POWER
ROAD
STUDIOS

Power Road Studios

114 Power Road, London, W4 5PY

By Akoya

Newly refurbished office spaces to let

Akoya work life is smilier

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

Fully furnished

Newly refurbished

Air Conditioned

High spec kitchen

Onsite bike storage

Parking available

WiredScore Gold

Landscaped courtyard

On-site cafe

Showers

Electric car chargers

Complementary wellbeing training

Available units

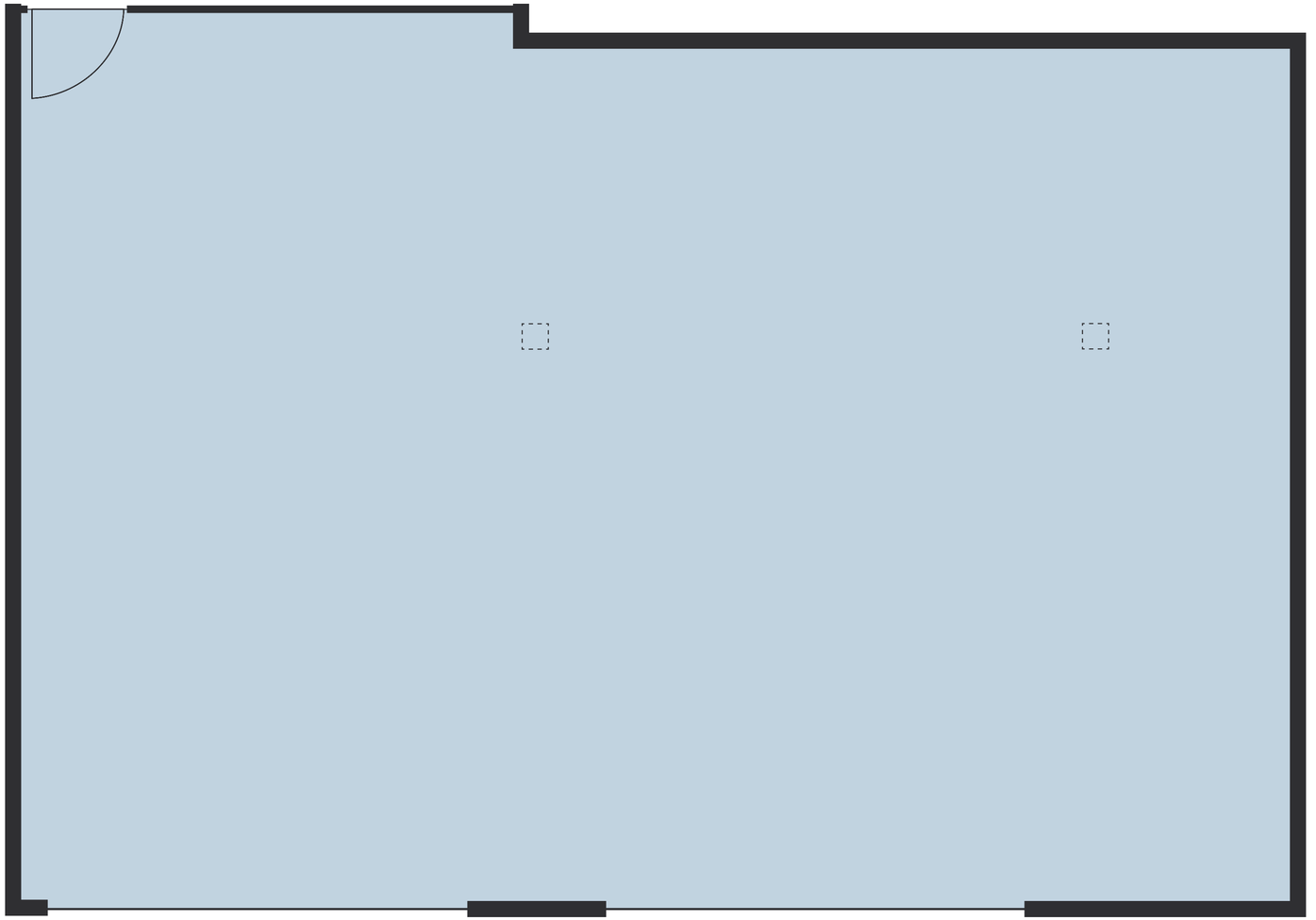
Unit	Size (sqft)	Indicative Desk no
G.07	2,122	14-28
1.03	2,954	20-39
2.06	1,061	7-14
3.1	1,485	10 -20
Studio 2	4,010	27-53

