



The Gramophone Works

**West London's
most sustainable and
creative workplace**
Only 3,428 sq ft remaining

326 Kensal Rd, W10 5BZ

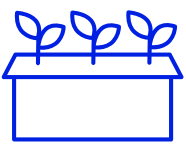
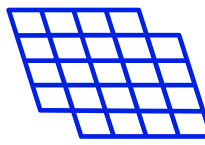

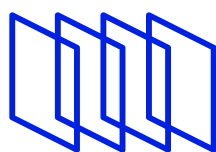





A landmark creative destination

64,000 sq ft of imaginatively designed workspace across six floors, The Gramophone Works overlooks the Grand Union Canal and provides an inspiring setting for West London's most exciting creative minds.



Sustainable by design

The Gramophone Works is designed with sustainability at its core. As a reimagined heritage building, it holds a coveted BREEAM certification and was awarded the NLA Environmental Prize in 2021. Innovative features include an expressed timber structure that provides a carbon-neutral framework throughout the building's lifespan.

 <div>Green roof encouraging canal side ecology</div>	 <div>Solar shading</div>	 <div>BREEAM ***** BREEAM Excellent</div>
 <div>Photovoltaic power regeneration</div>	 <div>Low energy LED lighting with sensors</div>	 <div>Mobile phone access control</div>
 <div>655 tonnes of CO² (saved from retaining concrete columns)</div>	 <div>Expressed timber structure</div>	 <div>A EPC A</div>



Be part of a thriving community

Already home to a thriving community including **Kindred Studios**, acclaimed fashion designer **Emilia Wickstead** and luxury ski wear brand **Perfect Moment**. The Gramophone Works features a creative members' club on the third floor complete with an expansive canal-side terrace and an impressive event space directly off reception. A new café further enhances the experience, providing a place to connect, collaborate and engage with like-minded talent.



