



GARDEN

S T U D I O S

sales@gardenstudios.io

www.gardenstudios.io

ABOUT US

Garden Studios is currently the only large-scale film studio in central London, forming the nexus of a growing technology-enabled cluster of supporting businesses and educational institutions. Our vision is to build the most comprehensive film technology village in Europe.

- We aspire to be the most talent-friendly place to produce film and TV.
- We are reducing our carbon footprint by prioritising sustainability at every level of production through innovation, promoting the use of sustainable materials, reusing, and recycling.
- We focus on diversity and inclusion and integrate into the local community with hiring, training, procurement, and partnering.
- We lead on technology-enabled film production as an R&D cluster and home to multiple virtual production stages.

With versatile stage configurations across multiple buildings, Garden Studios can accommodate a variety of production requirements.

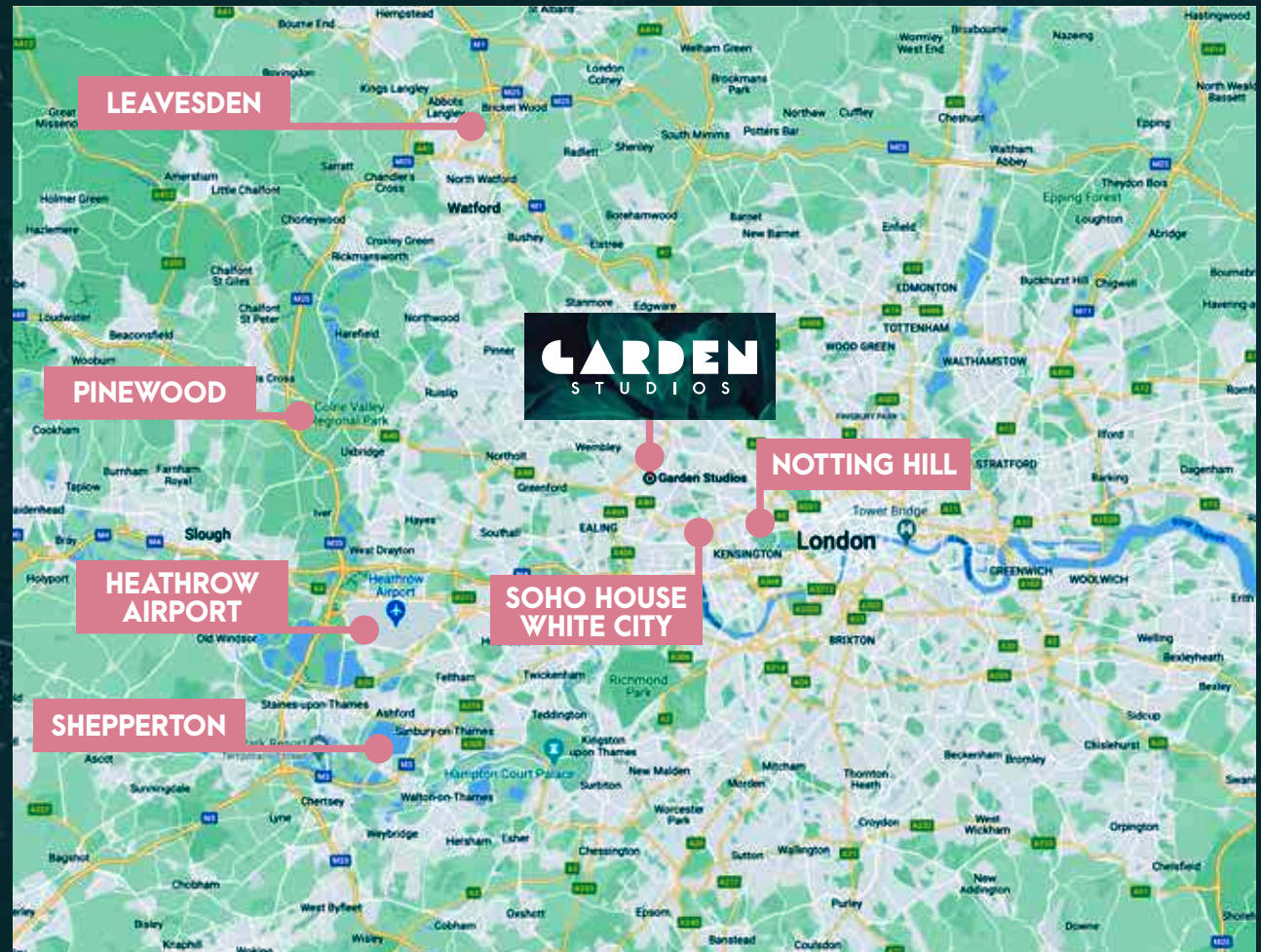
Contact sales@gardenstudios.io for more information.



LOCATION

EASILY ACCESSIBLE STUDIOS IN LONDON

- Central London's Largest Studio Complex
- Heathrow Airport: 30 minutes by car
- Notting Hill: 20 minutes by car
- Soho House White City: 20 minutes by car
- Euston Station overground: 15 minutes / 6 stops
- Bakerloo Line from Paddington Station: 20 minutes / 7 stops



WE CARE

Working with the Community

Garden Studios supports emerging talent with resources, development opportunities, networking events, commissions and much more to help them produce and develop their creative ideas.

We have supported a number of short-form pieces on our virtual production stage, offered in-kind studio hire for an historical/environmental film, photography shoots for students, and R&D for motion capture.

In 2022 we commissioned a photography project, 'The Spirit of Park Royal', from Nacho Rivera, which culminated in a solo exhibition featuring the portraits of Gardeners and members of our local community. One of the portraits taken will be included in the book of 200 portraits for "Portrait of Britain | Photography Awards | 1854 Media". The full collection is now permanently displayed in The Hive. We've also commissioned local artists, NAME AND NAME, to create original paintings and sculptures that can be seen across the campus.

One of the local artists we are most proud to have supported, writer / director, Lennina Ofori and her organisation The Awareness TAP, was able to produce a short-form piece themed around the impact of youth violence. She is currently an Artist-in-Residence at Garden Studios' Hive.

Garden Studios is also a partner of Reel Park Royal with West London Business. Reel Park Royal is a network of businesses, creatives and organisations that operate in and around Park Royal who work across different Film and TV industry supply chain businesses.

In Summer 2023, Garden opened our creative hub, The Hive, an affordable co-working space for artists and makers with dedicated workspaces, podcast studios, vodcast studios, green screens, photography studios, virtual production suites, and meeting rooms. Individuals and teams are invited to become members to expand their networks through collaborative projects, networking events, and visibility across the community.



Students from MetFilm School

Training and Education

Garden Studios is committed to Education and Knowledge Sharing values and continues to seek ways of supporting people in developing new skills and upskilling. We are developing non-traditional training courses with industry partners including MetFilm School, Mama Youth Project, Mark Milsome Foundation and Mission. In 2022, we ran a pilot with Mama Youth Project to look at how we can educate participants on a six-week digital content training course to learn virtual production.

We have several virtual production training suites that can host affordable training packages for those new to and within the industry who want to learn more about virtual production.

Our VP team also host education insight days with organisations such as Screenskills. We have facilitated 24 such days which included VP demo's, studio tours, a recorded podcast session and VP training.

To date, we have hosted 19 work experience placements, both paid and unpaid, with youth and adult students and other local individuals keen to learn about the film industry and what it takes to support production teams, virtual production and client services.

Certified



Corporation



Working Towards a More Sustainable Film Industry

Finding sustainable solutions and reducing climate change impact are core values across every aspect of Garden Studios' operations. We want to partner with productions and studios to meet and exceed your own goals. To make this a reality, we have taken a number of initiatives:

- Garden Studios is the only large film studio in the UK, and one of a very few in the world, to have achieved B Corp certification.
- We have taken part in the first year of the albert Studio Sustainability Standard certification and will continue to do so.
- Our upcycling programme, Re-Set, is designed to channel production material (wood, props, textiles, furniture, office supplies etc) to our extensive network of charitable organisations, local schools, artist studios and other community entities. We have successfully helped many of our productions reduce their environmental impact this way, with one production achieving 100% upcycling.
- Materials from several productions have found new homes via our partnerships with Re-Collective, a charitable organisation which builds social housing and charity spaces using upcycled wood, and Re-Made in Park Royal, a local materials hub which connects the community with surplus material donated from our productions.

We are invested in our local community and are continuously working to find new ways to engage, from local staff hires and suppliers, to local artist commissions and collaborations. We are proud to be an accredited London Living Wage Employer and offer extensive training opportunities to our team. Training courses have included Manual Handling, Health & Safety, Mental Health First Aid, IPAF, Albert Sustainable Production, The Equality Act, Management training and much more.

