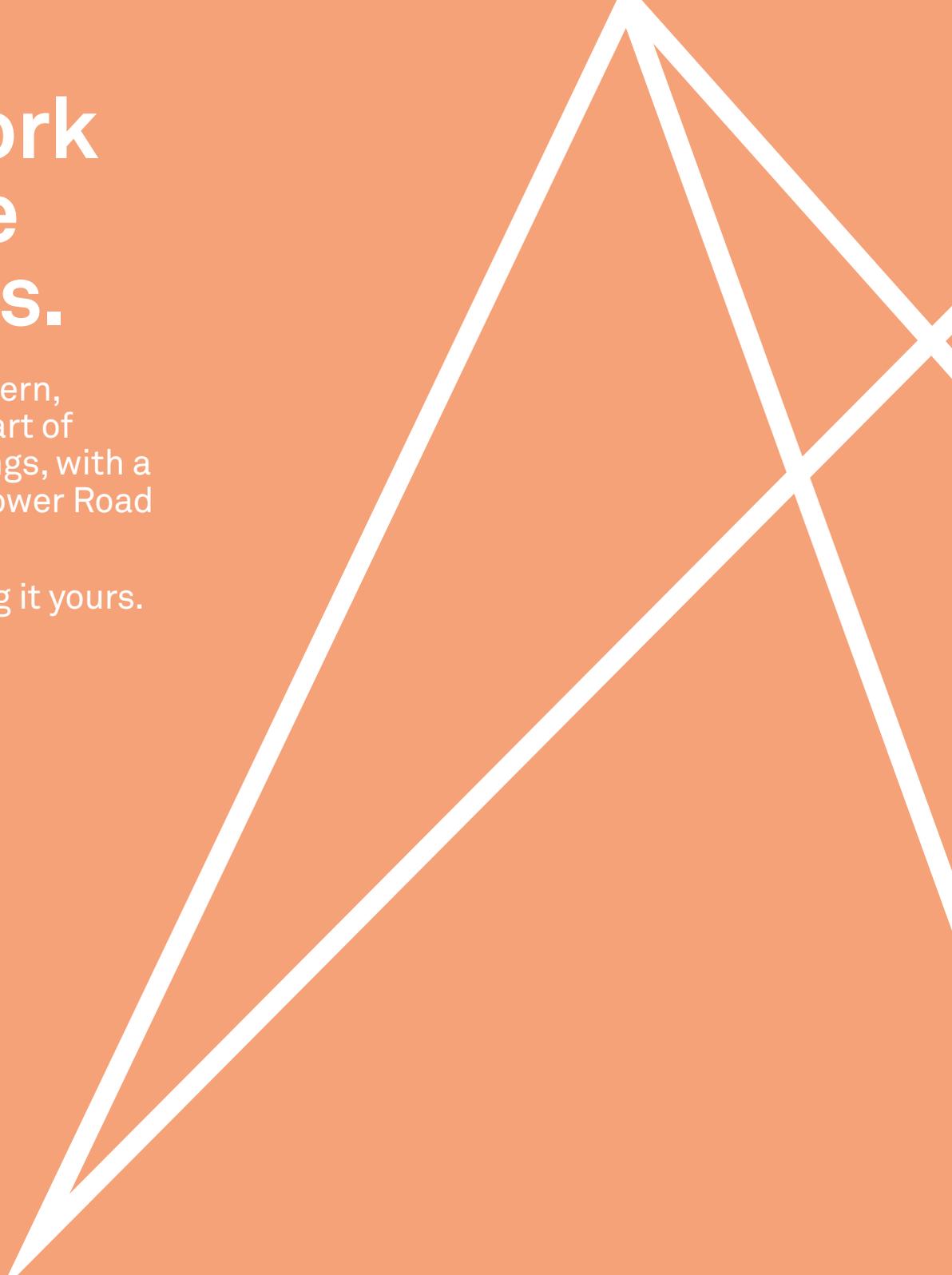


www.powerroadstudios.co.uk

We believe great work comes when people inhabit great spaces.

At Power Road Studios you will find bright, modern, loft-style workspaces, ideally located in the heart of Chiswick. Set across 4 distinctive studio buildings, with a light-filled courtyard and range of amenities, Power Road Studios isn't just an office, it's a community.