Floor plan

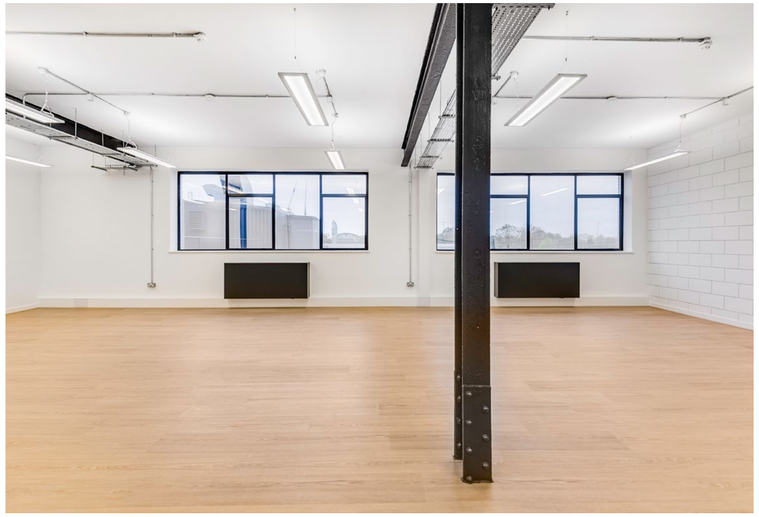
Unit 2.06
1,061 sq. ft.

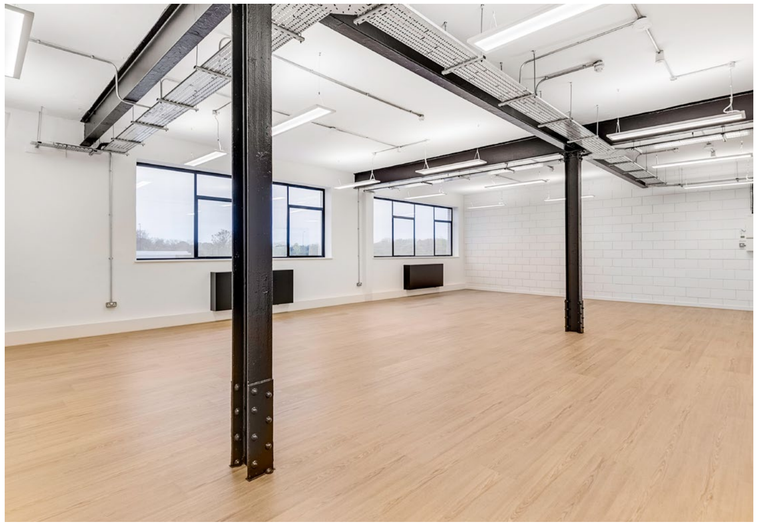
Fully functional 2nd floor space ready for your finishing touches

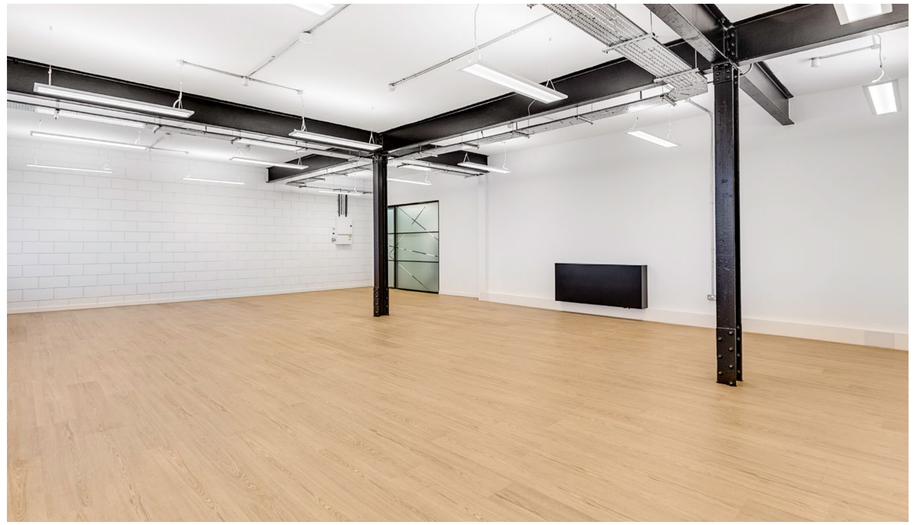
- Accommodation suitable for between 7-14 people
- Fully furnished option available
- Perimeter trunking & AC
- Passenger & goods lift

