

020 3130 6400

**MEDIA STYLE STUDIO COMPLEX  
VARIOUS OFFICE SUITES AVAILABLE**

**POWER ROAD STUDIOS, LONDON W4**

**FROM 480 – 1,986 – 2,040 SQ FT**

**LOCATION**

Situated on Power Road which connects Gunnersbury Lane with Chiswick High Road, close to the Chiswick roundabout and the Chiswick Park office development. Restaurant, shopping and banking facilities are close at hand in Chiswick High Road. The A4/M4 provides access to the West End, Heathrow Airport and the M25 less than 400 yards away, along with the A406 (North Circular Road). Gunnersbury underground (District line) and main line station is less than 5 minutes walk.



**DESCRIPTION**

An open plan studio / office on the ground and lower ground floors of this 3 floor, brick built, former BBC Studios building. Amenities included:-

- Halogen spot lights / Cat II lighting
- Central heating
- On site café/bar
- Perimeter trunking
- Kitchen
- On site car parking / 24hr security

**ACCOMMODATION**

Studio 2b	1,986 sq ft	(185 sq m)
G.09	2,040 sq ft	(189.5 sq m)
G.05	480 sq ft	(44.5 sq m)

**Rent** £17.50 per sq ft

**Service Charges** Approximately £6.25 per sq ft (including gas central heating)

**Rates** Approximately £6.50 per sq ft

## **VIEWINGS**

Strictly by appointment through joint sole agents:-

### **Hanover Green LLP**

#### **David Cuthbert**

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### **Frost Meadowcroft**

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## **SUBJECT TO CONTRACT**

### **MISREPRESENTATION ACT 1967**

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