

CHISWICK STUDIOS



Unit C3

To Let

A distinctive
refurbished studio
workspace in West
London.

2,876 sq ft (267 sq m)

Excellent natural light

On-site car spaces

EPC A

Power Road, Chiswick, London W4

[///vibes.straw.cake](http://vibes.straw.cake)

Designed for modern occupiers

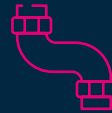
Unit C3 combines practical workspace provision with excellent natural light, generous floor-to-ceiling heights and distinctive warehouse character, creating a flexible studio environment for a wide range of occupiers.



Air conditioning



Generous floor-to-ceiling heights



Exposed ductwork & exposed timber ceiling details



Openable electronically operated windows



Suspended LED lighting



Kitchenette provision



Shower facilities



24-hour access



Recycling facilities



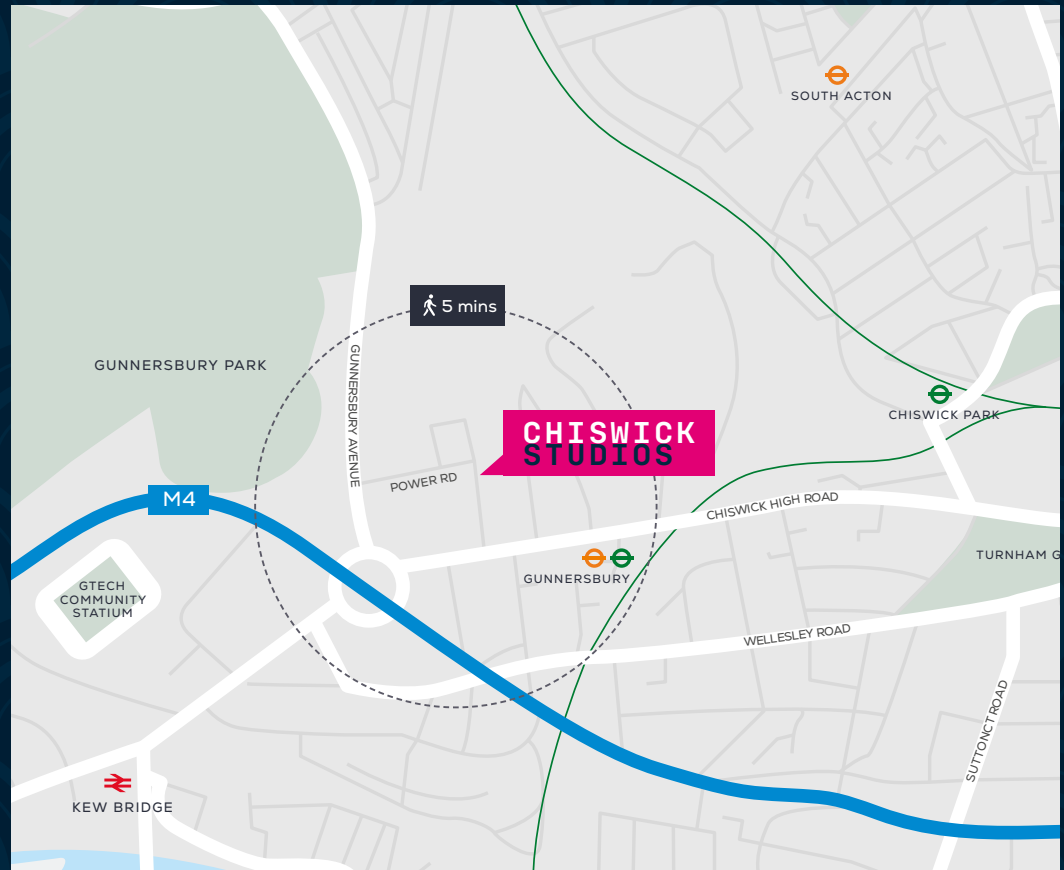
On-site parking spaces available



Connected West London location

Chiswick Studios occupies a prominent position on the eastern side of Power Road, between the Clayton Hotel and the former London School of Diving building.

Power Road connects directly to Gunnersbury Avenue (A406) and Chiswick High Road, with immediate access to the M4 for Central London, Heathrow and the wider motorway network. Chiswick Business Park is approximately 500 metres away, reinforcing the area's established appeal to major corporate, creative and media occupiers.

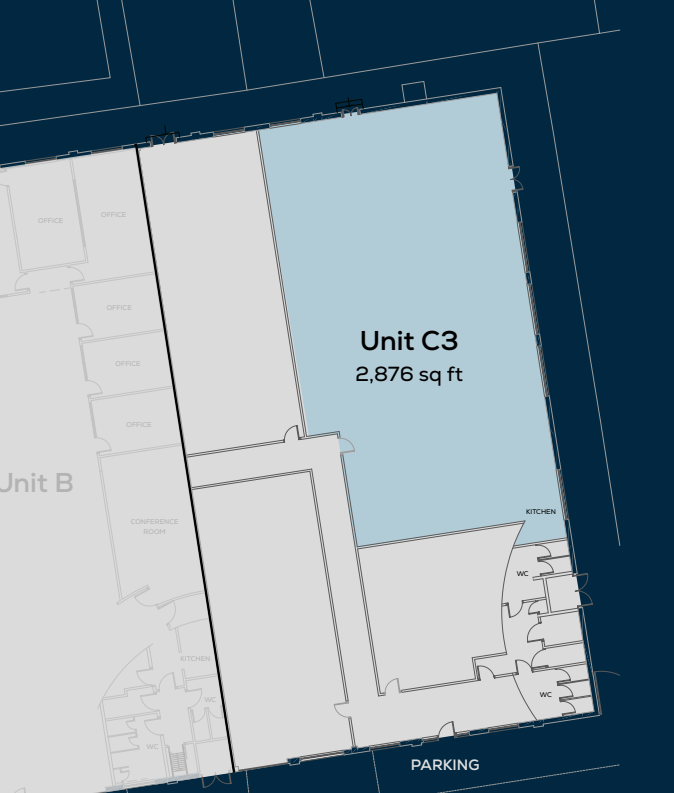


From Gunnersbury Station

Hammersmith	7 mins
Victoria	23 mins
Waterloo	29 mins
Heathrow Airport	37 mins

By car

M4	1 mile	7 mins
M25	9.1 miles	12 mins
North Circular	2.8 miles	13 mins
Heathrow Airport	10 miles	15 mins



Terms

The property is available to let on flexible lease terms. Quoting rent of £32.50 psf.

Please contact the letting agents for further information.

Business Rates

Please contact the VOA or the Local billing authority.

Service charge

£5.00 psf.

EPC

The space has an EPC rating of A.

Further Information

For viewing and further information, please contact the sole agents:

frost
meadowcroft

Shaun Wolfe

swolfe@frostmeadowcroft.com
07900 911 135

Tristan David

tdavid@frostmeadowcroft.com
07789 347 999

Michael Barnard

mbarnard@frostmeadowcroft.com
07770 280 023