Sustainability at a Glance

- 100% renewable electricity and own solar power generation
- 90% LED lighting (as old fittings fail, we will reach 100%)
- Zero Idling, Zero Single Use Plastic and Zero Waste to Landfill policies
- Carefully vetted local waste companies – Powerday and First Mile
- Four different waste streams - electronic waste, food waste, mixed recycling, and general waste
- Annual carbon footprint calculations and baselines for water and waste
- Committed to halve carbon emissions by 2023, net zero by 2050
- Continuous review of sustainability of our supply chain
- Air quality monitors on campus provide data to Airly
- Extensive database with local and sustainable suppliers to the film industry
- Mains connected water dispensers

“ TESTIMONIAL

I am reaching out to you because I wanted to personally thank you for the opportunity that you offered me.

Yesterday was an incredible day filled with positivity. The team, led by Mark, provided me with immense support and knowledge that helped me learn many new things. However, the cherry on top of this wonderful experience for me was successfully crafting my first scene and seeing it displayed on a grand LED wall!

In general, this experience made me very happy. I was grinning from ear to ear by the end of it all. Moving forward, I will strive even harder to design fresh settings that could potentially be showcased on an LED wall during a Virtual production or event.

Thank you again ”

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Services

- Total footprint: 305 947 sq. ft
- Approximately 85,000 sq. ft of sound stage space, divided between 5 stages
- A variety of other shooting spaces
- Virtual production stage
- Production offices
- Large and spacious workshops
- Hair and make-up rooms
- Wardrobe space
- Meeting rooms
- Rentable co-working spaces
- Green rooms
- Ample parking
- 24/7 security and access
- Wi-fi connectivity

IRIS STAGE 1: 23 Waxlow Road, NW10 7NU

IRIS STAGE 2 & 3: 21 Waxlow Road, NW10 7NU

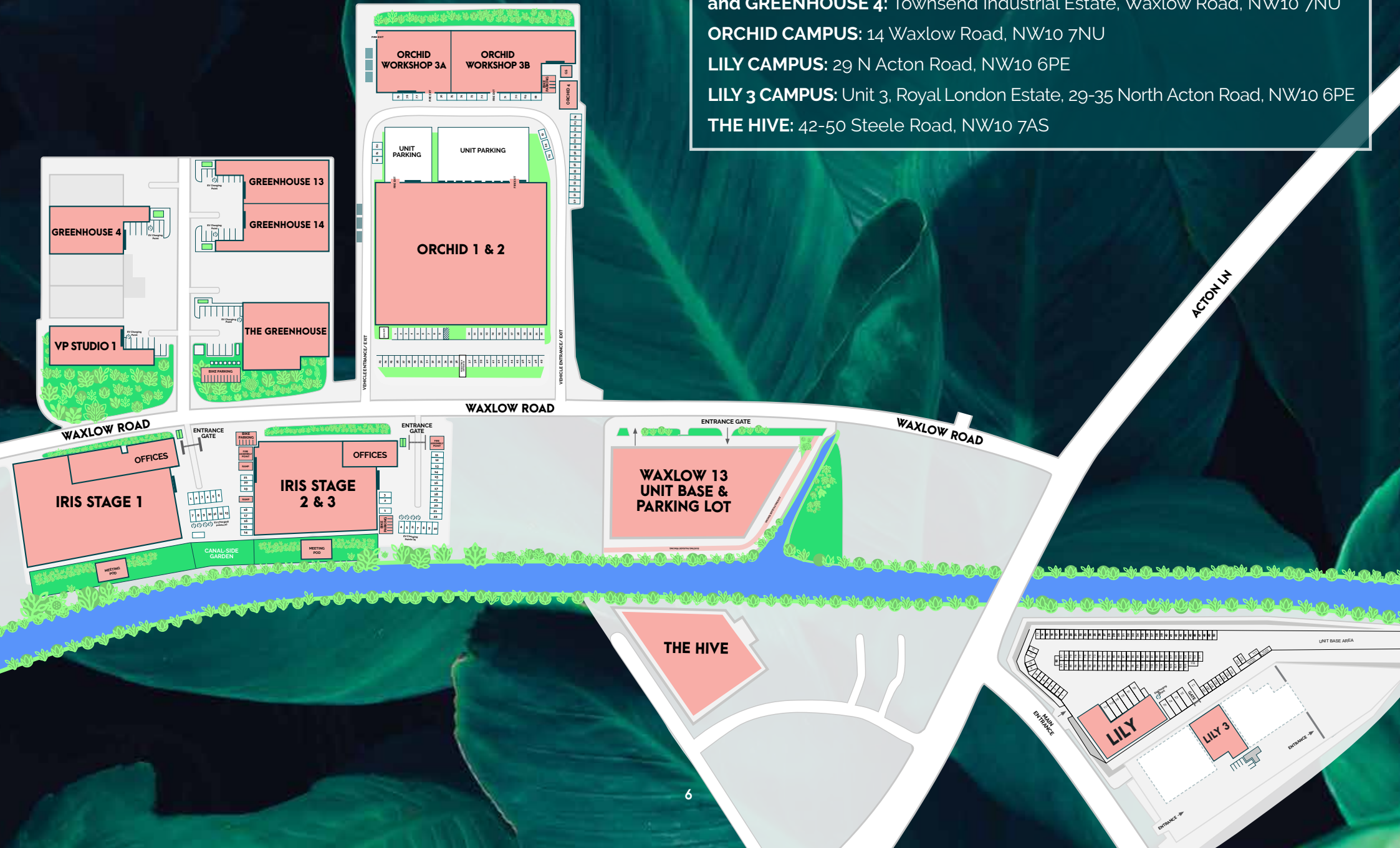
VIRTUAL PRODUCTION STUDIO 1, THE GREENHOUSE, GREENHOUSE 13 & 14 and GREENHOUSE 4: Townsend Industrial Estate, Waxlow Road, NW10 7NU

ORCHID CAMPUS: 14 Waxlow Road, NW10 7NU

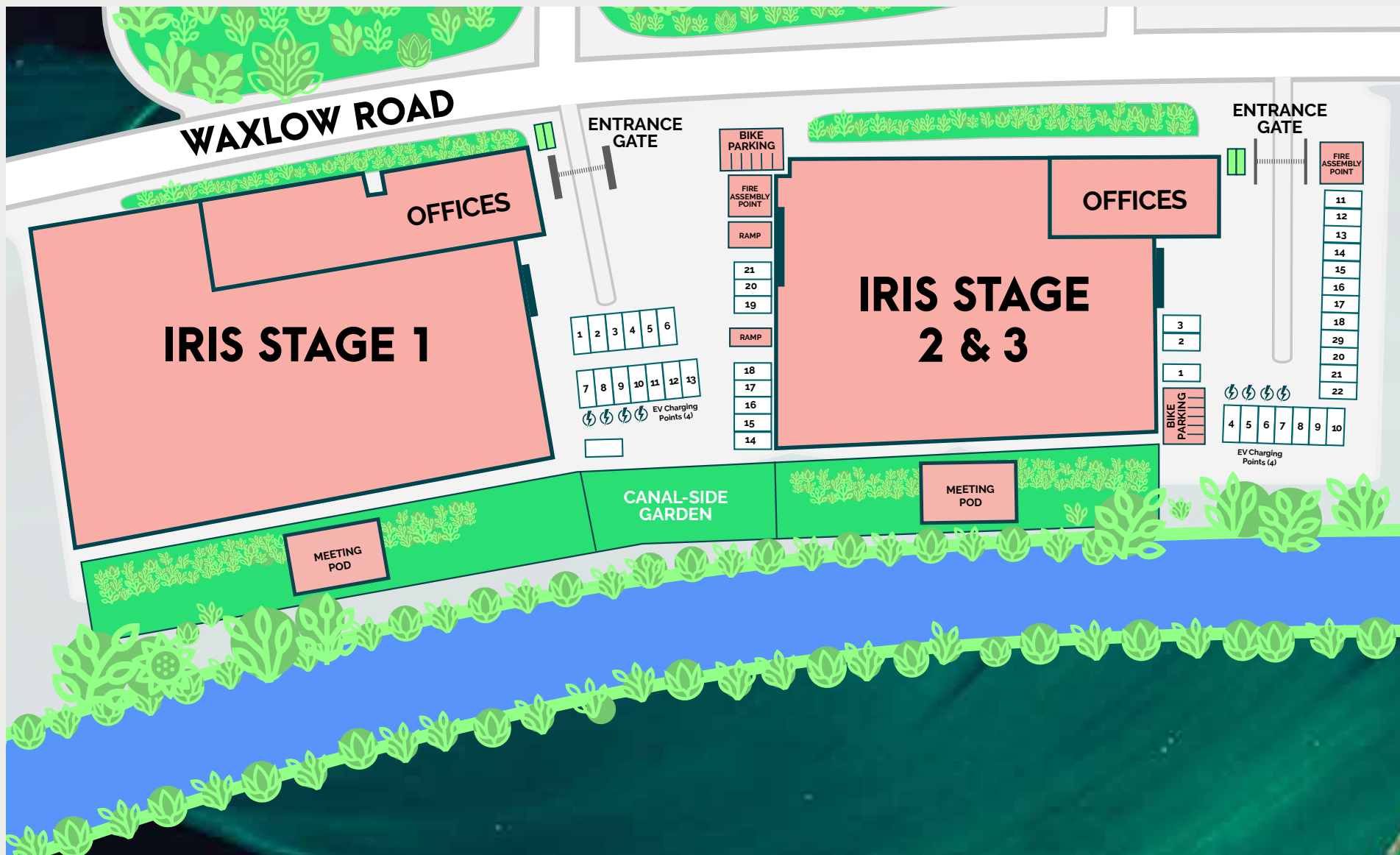
LILY CAMPUS: 29 N Acton Road, NW10 6PE

LILY 3 CAMPUS: Unit 3, Royal London Estate, 29-35 North Acton Road, NW10 6PE

THE HIVE: 42-50 Steele Road, NW10 7AS



IRIS CAMPUS



- Private and secure yard with parking for cars and production vehicles
- 24 hours security

IRIS CAMPUS

Iris sits beside the Grand Union Canal, offering a picturesque view of London's historic waterway. The campus is home to 3 sound stages across 2 private buildings, with accompanying production offices, green rooms, and parking spaces. There's also a canal-side garden with private meeting pods.