Take a look at our space and think about making it yours.
www.powerroadstudios.co.uk/workspace





WORK SPACE

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.

With units from 500 sq ft up to 30,000 sq ft, we have the flexibility to meet your company's changing needs.



Why Choose Power Road Studios?





IDENTITY

- Both Cat A and fully fitted units available.
- Your company name displayed on the occupier directory and on the Power Road Studios website.



SECURE BUT FLEXIBLE

- Secure your occupation via a lease, unlike a licence held at a serviced office where the providers have the ability to terminate or to move you around the building.
- Lease length and break provisions to suit your business plan.
- Ability to expand and contract within the campus (subject to availability).





CONNECTIVITY

- Four high speed fibre providers serving the building, all with wayleaves in place.
- Control your own IT infrastructure, without risking a security breach on your system.
- Gold WiredScore rating.
- No hidden costs or premiums being paid to the landlord.



AMENITIES

- **Bicycle spaces and showers**
Avoid the tube and cycle to work.
- **Café**
Fresh, simple and delicious food all day .
- **Communal courtyard**
Perfect for informal meetings or an al fresco lunch.
- **Bookable meeting room**
With state of the art AV equipment, just plug in and present.
- **Car parking on site**
Daily and yearly options available.





COMMUNITY

Join the Power Road Studios community and benefit from a range of events, including weekly yoga classes, food and retail pop ups, table tennis tournaments and networking drinks.



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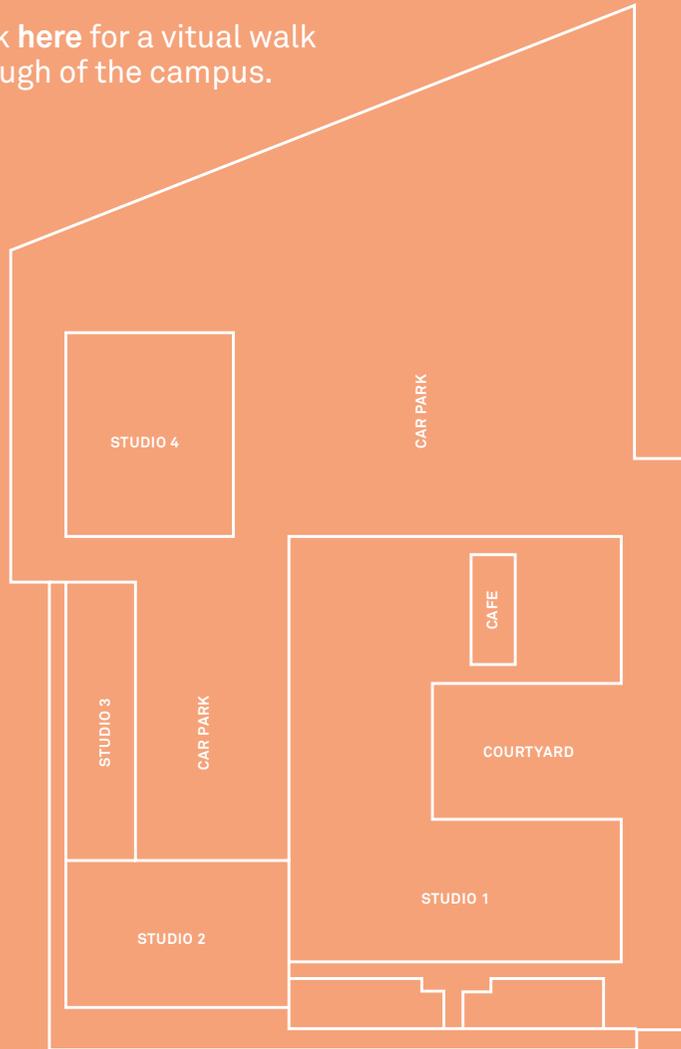
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SITE PLAN

Click [here](#) for a virtual walk through of the campus.





LOCATION

Power Road Studios is perfectly placed in the heart of Chiswick, just off the M4 and a few minutes' walk from the tube, train and Chiswick Park.

