



# GREAT WESTERN STUDIOS

WORKSPACE FOR THE CREATIVE INDUSTRIES · NOTTING HILL









STUDIO'S  
available from  
  
150 sq ft  
to  
30,000 sq ft

**65 ALFRED ROAD  
LONDON  
W2 5EU**









# WELCOME

Great Western Studios is a venue for the creative industries to flourish. It is an inspirational work environment where individuals and businesses can meet, belong and grow. Great Western Studios offers purpose designed spaces, facilities and expertise in a stimulating and exciting atmosphere.

The building currently comprises over 100 studios, many of which overlook the Grand Union Canal. Each workspace has good ceiling height and natural light, polished concrete floors as well as open plan and communal access to the garden and courtyard. All studios surround a central atrium that serves as a communal space.







## LOCATION

Great Western Studios is located in northern Notting Hill overlooking the Grand Union Canal where Paddington meets Maida Vale in the Borough of Westminster. The studios are nestled between the Grand Union Canal and the Westway.

## LOCAL AREA

The studios are within walking distance of Portobello and Notting Hill, home of the famous Portobello Market and Electric Cinema. Great Western Studios is surrounded by fantastic pubs, restaurants and café's as well as a large supermarket.

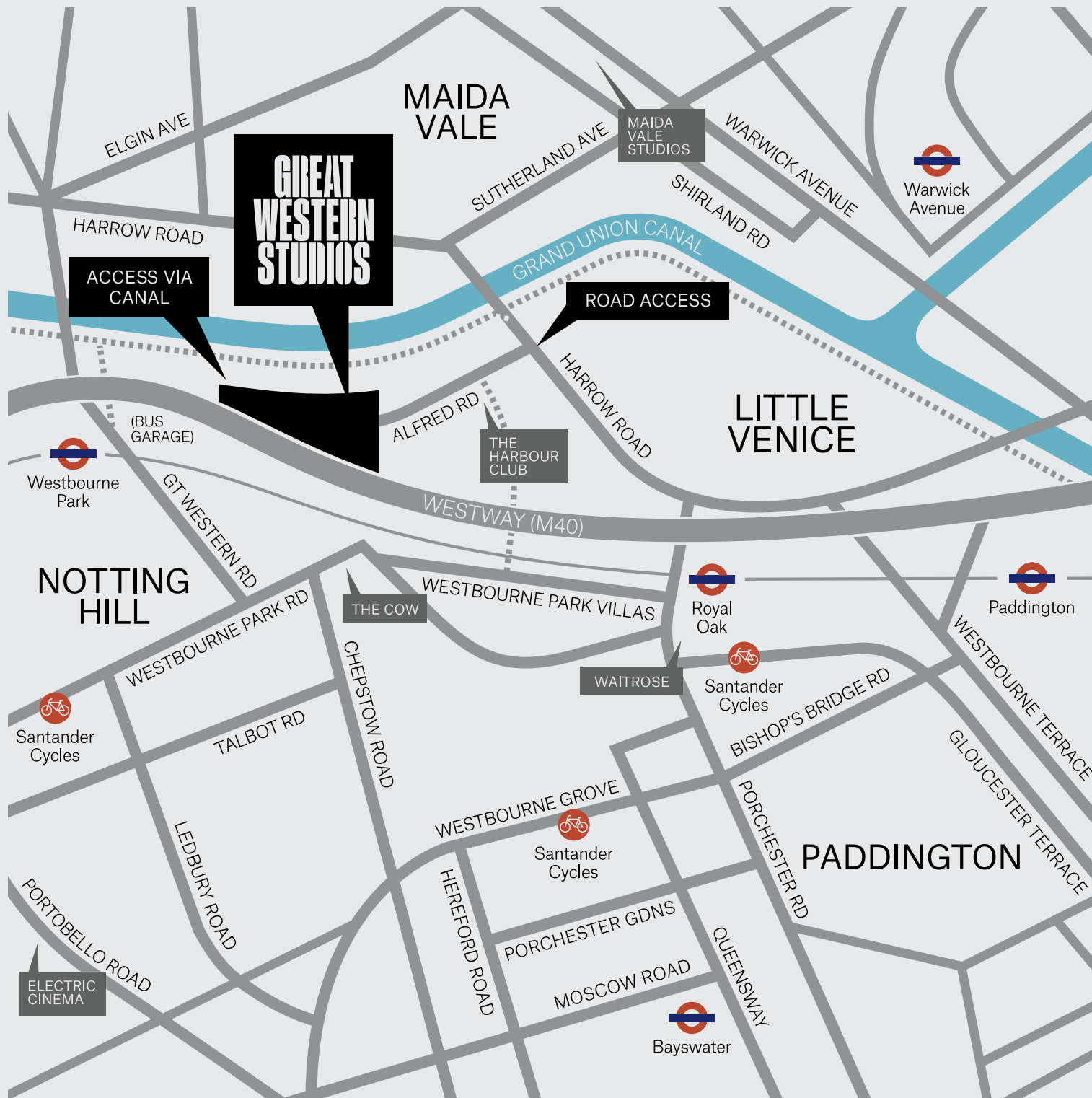
A short walk along the Grand Union Canal brings you to Paddington Station, ideal for visitors from further afield.