Iris Stage 1

- 2,154 sq.m / 23,185 sq. ft total area
- 10.2m clear working height to grid
- 62m maximum length
- 39.5m maximum width
- 50kN/m2 laser levelled concrete floor
- Access: 4m x 5m acoustic sliding stage door, small van double acoustic loading door, and pedestrian sound locked access from stage offices, bathrooms, and other facilities
- Soundproofing to all walls and roof to achieve NR25. Insul-quilt absorption treatment to all walls above 2m. Soundproof stage doors, and sound locked main pedestrian access
- Self-supporting rigging superstructure and perms with total loading capacity of up to 40 tonnes
- Up to 1400A of 3 Phase Power presented via multiple Ceeform and Powerlock outputs
- Utility power presented as UK 13A outlets
- LED high level house lighting and low level perimeter lighting
- Gas fired comfort heating
- Fibre, CAT6 and Wifi with internet connectivity
- Vesda fire alarm system with over-ride control





Iris Stage 1 Offices

Ground Floor

- Open plan 146 sq.m / 1572 sq. ft
- Integrated kitchen area
- Raised floor with structured network cabling and power to floor boxes
- Comfort cooling, heating and ventilation
- LED lighting
- Access control security system

First Floor

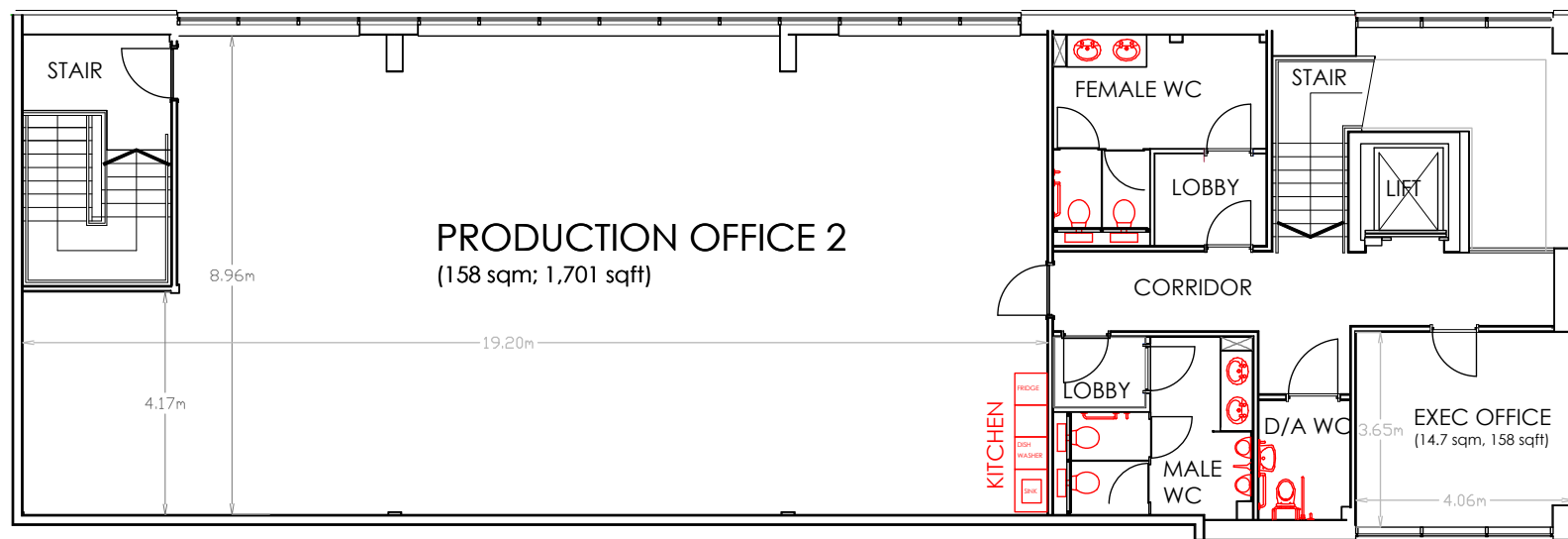
- Open plan 158 sq.m / 1701 sq. ft
- Integrated kitchen area
- Raised floor with structured network cabling and power to floor boxes
- Comfort cooling, heating and ventilation
- LED lighting
- Access control security system

Executive Office

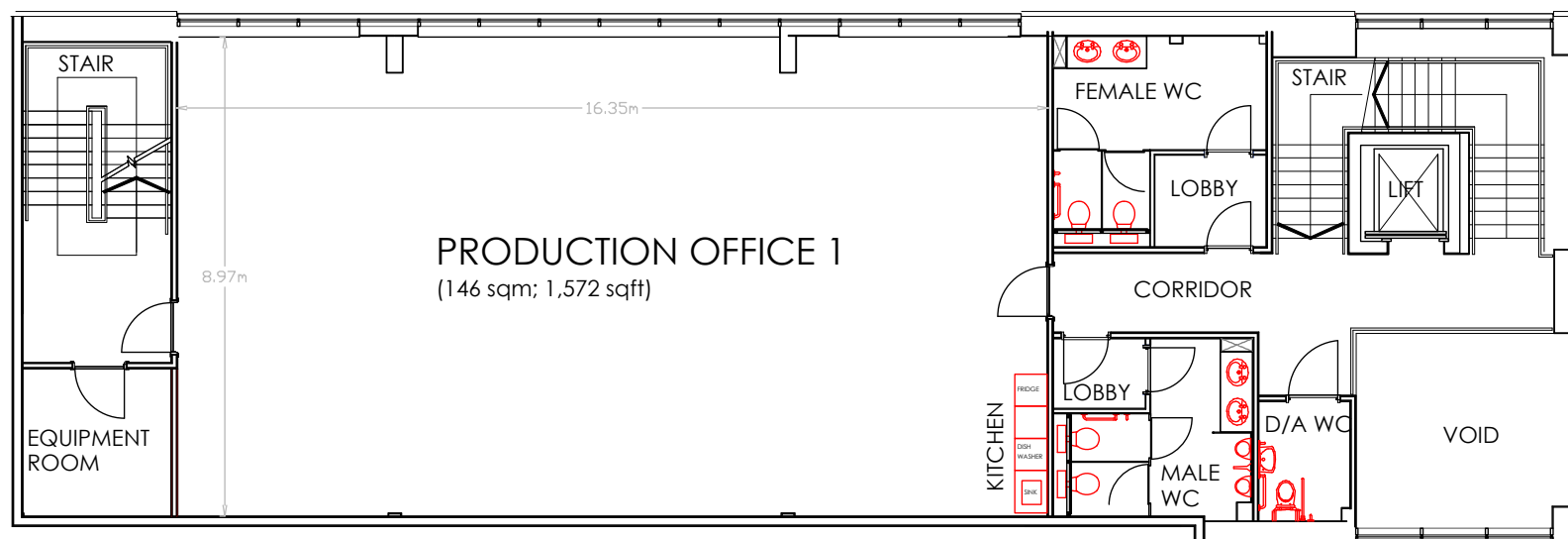
- 15 sq.m / 160 sq. ft
- Raised floor with structured network cabling and power to floor boxes
- LED lighting
- Access control security system

Shared Facilities

- Male, female, gender neutral and disabled toilets to all floors
- Gender neutral showers
- External food service and breakout areas
- Private and secure yard with parking for cars and production vehicles