Ground floor reception



Ground floor reception



Kindred Studios



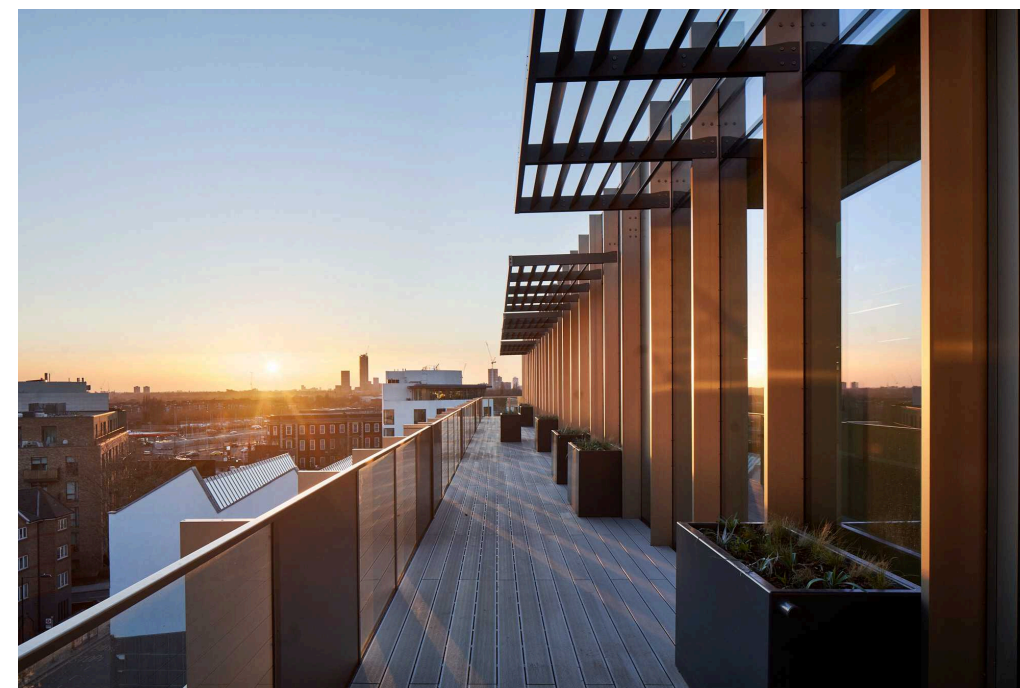
Kindred Studios

Building features



Canal side café

now open



Full length terraces

with exceptional views



Double height reception

on Ground floor



Cycle park

with 90 spaces and 7 showers



Feature meeting room

within a historic tower

Availability

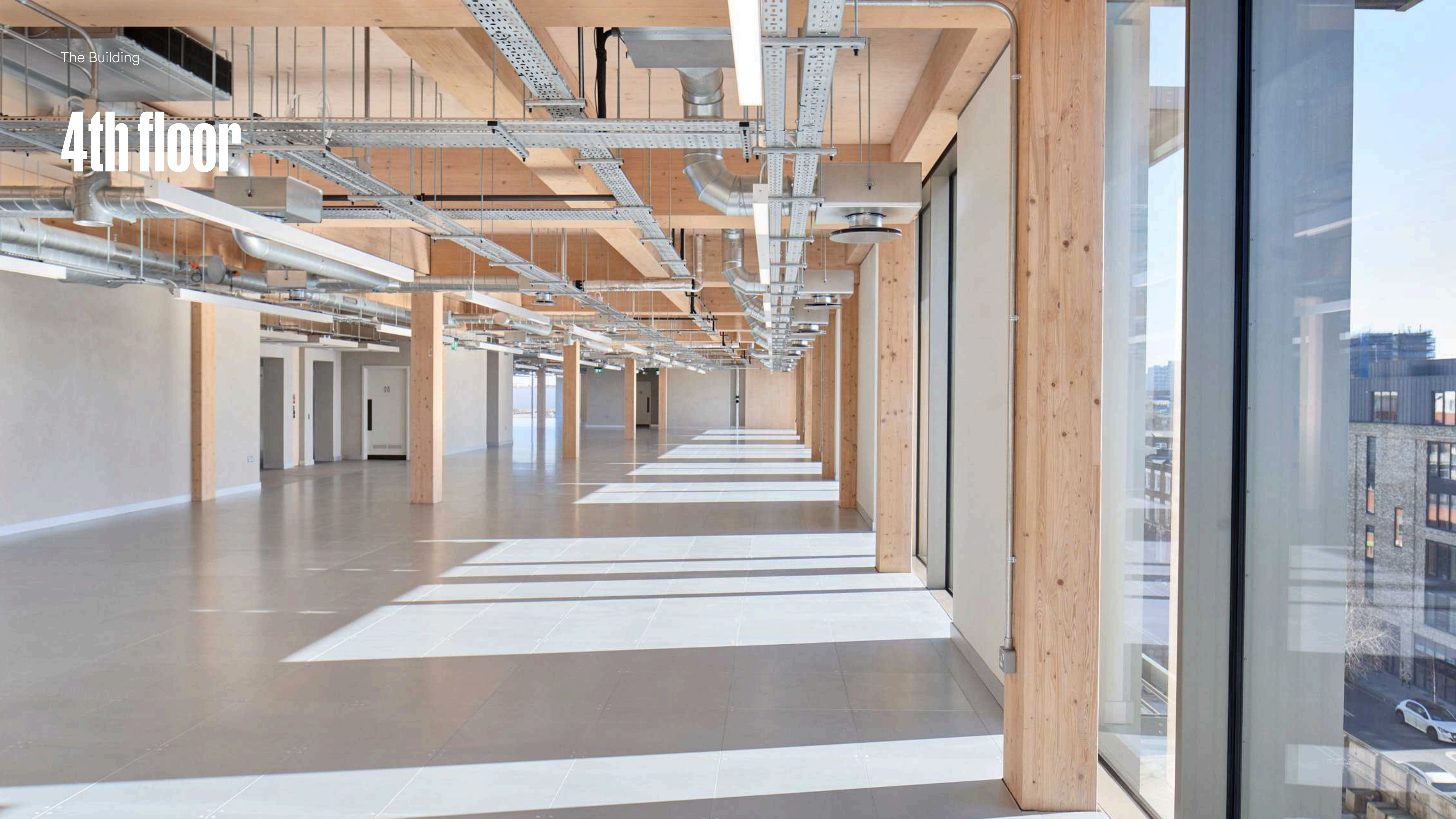
With over 80% of the building now leased to creative occupiers, just 10,515 sq ft remains on the top floor and part 4th floor. The top floor enjoys a generous wraparound terrace area with far ranging views. The 4th floor also benefits from a private roof terrace area on the 5th floor.