## GETTING HERE

Underground: 5 min walk from Royal Oak & Westbourne Park stations (Hammersmith & City, Elizabeth Line, and Circle Lines).

Buses: to Harrow Road – 18 & 36, to Great Western Road – 28, 31 & 328.

National Rail: Paddington (Heathrow Airport is 20 minutes away on the Heathrow Express).

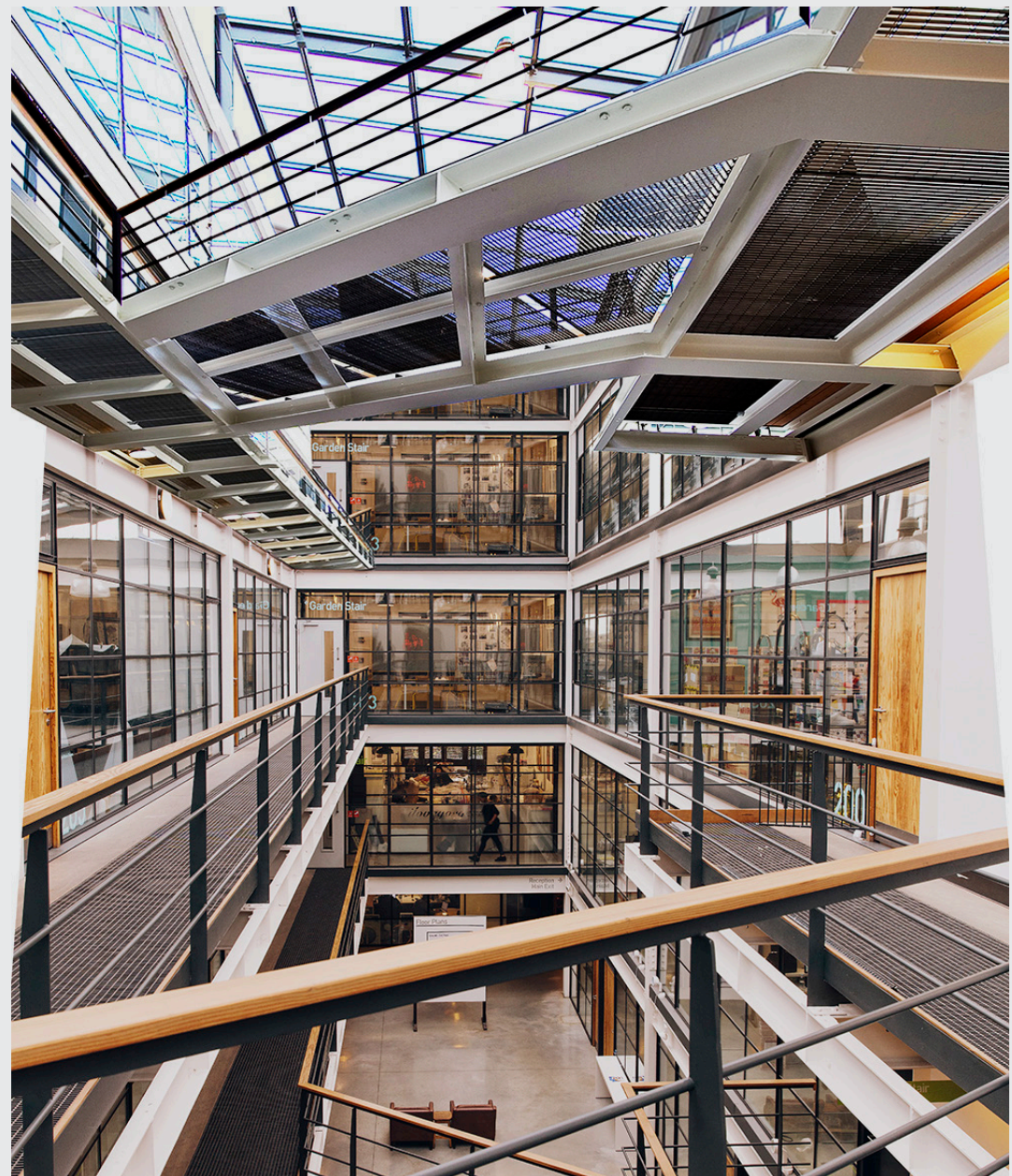






## FRONT OF HOUSE

Great Western Studios is accessible 24 hours a day, 7 days a week, with studio holders gaining access via a fob access system. The management team are available 8am-8pm, Monday to Friday to greet your guests and assist with your needs with security manning reception outside these hours. The upkeep of the building is maintained to a high standard, through janitorial staff during working hours and an on-site facilities team.



## ATRIUM

At the heart of the building is the Atrium that performs as a communal space. Serving as a breakout meeting area and an informal chillout space, the Atrium can also be used for events that require a little extra space. Previously it has hosted charity art auctions, fashion shows, open studios and sample sales. The constant creative buzz makes it the perfect setting for an exhibition.





## THE WESTERN ROOM

Great Western Studios has a beautiful meeting room with capacity for up to 12 people. The Western Room incorporates the latest technology, benefits from fully serviced catering from The Feeding House and can be used to host discussions, workshops and presentations. The Western Room is bookable on an hourly or daily rate.



## COURTYARD

The courtyard is a calm oasis within the industrial space. During the summer months it serves as the prime lunch spot for studio holders due to its beautiful bloomage and cosy seating area. A selection of studios border the courtyard providing views of greenery all year round. The cafe benefits from additional outdoor seating for diners, the ideal spot for soaking up some lunchtime or afterwork sun.





## EVENTS

Studio holders benefit from a constantly evolving tailored events programme throughout the year. Our socials and pop-ups are always a huge success and an excellent way to introduce yourself and engage in the fantastic creative community. We host speakers on creative business strategy as well as a monthly masseuse and weekly fitness classes. Our biannual studio holder markets and adhoc sample sales are incredibly popular.



## SHORT HIRE

Our vacant studios are available for temporary dry hire. The spaces are fully adaptable to cater for photo shoots, exhibitions, meetings, conferences, workshops, pop-ups and presentations of differing sizes and duration. Each space has good ceiling height, polished concrete floors and access via our 3 passenger lifts. Our studio holders benefit from discounted hourly and daily rates.