SECOND FLOOR PLAN



FIRST FLOOR PLAN



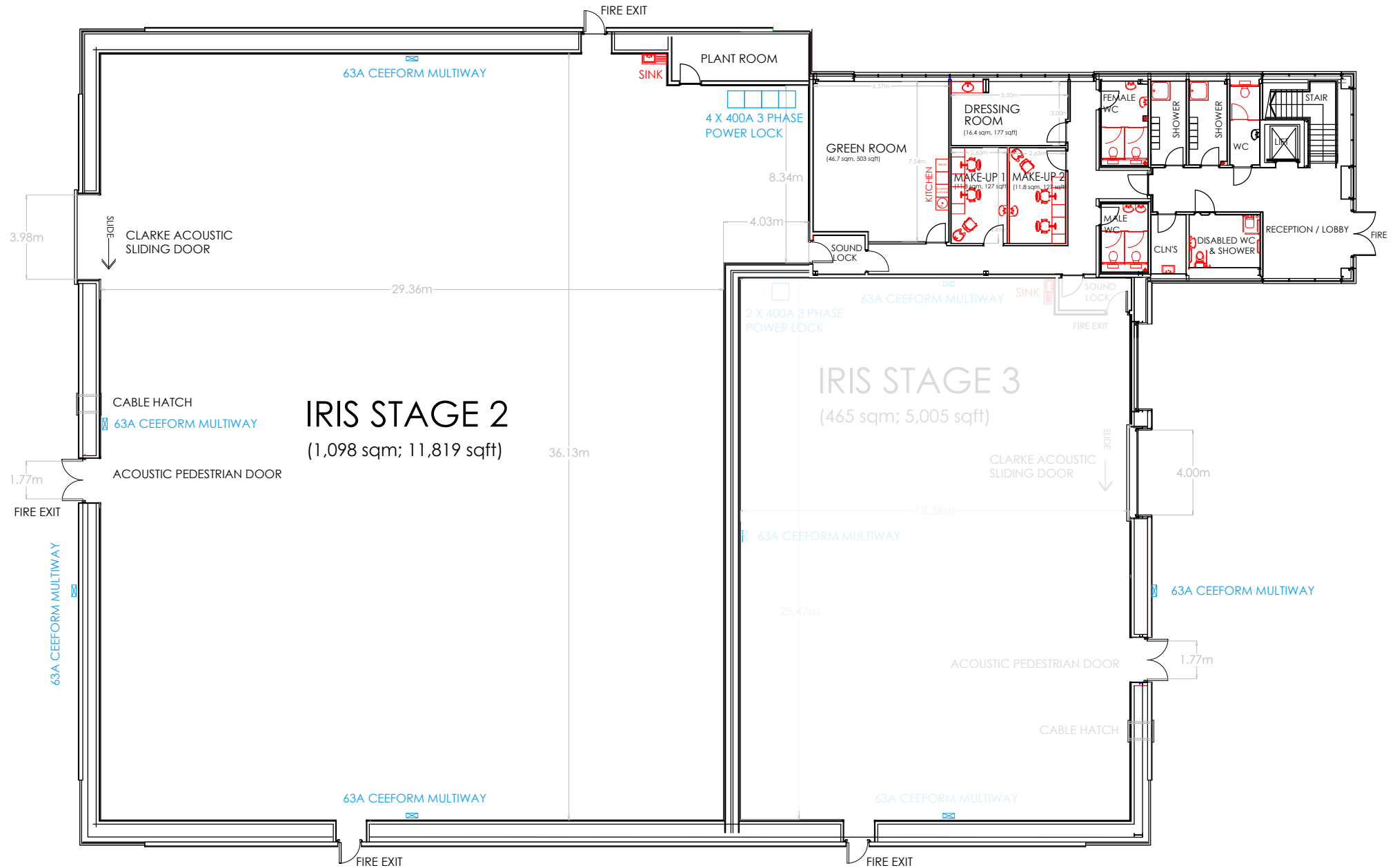
Iris Stage 2



Iris Stage 2

- **1,098 sq.m / 11,819 sq. ft total area**
- **36.4m maximum length**
- **29.5m maximum width**
- **10.2m clear working height to grid**
- 50kN/m² laser levelled concrete floor
- Access: 4m x 5m acoustic sliding stage door, small van double acoustic loading door, and pedestrian sound locked access from stage offices, bathrooms, and other facilities
- Soundproofing to all walls and roof to achieve NR25. Insul-quilt absorption treatment to all walls above 2m. Soundproof stage doors, and sound locked main pedestrian access
- Self-supporting rigging superstructure and perms with total loading capacity of up to 24 tonnes
- Up to 900A of 3 Phase Power presented via multiple Ceeform and Powerlock outlets
- Utility power presented as UK 13A outlets
- LED high level house lighting and low level perimeter lighting
- Gas fired comfort heating
- Fibre, CAT6 and Wifi with internet connectivity
- Vesda fire alarm system with over-ride control
- High-capacity extraction system for removal of pyrotechnic effects and excess heat

Iris Stage 2 Floorplan

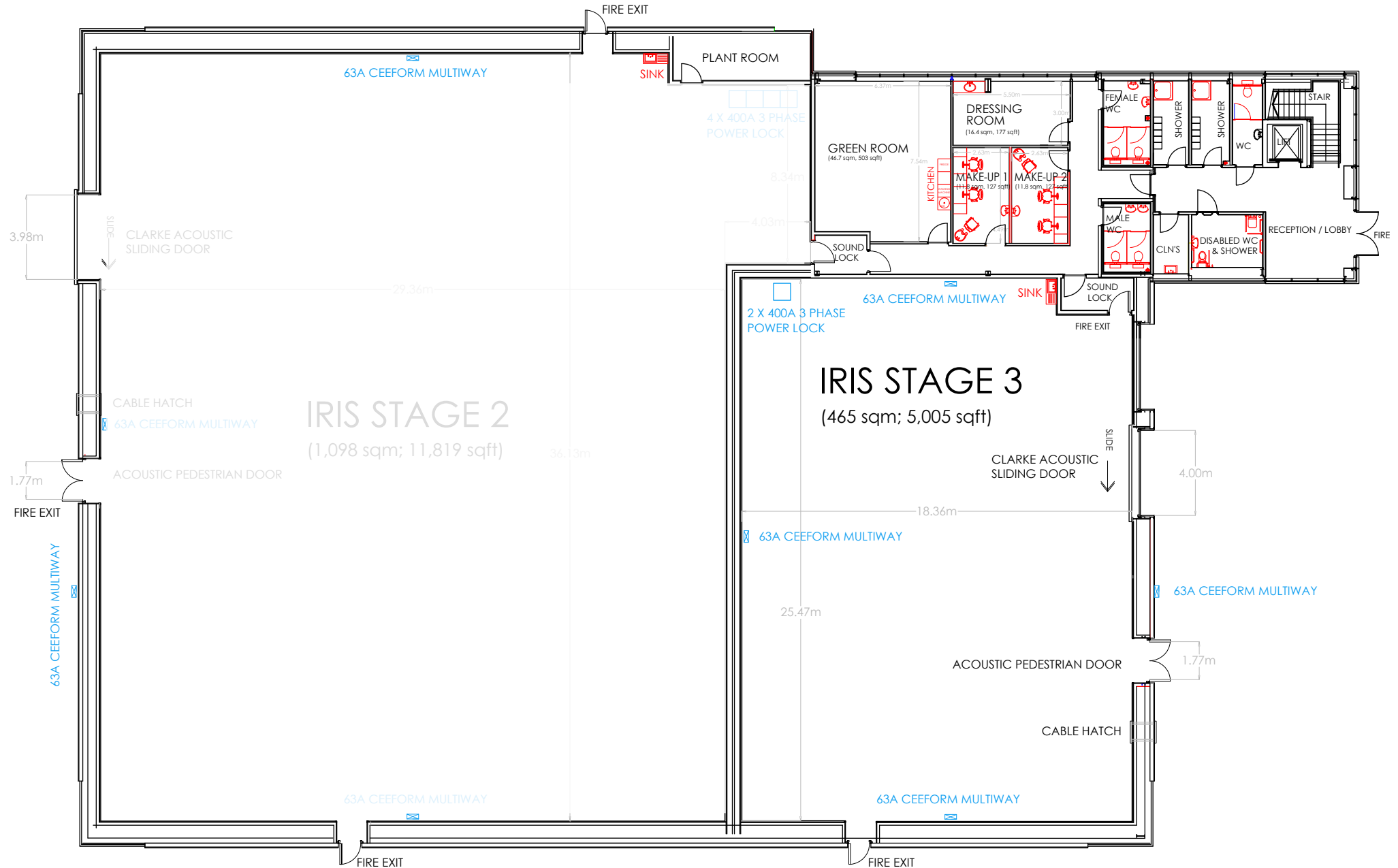




Iris Stage 3

- 465 sq.m / 5,005 sq. ft total area
- 10.2m clear working height to grid
- 25.7m maximum length
- 18.8m maximum width
- 50kN/m2 laser levelled concrete floor
- Access: 4m x 5m acoustic sliding stage door, small van double acoustic loading door, and pedestrian sound locked access from stage offices, bathrooms, and other facilities
- Pedestrian sound locked access from stage to offices, bathrooms and other production facilities
- Soundproofing to all walls and roof to achieve NR25. Insul-quilt sound absorption treatment to all walls above 2m. Soundproof stage doors, fire doors and sound locked main pedestrian access
- Self-supporting rigging superstructure and perms with total loading capacity of up to 20 tonnes
- Up to 500A of 3 Phase Power presented via multiple Ceeform and Powerlock outputs
- Utility power presented as UK 13A outlets
- LED high level house lighting and low level perimeter lighting
- Gas fired comfort heating
- Fibre, CAT6 and Wifi with internet connectivity
- Vesda fire alarm system with over-ride control
- High-capacity extraction system for removal of pyrotechnic effects and excess heat