Floor	Available sq ft	Terrace sq ft
05	LET	
04 (north)	LET	
04 (south)	3,428	375 (access from 5th floor)
03	LET	
02	LET	
01	LET	
00	LET	
LG	LET	
Total	3,428	375



The Building

4th floor



Details

Large roof terrace areas (5th floor)

Innovative expressed timber structure

Occupational density 1:10 sq m

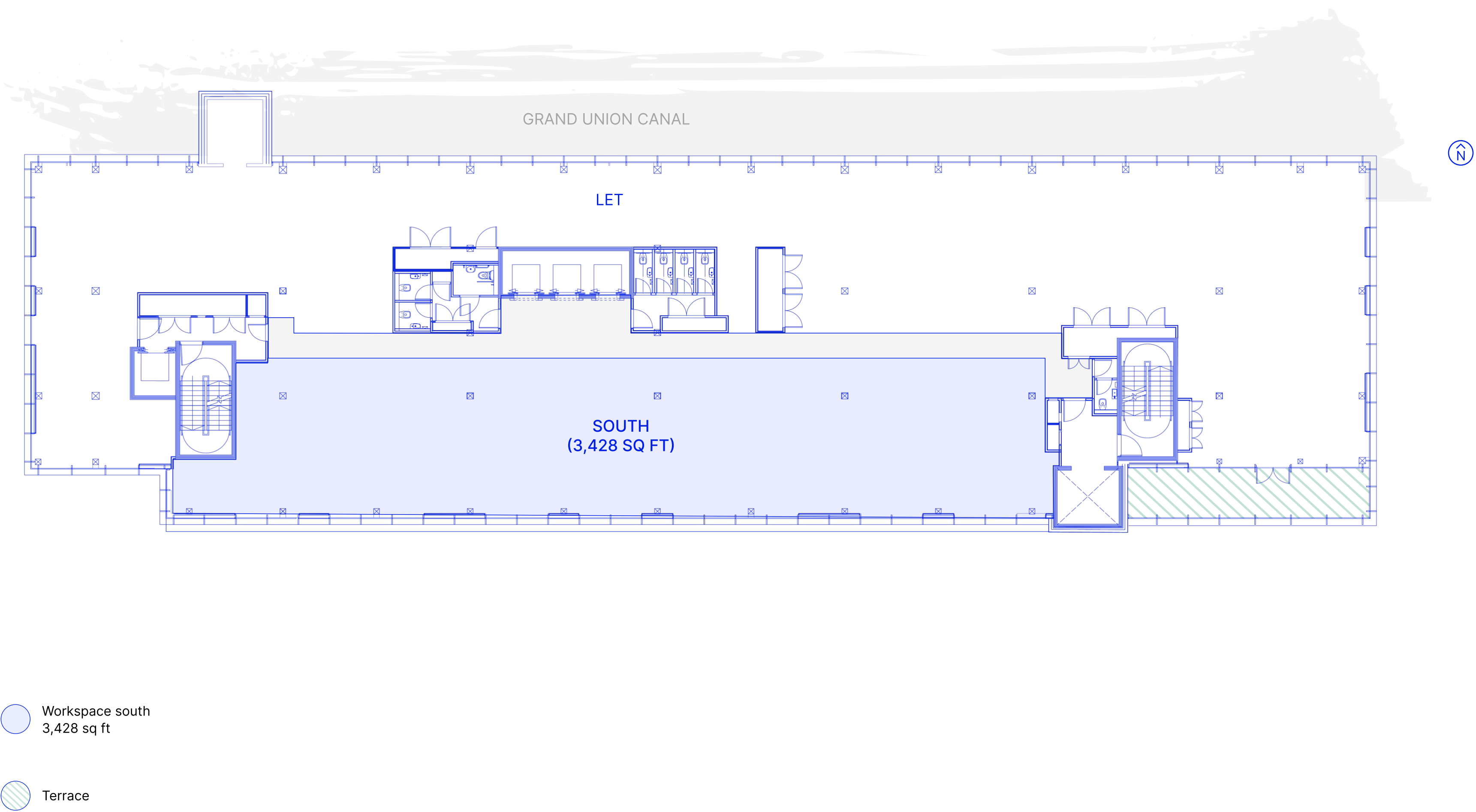
3 no. (10 person) passenger lifts

Metal raised access floor

Floor to ceiling height 3.5m

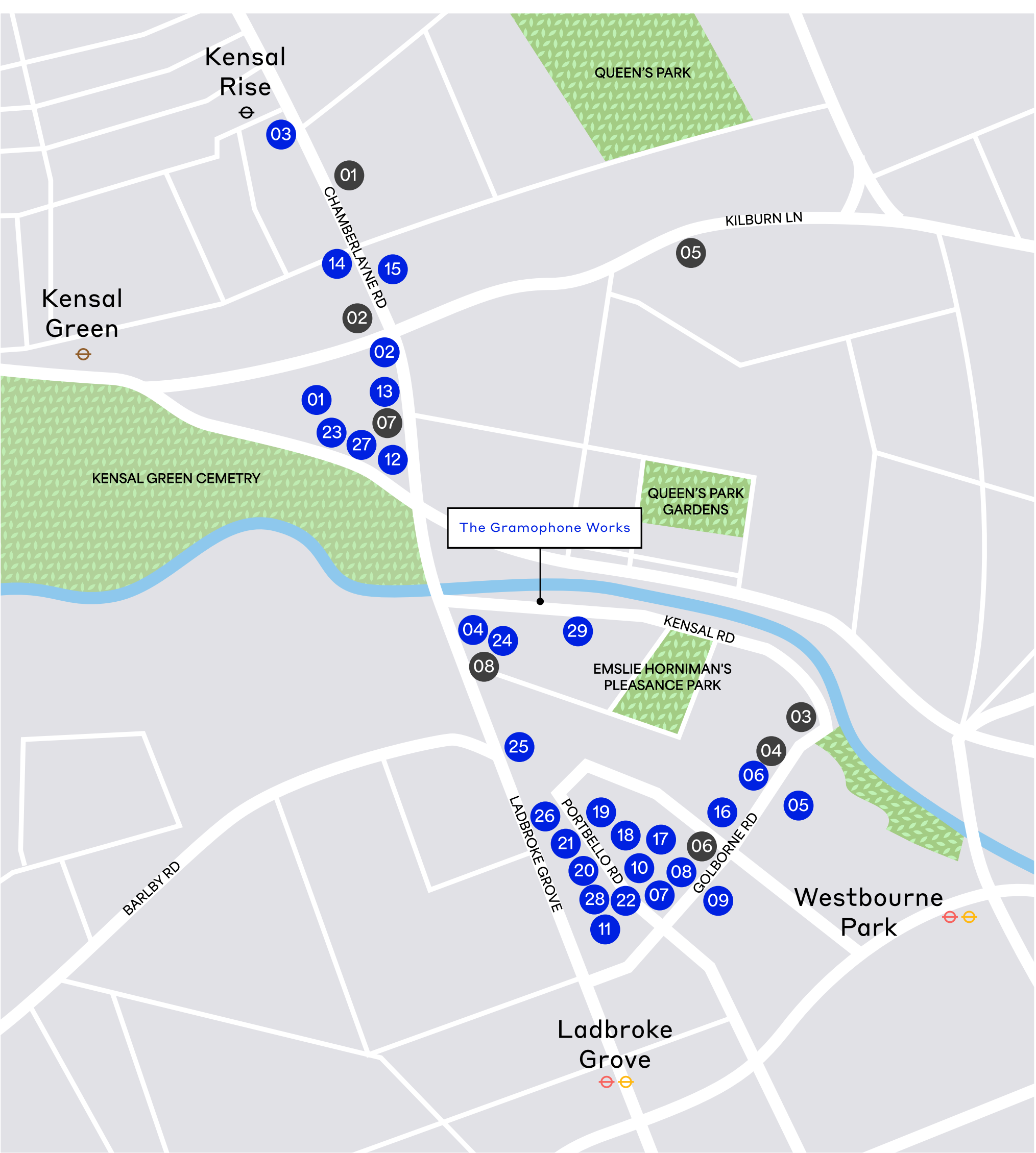
Exposed VRV heating & cooling system combined with fresh air supply

4th Floor south



Neighbourhood hotspots

Whichever direction you travel from The Gramophone Works, you'll find the jewels of West London lifestyle within easy reach. From the authentic cafés and shops of Golborne Road and Portobello Road to Notting Hill's fine dining and pubs, and White City's retail and members' clubs — everything you need is close by, with more than enough to keep you inspired and entertained.

