

POWER ROAD STUDIOS



Chiswick, London W4 5PY

TO LET



Rent £22.50 per sq ft



460 – 490 – 545 – 950 - 1,731 - 2,040 sq ft

Media style studios complex

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:

Open plan studio offices on the first floor of this 3 floor, brick built, former BBC Studios building.

AMENITIES INCLUDE:

- Halogen spot lights / Cat II Lighting
- Perimeter Trunking
- On site car parking (*on licence*)
- 24hr security
- On site cafe/bar
- Lift

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

ACCOMMODATION:

STUDIO	SIZE sq ft	METERS sq
G.09	2,040	189.5
2.01	1,731	160.8
3.3	950	88
2.05 <i>Furnished</i>	545	50.6

TERMS: Available on flexible terms
RENT: £22.50 per ft²
SERVICE CHARGES: Approximately £6.25 per sq ft (including gas central heating)
RATES: From circa £8.50 to £10.50 depending on unit size.

VIEWING: By appointment with the joint Sole Agents



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Energy Performance Certificate

Non-Domestic Building



Power Road Studios
114 Power Road
LONDON
W4 5PY

Certificate Reference Number:
0649-3090-0686-0290-9475

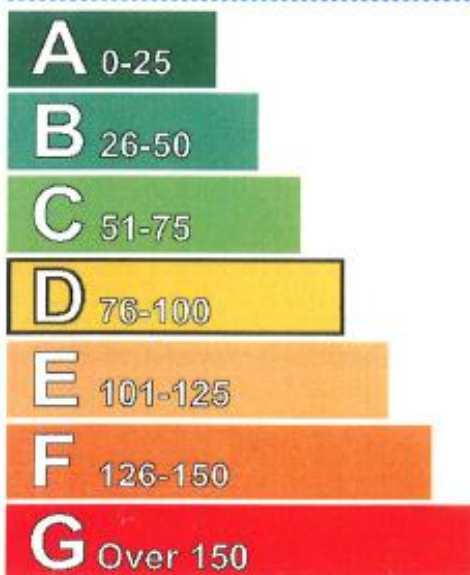
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 93 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 4574.574
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

54 If newly built
110 If typical of the existing stock