Iris Stage 3 Floorplan





Iris 2 & 3 Offices

First Floor

- Open plan 140 sq.m / 1507 sq. ft
- Integrated kitchen area
- Raised floor with structured network cabling and power to floor boxes
- Comfort cooling, heating and ventilation
- LED lighting
- Access control security system

Meeting Room

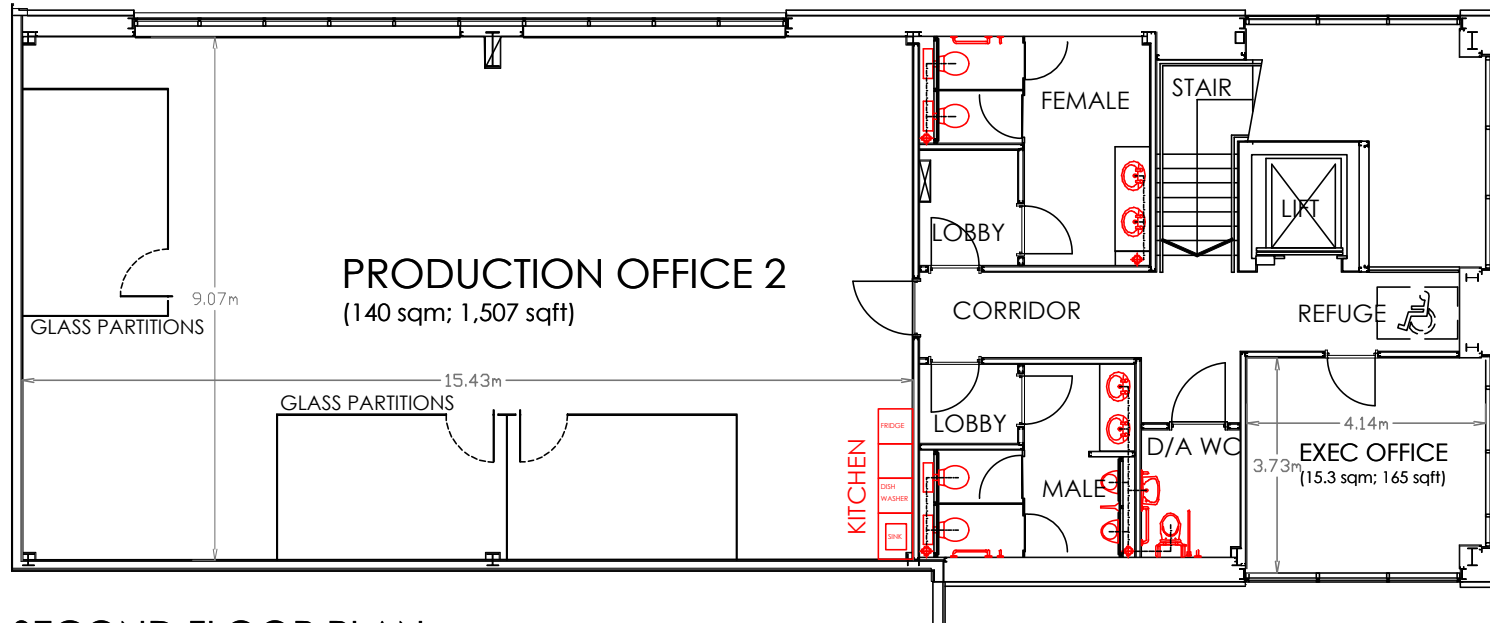
- 15 sq.m / 160 sq. ft
- Raised floor with structured network cabling and power to floor boxes
- LED lighting
- Access control security system

Second Floor

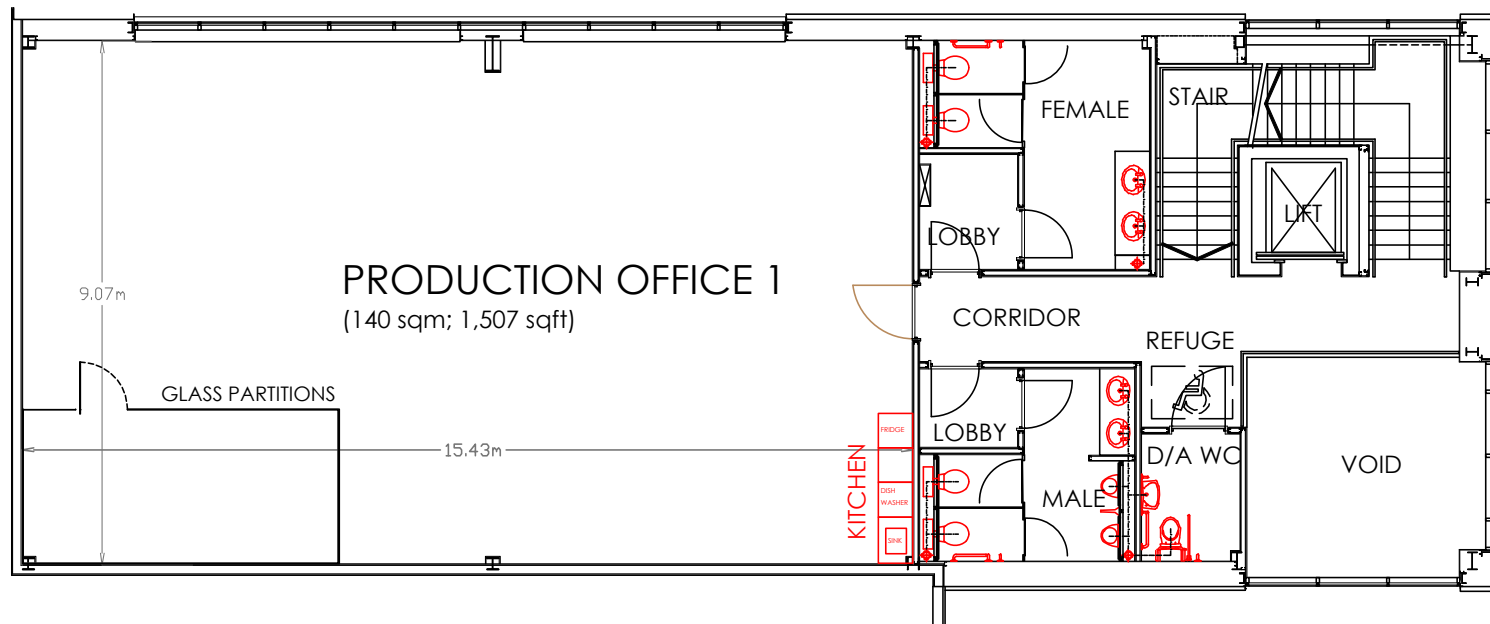
- Open plan 140 sq.m / 1507 sq. ft
- Integrated kitchen area
- Raised floor with structured network cabling and power to floor boxes
- Comfort cooling, heating and ventilation
- LED lighting
- Access control security system

Shared Facilities

- 15 sq.m / 160 sq. ft
- Raised floor with structured network cabling and power to floor boxes
- LED lighting
- Access control security system