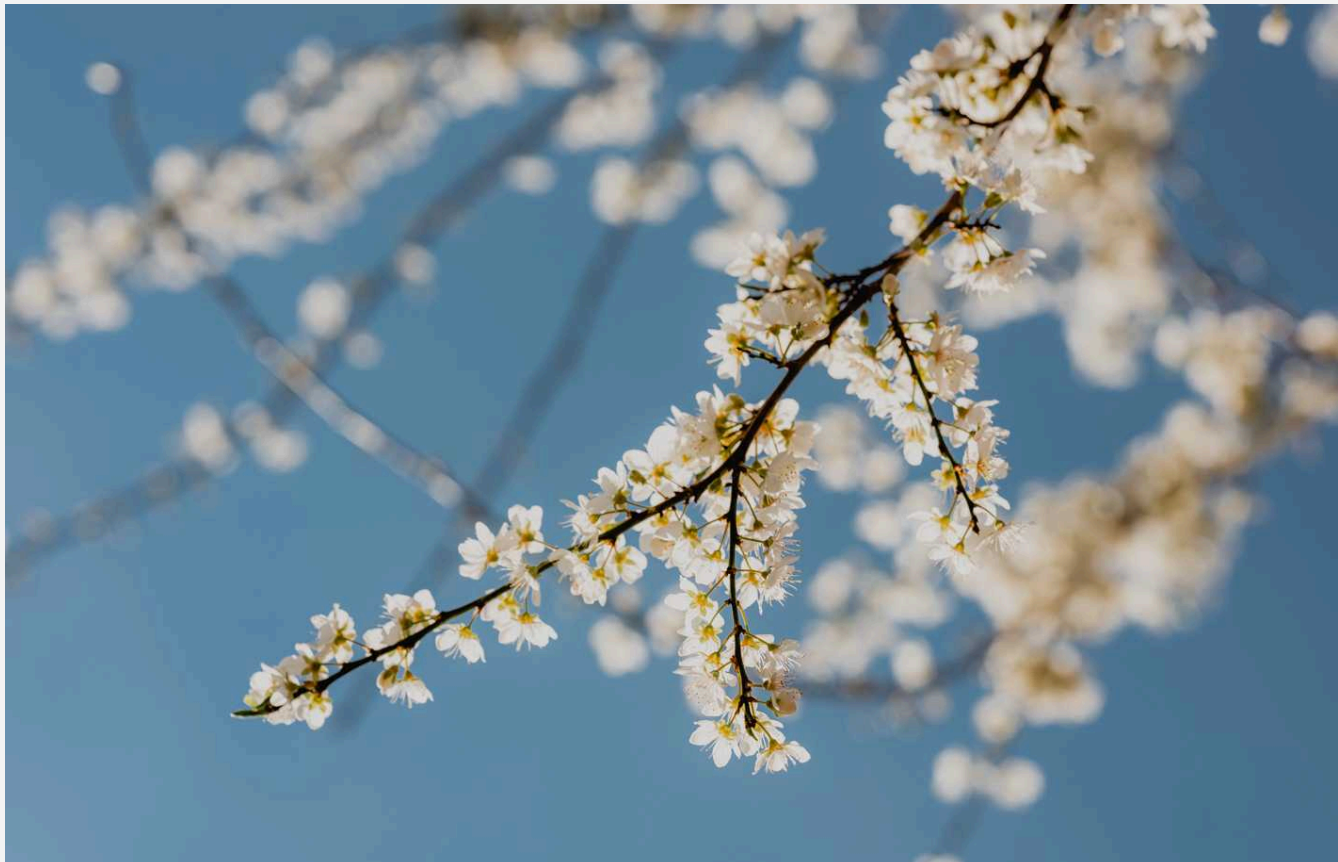


- **FOOD AND DRINK**
 - 01 Parlour
 - 02 Paradise
 - 03 Gail's
 - 04 Lucky Bean
 - 05 Panella
 - 06 Lisboa Delicatessen
 - 07 Golborne Deli & Wine Store
 - 08 Flying Horse Coffee
 - 09 Klear Labs
 - 10 Bluebelles of Portobello
 - 11 Lowry & Baker
 - 12 Double Shot
 - 13 Vicki's
 - 14 Wildcard
 - 15 Sacro Cuore Pizza
 - 16 Acre
 - 17 L'Étoile de Sous
 - 18 STRAKER'S
 - 19 Canteen
 - 20 Bertie Blossoms
 - 21 The Counter
 - 22 The Fat Badger
 - 23 The William
 - 24 Le Choux
 - 25 Palki
 - 26 The Eagle
 - 27 Parlour
 - 28 Cacciari's Portobello
 - 29 Pichi
- **LIFESTYLE**
 - 01 Supra
 - 02 Scarlet & Violet
 - 03 Rellik
 - 04 Cha Cha x Sister Jane
 - 05 Fierce Grace Hot Yoga
 - 06 the store
 - 07 RISE
 - 08 Anytime Fitness