# CO-WORKING

Our co-working space is a fully fitted studio with allocated furniture: desk, chair, drawers and locker. Members benefit from access to all building facilities including our Atrium, Meeting Room and The Feeding House. The monthly cost is all inclusive including: broadband/wif-fi, electricity, service charge, studio cleaning and tea and coffee (plus dairy and non dairy milks). The Depot's licenses offer flexibility to desk users with a 3 month minimum and a rolling monthly contract thereafter. Desk spaces are also available on a daily or weekly basis for studio holders.







The fantastic onsite Café, The Feeding House, prides itself on serving great coffee from L'ucino and fantastic food made fresh everyday but more importantly, longstanding relationships with each and every studio holder in the building.

Using high-quality, locally sourced ingredients, they curate a nutritious, varied and seasonal menu to adapt to the wonderful community within Great Western Studios. The café is open Monday to Friday 8.30am-4pm and provides an excellent informal meeting environment for studio holders. Catering is also available for private meetings and events.

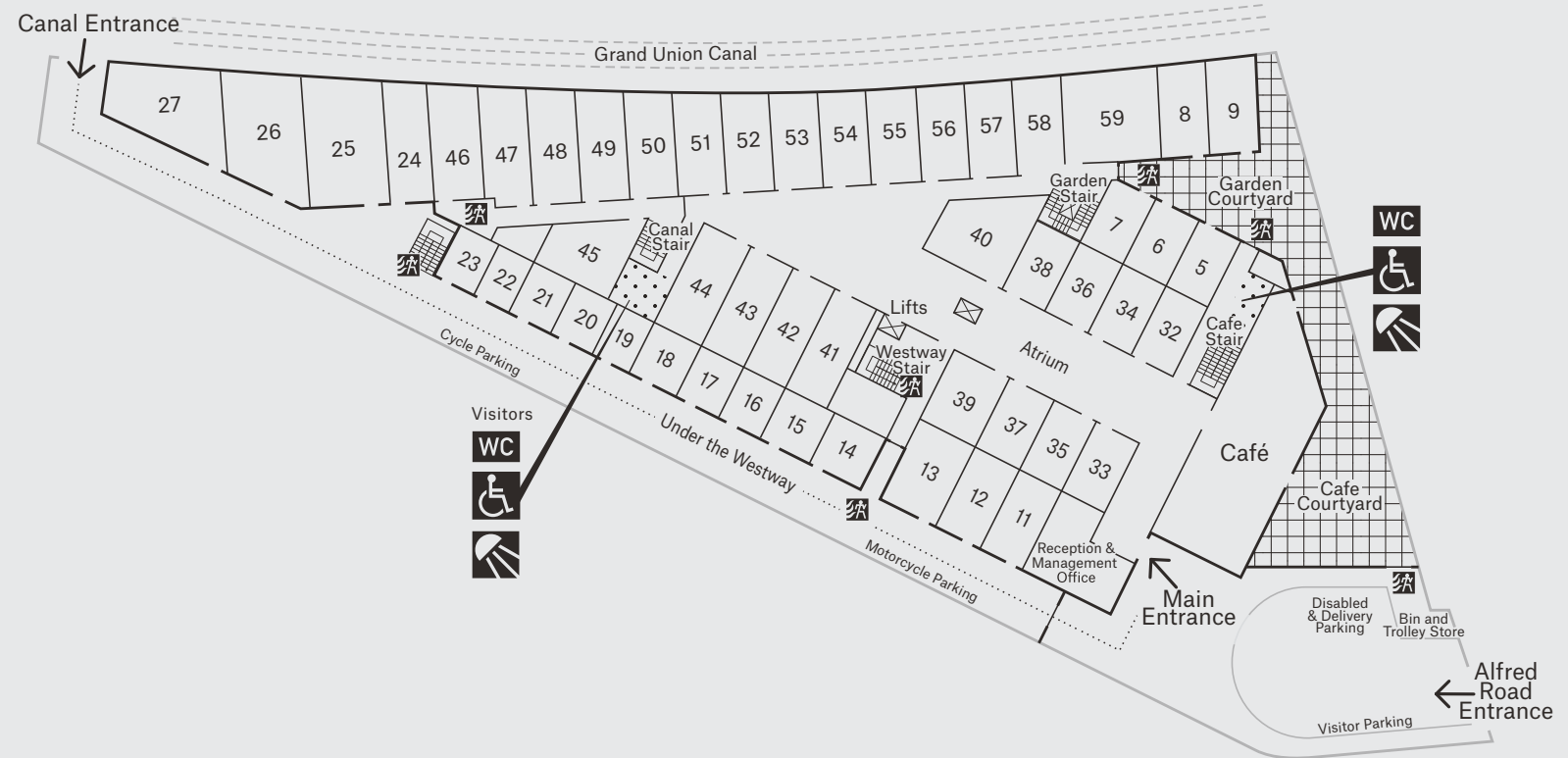
The café benefits from a beautiful courtyard which is a calm oasis within the industrial space. During the summer months it serves as the prime lunch spot for studio holders due to its beautiful greenery, the ideal spot for soaking up some lunchtime or afterwork sun.