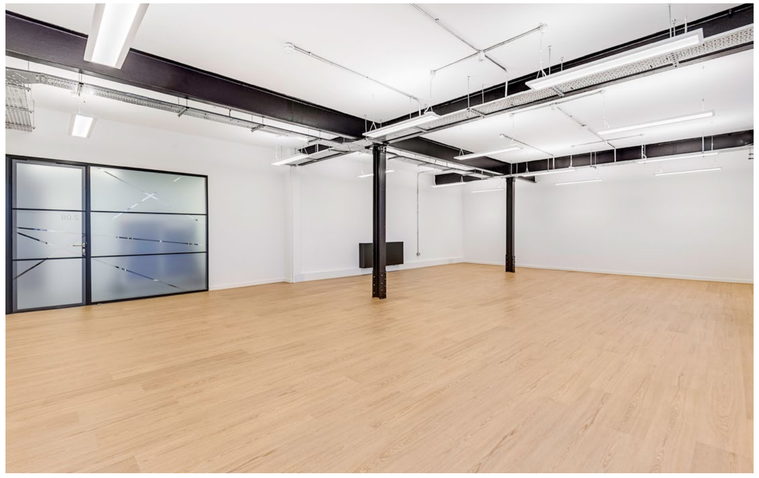


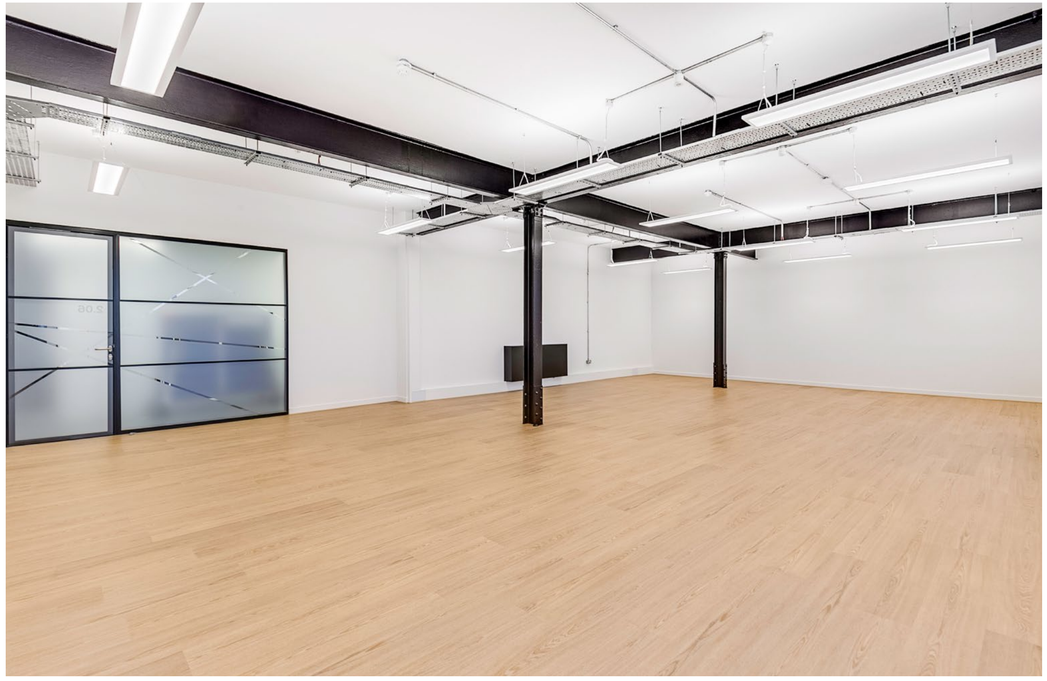
2.06







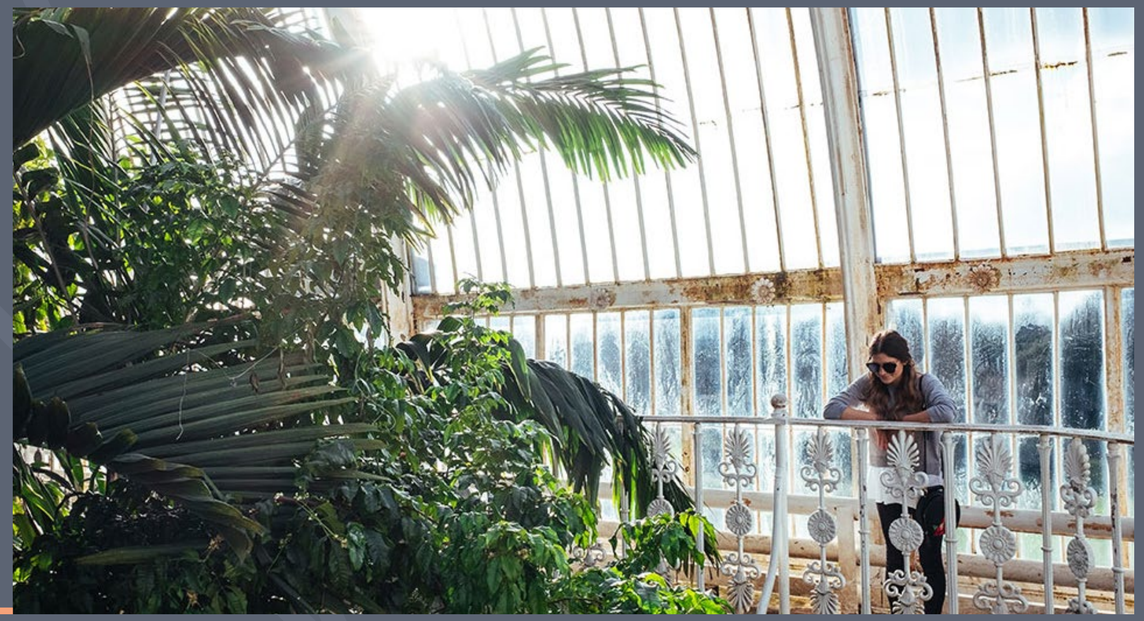


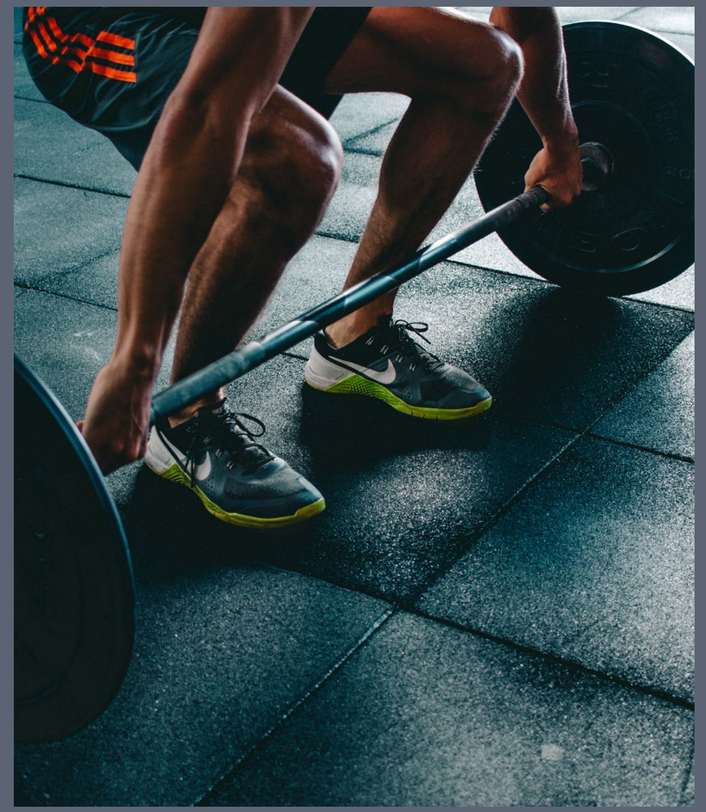


Akoya is all about work-life balance

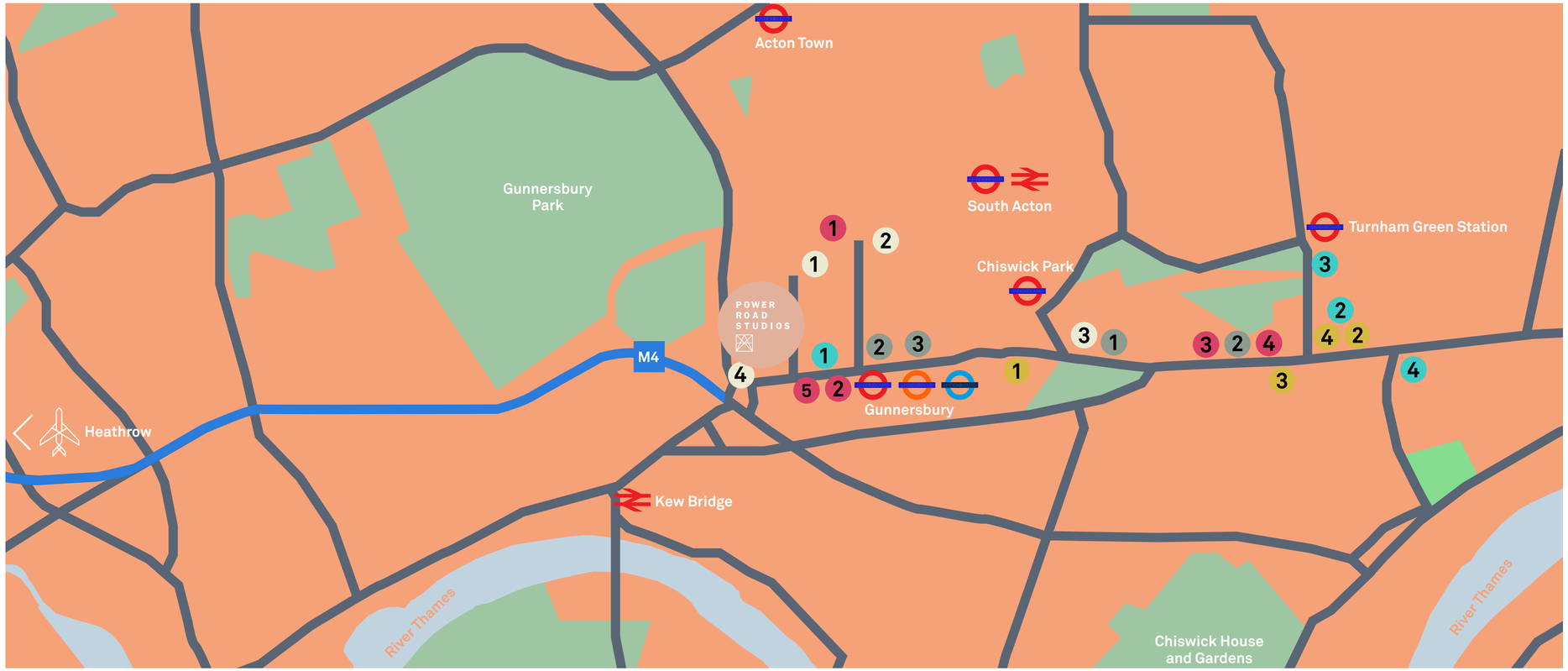
Lifestyle

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.

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 then 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. Le Pain Quotidien

For any further information please contact one of our agents:

frost meadowcroft

Celia Gore
cgore@frostmeadowcroft.com
0778 820 3484

Jack Realey
jrealey@frostmeadowcroft.com
07879 228 991

www.frostmeadowcroft.com

JLL

Stuart Austin
stuart.austin@eu.jll.com
07912 299 725

www.jll.co.uk

Terms

Flexible lease terms available

EPC: C68

Akoya work life is smilier

We scour the London landscape to find assets in emerging neighbourhood locations that we believe are hidden gems.

Then we invest to create sustainable workplaces and creative, entrepreneurial communities.

Textured places with heart and soul where people can work, create, collaborate and have fun.

Our name comes from a Japanese cultured pearl. It fits us perfectly because we create places that become pearls.

www.akoyalondon.com

POWER ROAD STUDIOS

By Akoya

Misrepresentation act 1967: Dutch & Dutch and JLL, for themselves and for the lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. Any intending lessee must satisfy himself by inspection or otherwise as the correctness of each of the statements contained in these particulars. 4. The lessor(s) do not make or give and neither Dutch & Dutch and JLL, nor any person in their employment has any authority make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Brochure and photographs. February 2021. Designed by Smart Soho