Local area



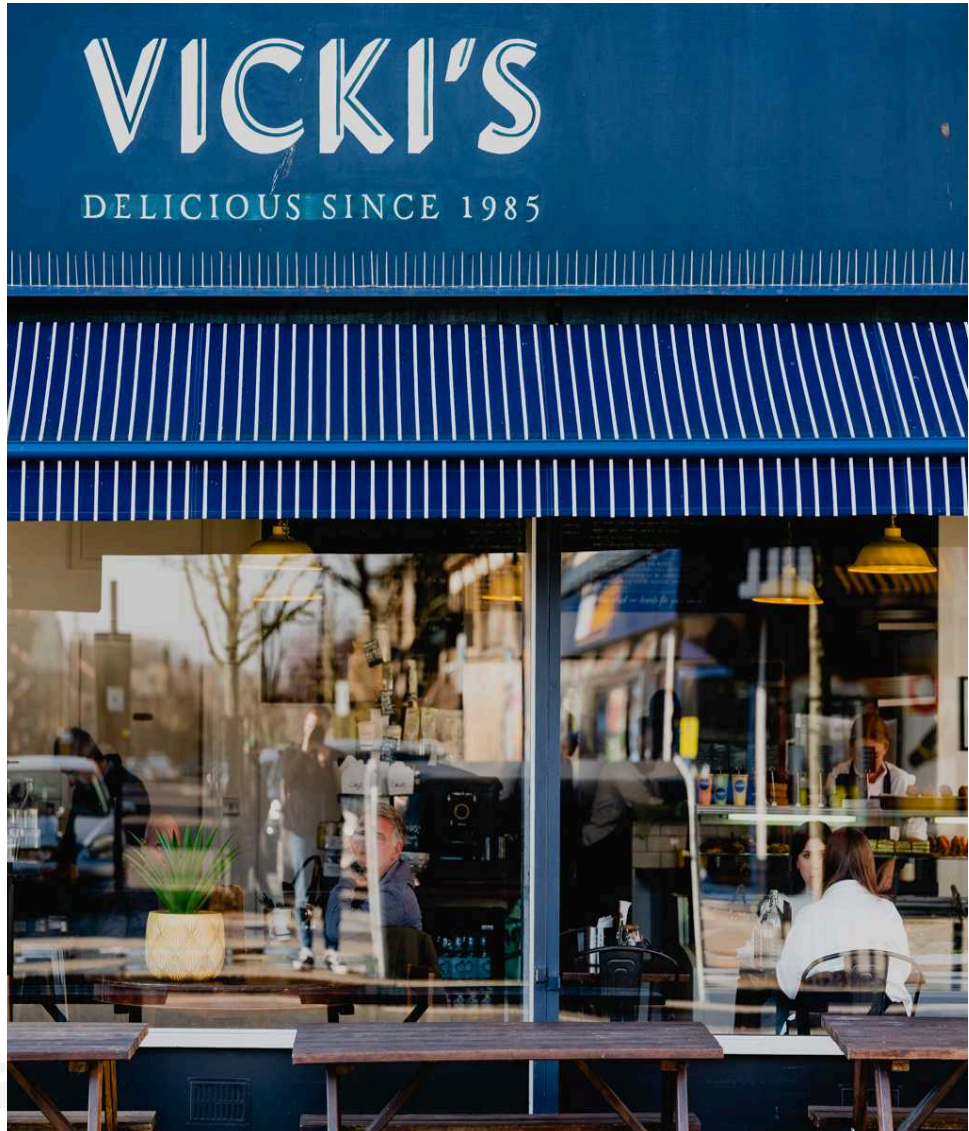
Golborne Road



Queen’s Park Gardens



Parlour



Vicki’s



Absolute Flower & Home



Double Shot

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