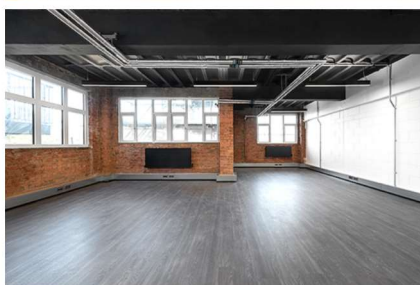
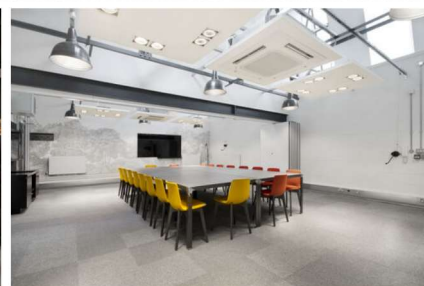
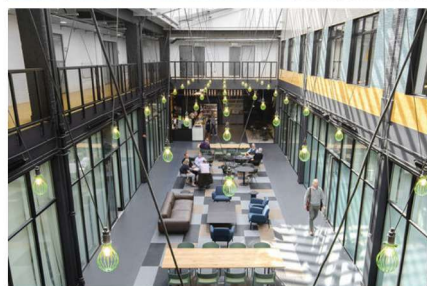
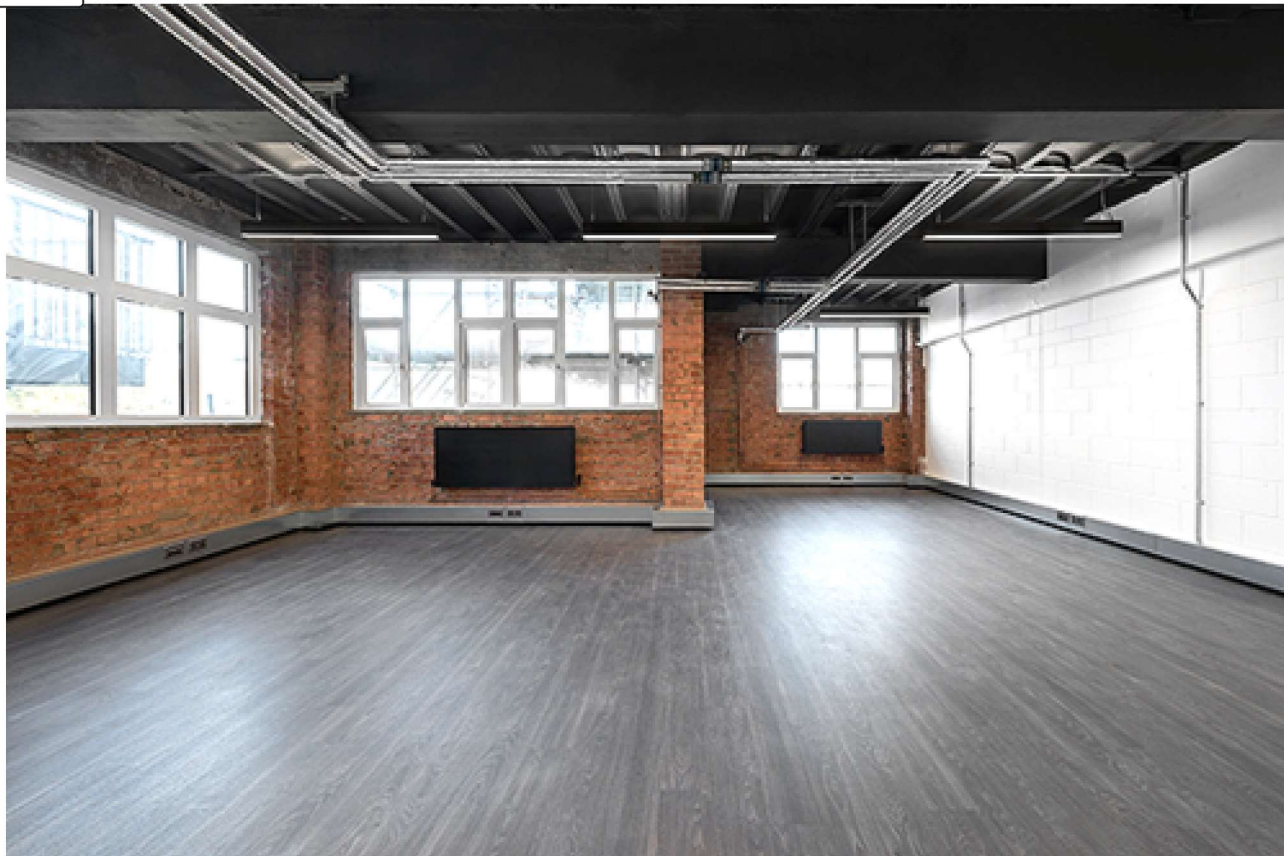


TO LET



The Light Box, Power Road, Chiswick, W4 5PY

£ 23,424 Per Annum

 Chiswick

 Office

 The Light Box

Highlight Features

- ✓ 24 Hour Access
- ✓ 24 Hour Security
- ✓ Cafe
- ✓ Centre Manager
- ✓ Close to Tube Station
- ✓ Cycle Racks
- ✓ Recycling Facilities
- ✓ Service Charge, Electricity & Wi-Fi Inc

## Description

A bright and light, architecturally designed, contemporary office building with a stunning atrium in a lovely, leafy West London. The Light Box is a fantastic business centre offering small to medium sized companies modern offices and studios available on flexible lease terms. Featuring high ceilings, exposed brickwork and wooden flooring these spaces are incredibly popular with creative agencies, fashion brands and tech start-ups, to name but a few. The central communal space at The Light Box has been transformed into a bright and modern area complete with seating areas for informal meetings. There is also an on-site cafe bar, which is fully licensed; perfect for those 4pm Friday beers. What's more, The Light Box features high-spec meeting rooms and a thriving co-working space styled on a 1920s New York bar. If you're looking to base your business in a hotbed of entrepreneurial talent, with great transport links and in the midst of West London, The Light Box is the perfect choice.

### Location:

The Light Box is conveniently located just off Chiswick High Road, W4 on Power Road. Gunnersbury Station is within 5-minute walk and provides quick access into central London and Richmond. Chiswick is a well sought-after location in West London and has 4 underground stations, mainline and various bus routes as well as whole array of shops, bars and restaurants. River Thames is within 15-minute walk.

### Accommodation:

First floor studio - 618 Sq ft / 57 Sq m

### Terms:

Available by a way of a new license agreement or lease at a monthly rent of £1,952 inclusive of service charges, electricity and Wi-Fi.

### Usage:

We believe the premises fall under Class E (formerly B1) of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with London borough of Hounslow council.

### Business Rates:

Applicants are advised to make their own enquiries with London Borough of Hounslow Council.

### EPC:

Energy performance certificate available upon request.

### Viewings:

Strictly by an appointment with office provider via Kingworths.

## Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)