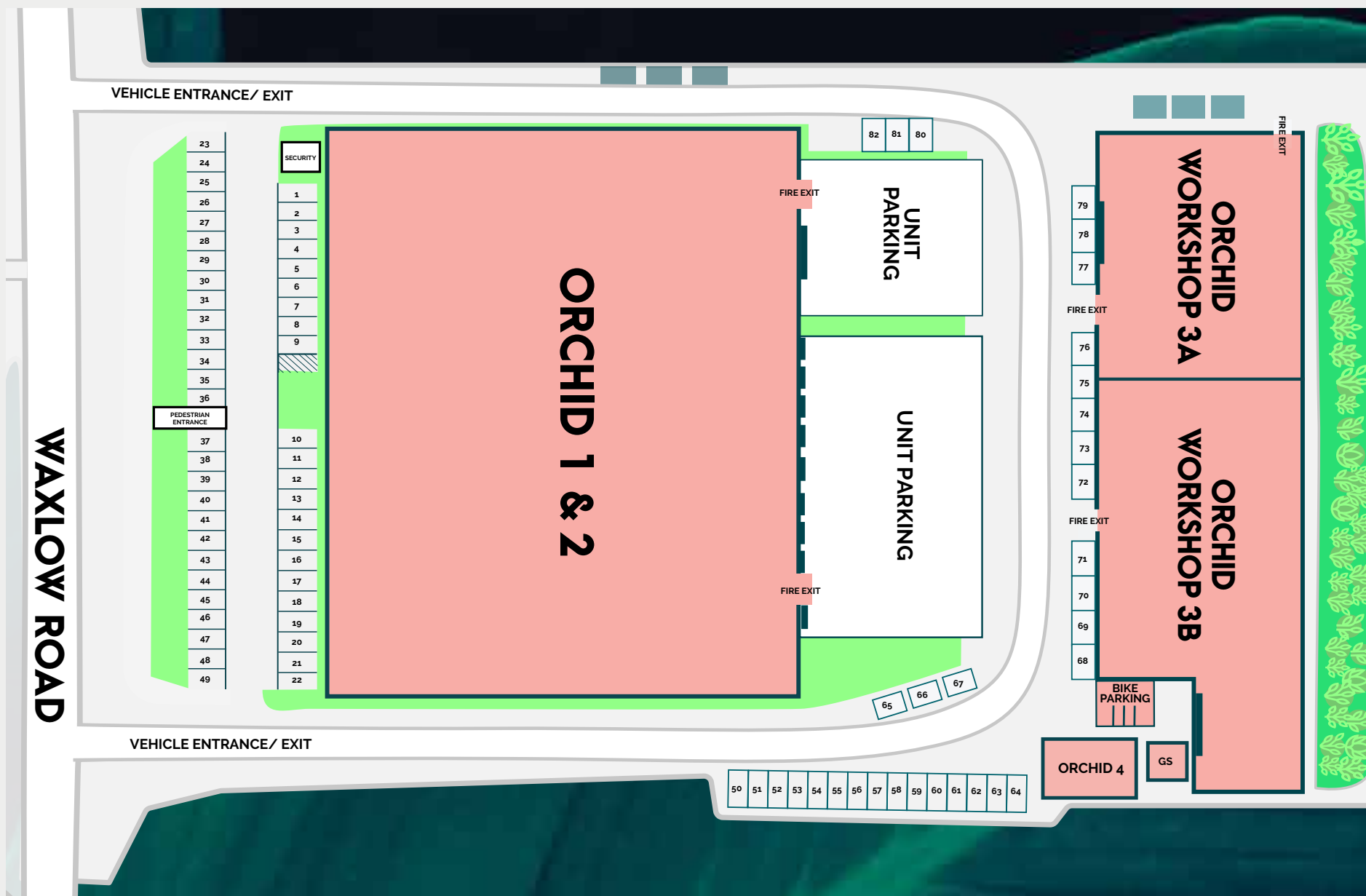


SECOND FLOOR PLAN



FIRST FLOOR PLAN

ORCHID CAMPUS



- Vehicle access via large roller shutter door to rear and abundant adjacent production vehicle parking
- 24 hours security

ORCHID CAMPUS

Orchid is located just across the road from Iris and is a 2 minute walk from our Virtual Production Studio and Units 13 and 14, providing immediate access to all of our facilities. The site is comprised of 37 offices, two large shooting spaces, and one large workshop along with associated production office space.





Orchid Stage

Orchid Stage 1

- **Total area of 2,415 sq.m / 26,000 sq. ft**
- **52m maximum length**
- **48m maximum width**
- **Minimum 7.5m height**
- Concrete floor with 30kN/ m2 loading capacity
- Roofed outdoor shelter of 285 sq.m / 3,068 sq. ft Ideal for catering and crew services
- Vehicle access via large roller shutter door to rear and abundant adjacent production vehicle parking
- Includes internal 2 storey offices, kitchen and toilet block
- Up to 1000kVA 3 phase power available on site for production hook-up

Orchid Stage 2

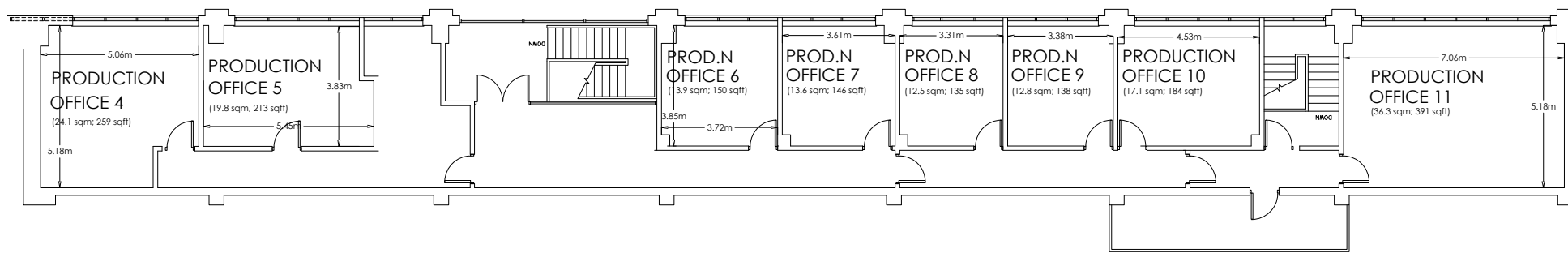
- Comprises two large insulated spaces previously used for cold storage now offered as sound proofed spaces for film production
- **Total area of 794 sq.m / 8547 sq. ft**
- **Orchid Stage 2 Workshop: + 296 sq.m / 3186 sq. ft**
- **40m maximum length**
- **19m maximum width**
- **7m height to ceiling**
- Concrete floor with 30kN/ m2 loading capacity
- Vehicle access via large roller shutter door to rear and abundant adjacent production vehicle parking
- Up to 1000kVA 3 phase power available on site for production hook-up

Orchid Stage 2

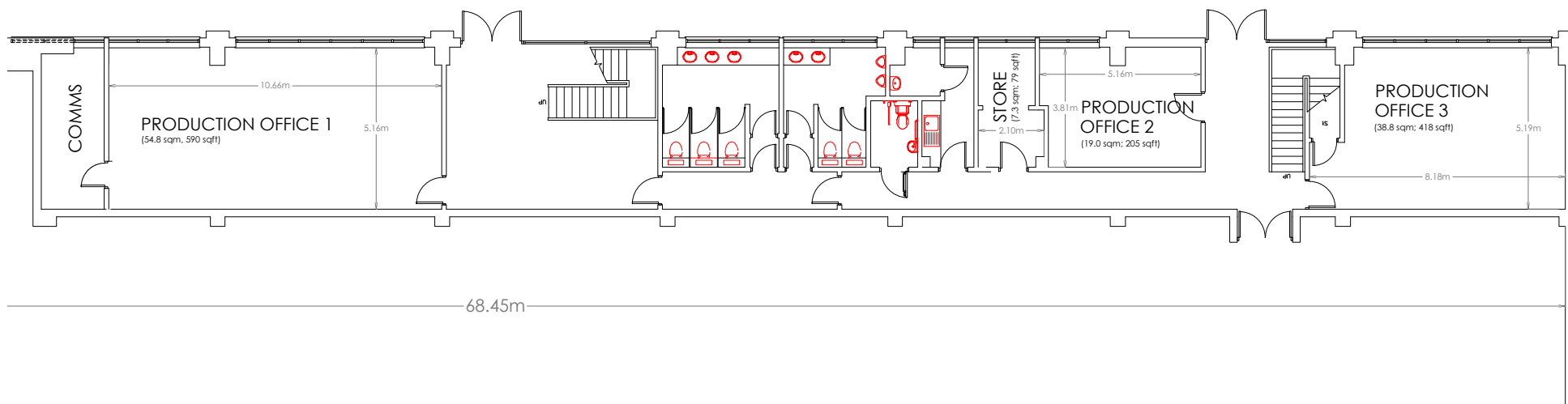
Orchid Stage 1 & 2 Floorplan



1ST FLOOR OFFICES



GND FLOOR OFFICES





Orchid 3

Workshops and Offices

Workshop

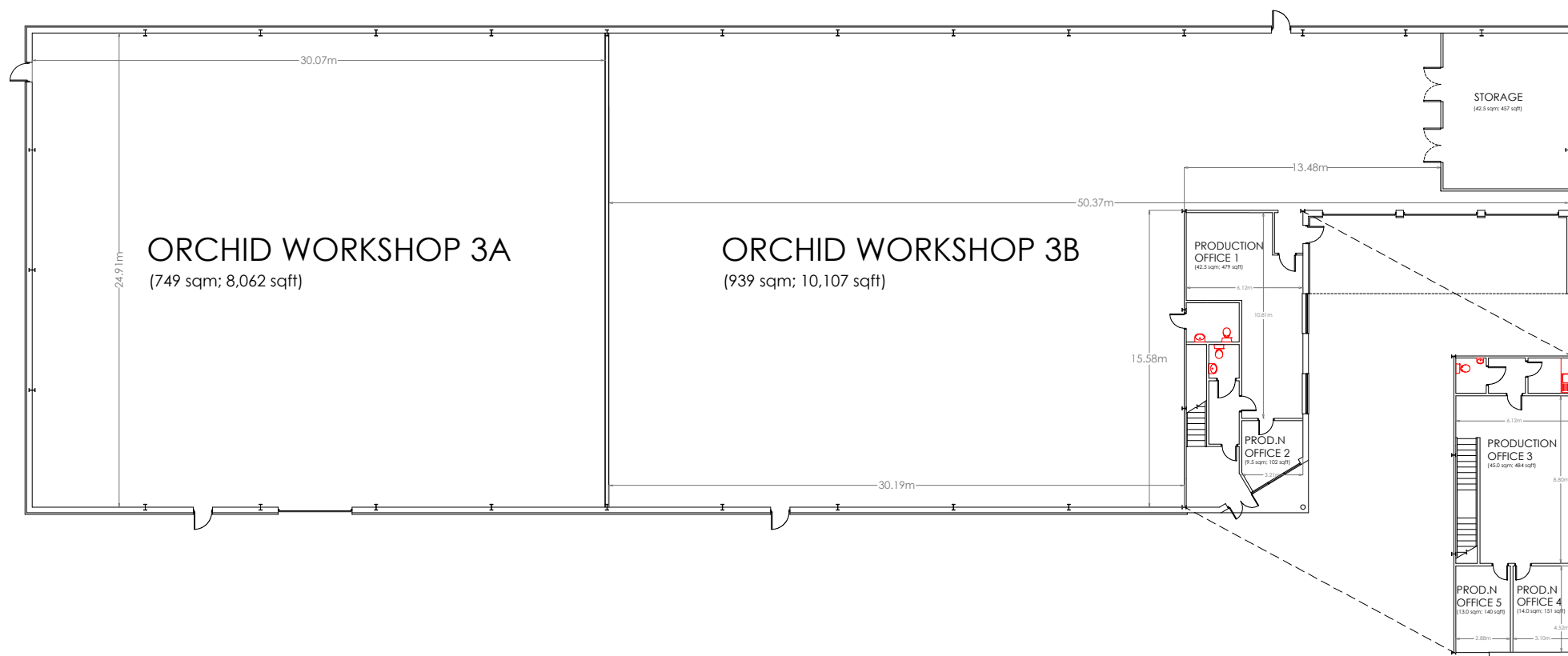
Orchid 3 is partitioned into two large warehouses suitable for workshop or production use:

- Orchid Workshop 3A (749 sq.m / 8062 sq.ft)
- Orchid Workshop 3B (939 sq.m / 10,107 sq.ft)
- 25m maximum width
- 51m maximum length
- 8m height at the eaves, rising to 10m height at the apex

- Concrete floor with 30kN/m² loading capacity
- Vehicle access via large roller shutter door to rear
- Abundant adjacent production vehicle parking
- Up to 1000kVA 3-phase power available on-site for production hook-up

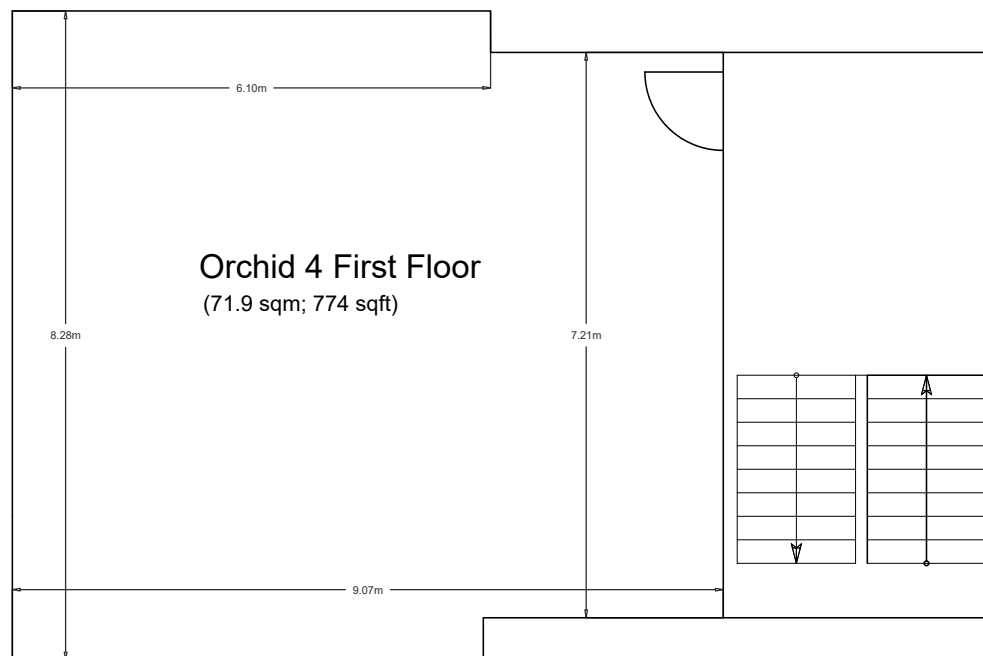
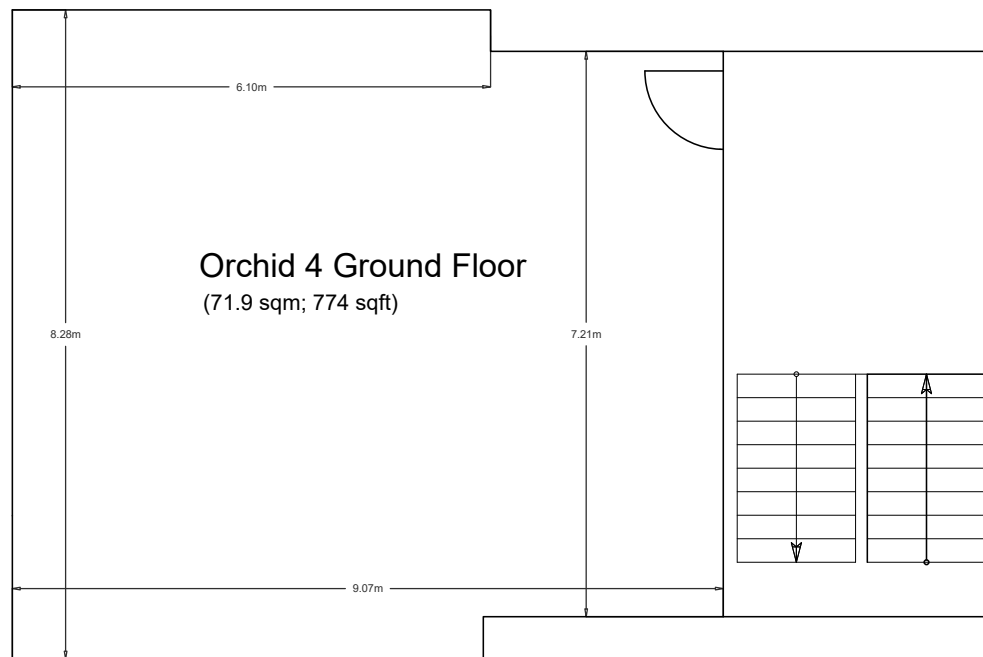
Offices

- The Orchid 3 building offers a number of supporting offices on two floors totalling 126 sq.m / 1356 sq. ft