The campus is a short walk from Chiswick High Road, voted one of Britain's best high streets, with award winning restaurants and bars, along with the convenience a high street has to offer.

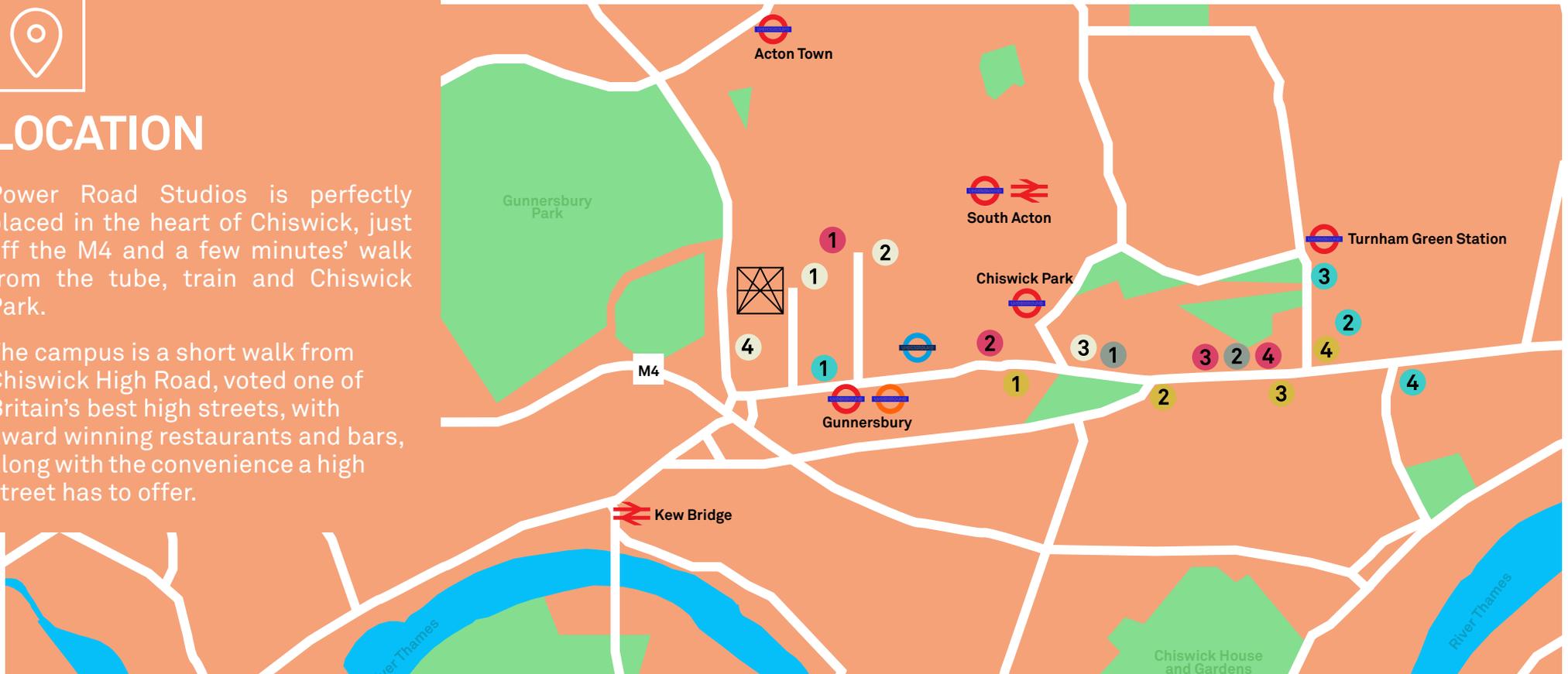




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TRAIN

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.



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.



- 1. G14
- 2. Virgin Active
- 3. Hot Bikram Yoga
- 4. GYM Clinic



- 1. Waitrose
- 2. M&S Food



- 1. Hedone
- 2. Foxlow Chiswick
- 3. La Trompette
- 4. High Road House



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



- 1. Starbucks
- 2. The Hothouse
- 3. Gails Bakery
- 4. Le Pain Quotidien

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If You'd Like To Find Out More, Get In Touch!

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