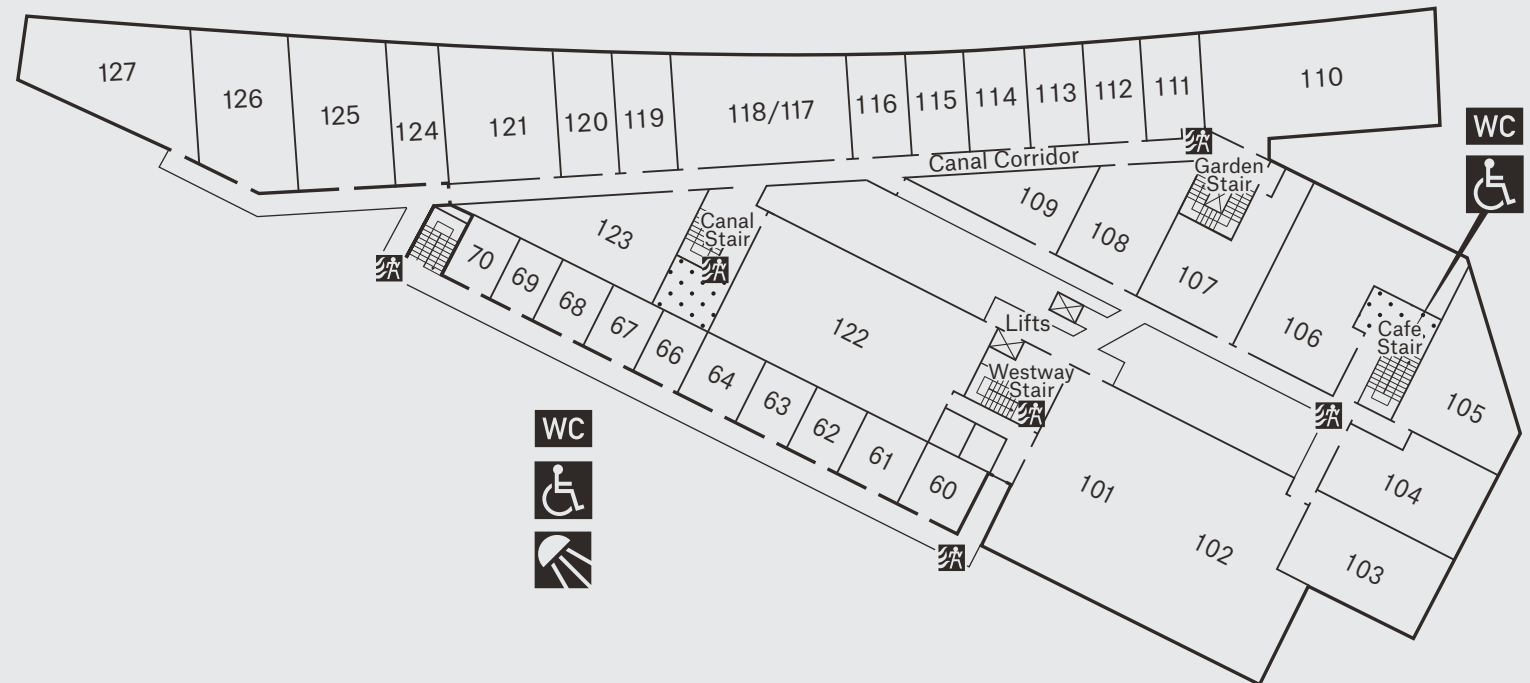




# GROUND

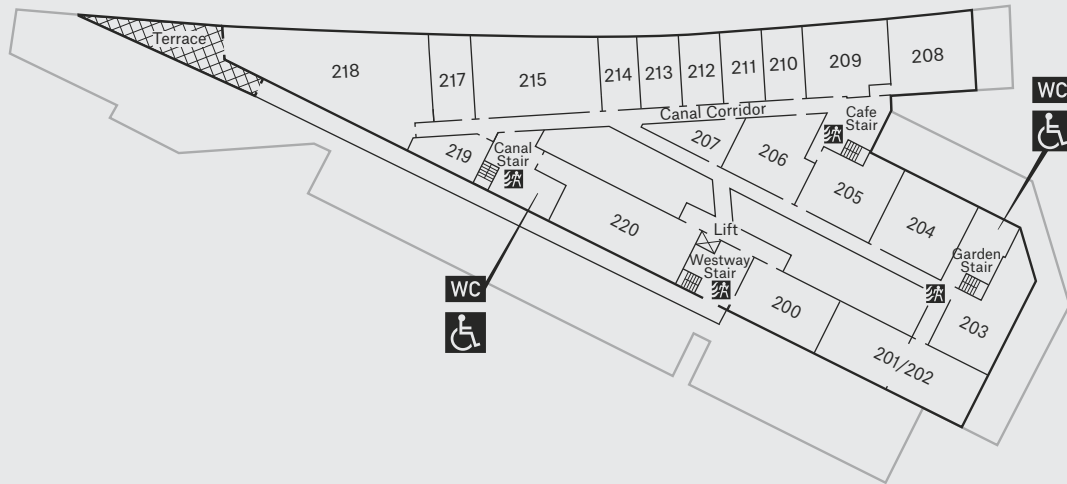


# FIRST

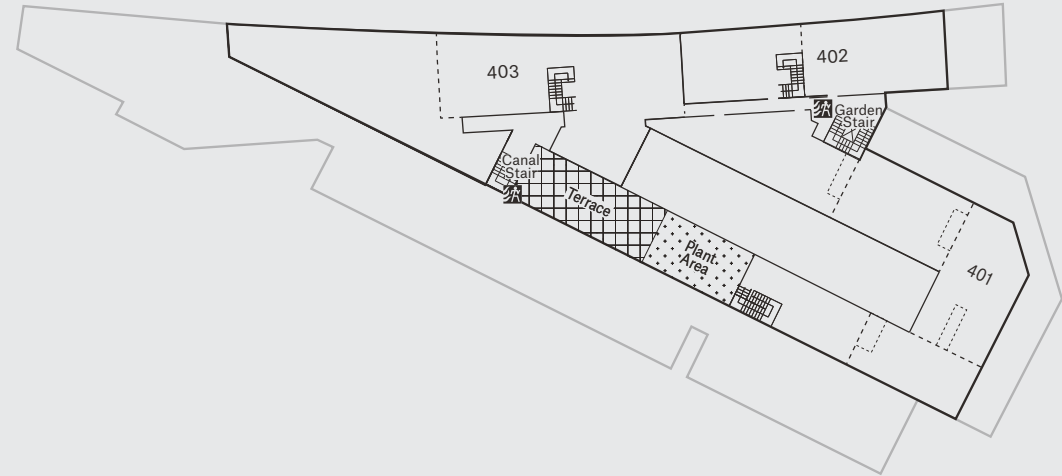




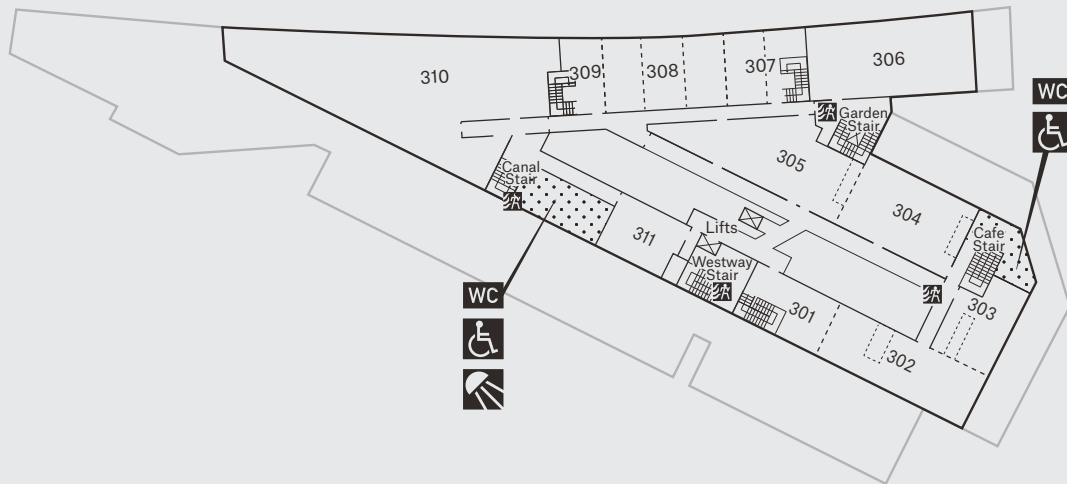
# SECOND



# FOURTH



# THIRD



# TERMS

## GUIDE RENT

From £49.50 per sq ft depending studio position

Refer to enclosed rent options for "Traditional", "Fully Fitted" & "Ready to Go"

## SERVICE CHARGE

From £10.75 per sq ft.

## BUSINESS RATES

Rates vary according to studio location, prices can be verified with the Valuation Office Agency.

## EPC

Grade B





## **SECURITY**

Great Western Studios has a fob access system throughout the building as well as 24 hour security. There is CCTV coverage across the communal areas and an intruder detection system around the perimeter of the building.

## **FAST INTERNET**

Building-wide WiFi with speeds of 100Mb enables you to work within and outside of your studio. All services are fully managed by a UK based management team, to ensure you are able to receive the optimum solution to suit your business needs.

## **CAR PARKING**

Car parking spaces may be available to studio holders by way of a separate licence dependant on availability. There is limited visitor parking.

## **BIKE STORAGE**

Great Western Studios offers gated, under cover storage for up to 100 bicycles and plenty of space for motorcycle parking.

## **SHOWERS**

Shower and changing facilities are available throughout the building for all studio holders and their visitors to use.

## **WASTE COLLECTION**

There are waste and recycling stations in the common areas and a large bin store to the front of the building. All waste is removed from site via a barge on the Grand Union Canal saving approximately 1 tonne of Co2 per year compared to alternative collection methods.



