

## Media Style Studio Complex Ground/1<sup>st</sup> floor Office Suites – TO LET



### THE LIGHT BOX, 111 Power Road London, W4 5PY

598ft<sup>2</sup> - 1083ft<sup>2</sup>- 1457ft<sup>2</sup> - 2489ft<sup>2</sup> - 3728ft<sup>2</sup>

#### 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 ground and 1<sup>st</sup> floor of this 2 floor, brick built, former warehouse building. Amenities include:

- On site licensed Cafe bar
- Modern reception & Atrium
- Centre manager & Caretaker
- Passenger lifts
- On site car parking / 24hr security

**ACCOMMODATION:** Ground Floor offices 598 ft<sup>2</sup> / 55.55 m<sup>2</sup> - 2,489 ft<sup>2</sup> / 231.21 m<sup>2</sup>  
1<sup>st</sup> floor offices 708 ft<sup>2</sup> / 65.76m<sup>2</sup> - 3,728 ft<sup>2</sup> / 346.30 m<sup>2</sup>

**RENT:** Ranging from £15 - 26 per square feet (inclusive of Service charge) please refer to the agent for the terms and Business Rates on individual units.

**RATES:** 8.25 psf estimated. Please refer to the local authority or rates for confirmation.

**VIEWING:** By appointment with the Sole Agents

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