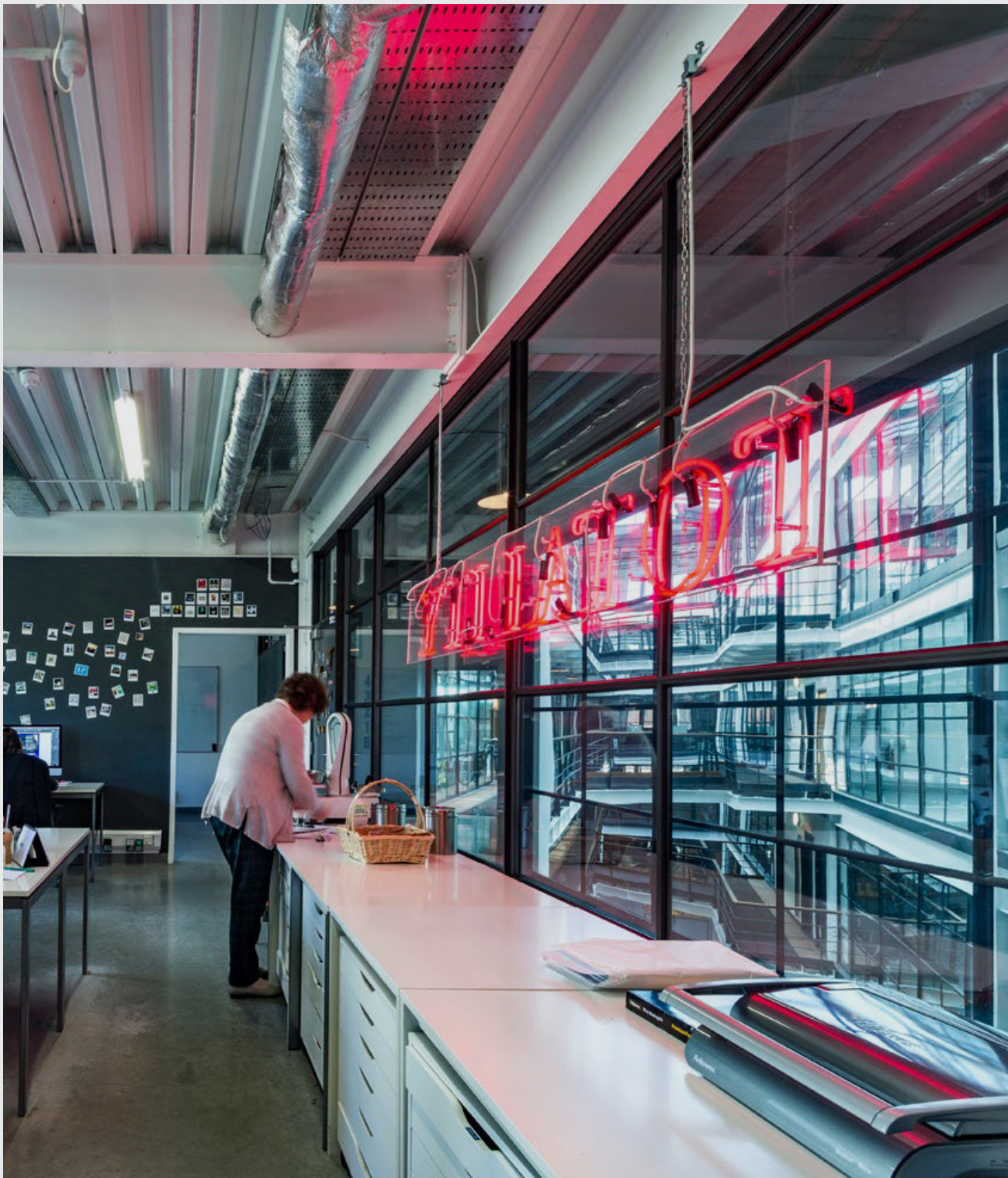
# STUDIO HOLDERS

The existing studio holders are made up of an eclectic mix of creatives working across the creative industries...

Architecture  
Branding and Marketing  
Casting  
Creative Education  
Digital Media, Film and Music  
Education  
Events Planning and Services  
Fashion  
Graphic Design and Illustration  
Interior and Lighting Design  
Landscape Design  
Photography  
Product Design  
Public Relations  
Publishing  
Sculpture and Mosaic  
Tech  
Visual Art







Sanderson  
Weatherall

## **FURTHER INFORMATION**

For further information please contact:

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