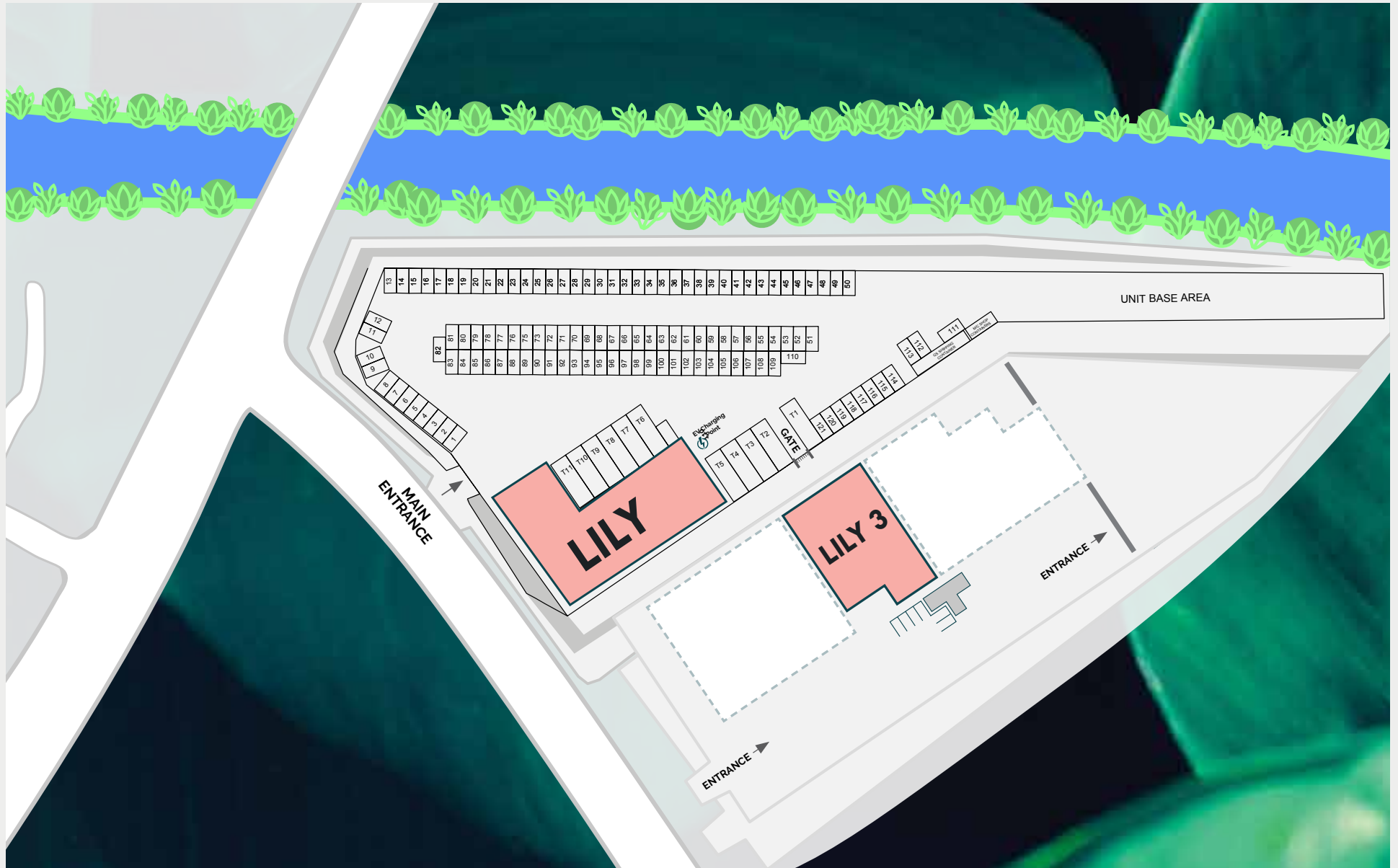


Orchid 4





LILY CAMPUS





LILY CAMPUS

Lily campus is a short walk from the main site, providing plenty of crew parking and includes a newly fitted 7815 sq. ft sound stage with supporting facilities.

Lily 1 Production Office & Parking

- The main Lily site covers an area of approximately 1 acre laid mainly to tarmac with marked parking for up to 121 cars and 11 trucks, making it perfect as a unit base. A large portacabin office block provides 5500 sq ft of mixed open plan and private air-conditioned office space, some carpeted and some laid to lino with an abundance of power outlets making it particularly suitable for costume workshop use

- **Modular office building to two floors**
- **Mixed open plan and private offices**
- **Total internal area 880 sq.m (9464 sq. ft)**
- **Minimum 7.5m height**

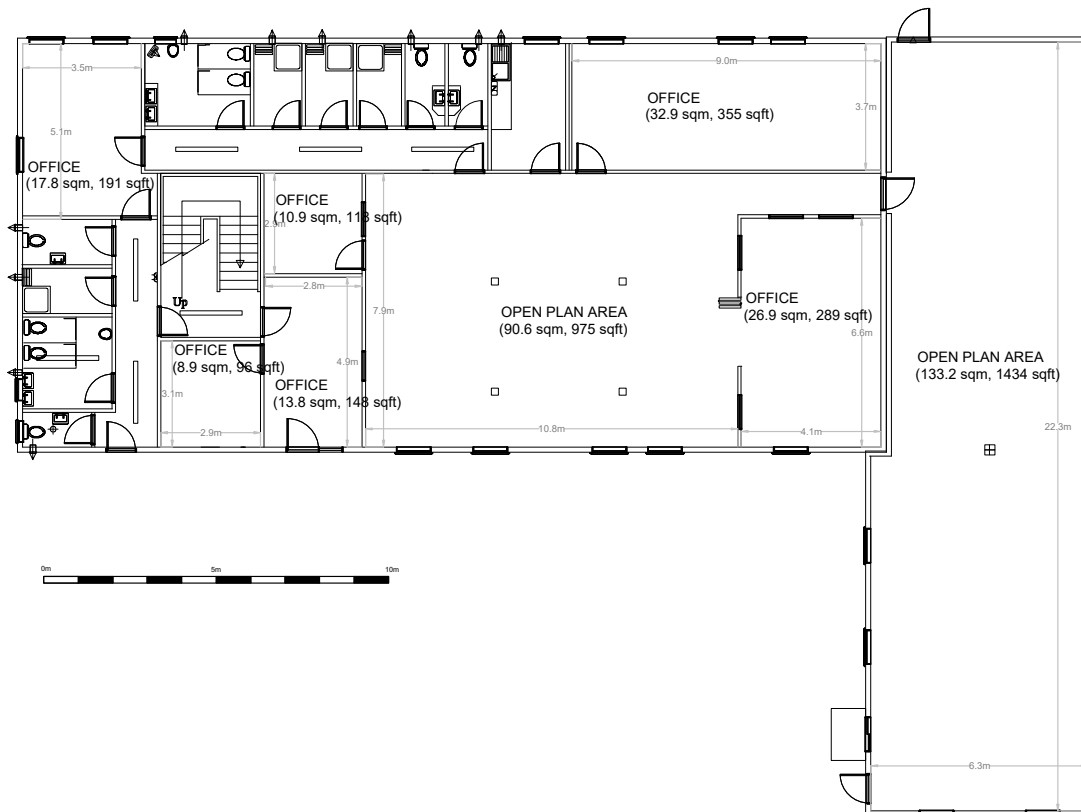
- Abundant natural light and opening windows for ventilation
- Separate male / female, gender neutral toilets and gender neutral showers
- Kitchen area
- 200A 3 phase power supply
- Air conditioning heating and cooling throughout
- Structured network cabling throughout
- 100Mb/s leased line internet circuit
- Easy access to Lily 3



1st Floor



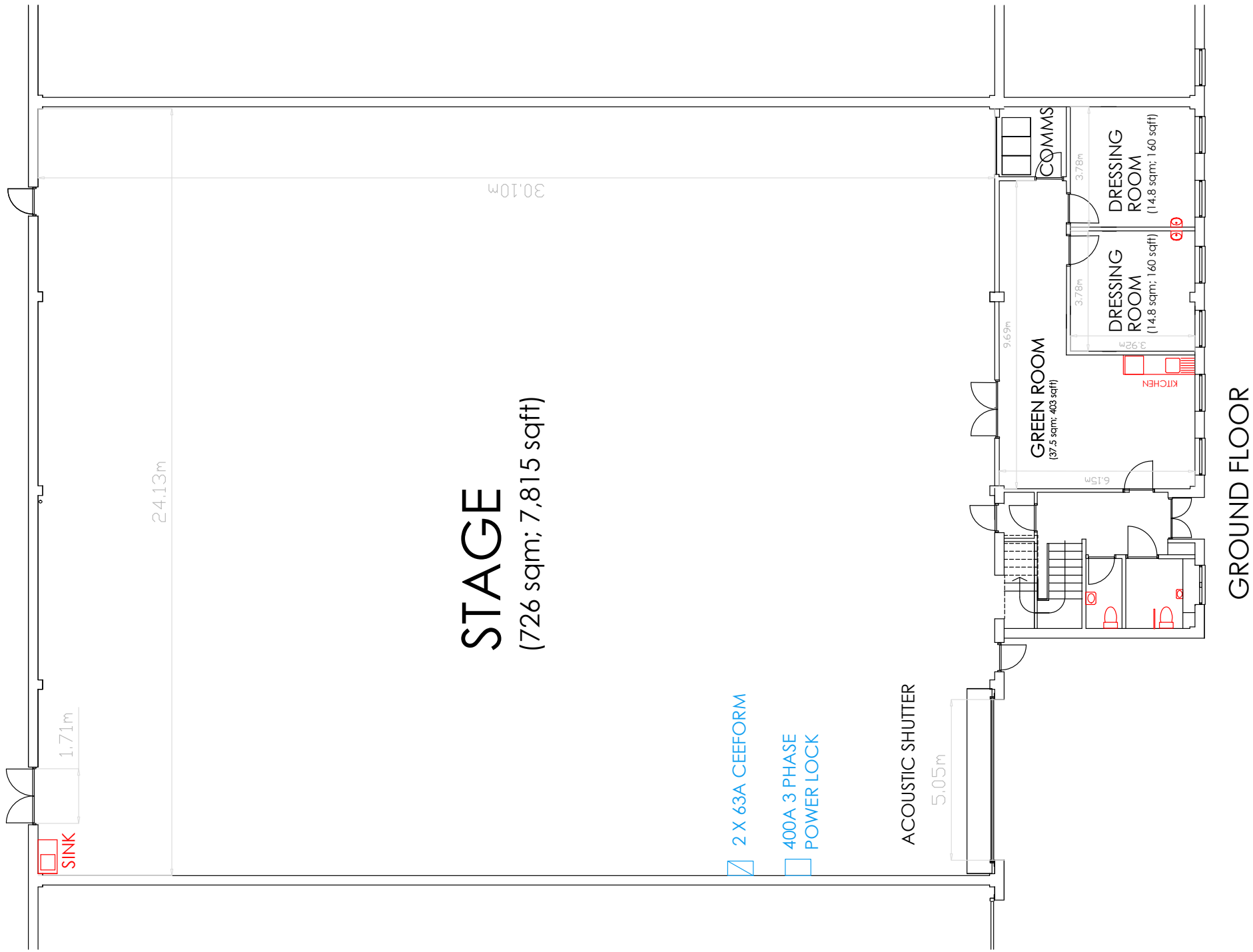
Ground Floor



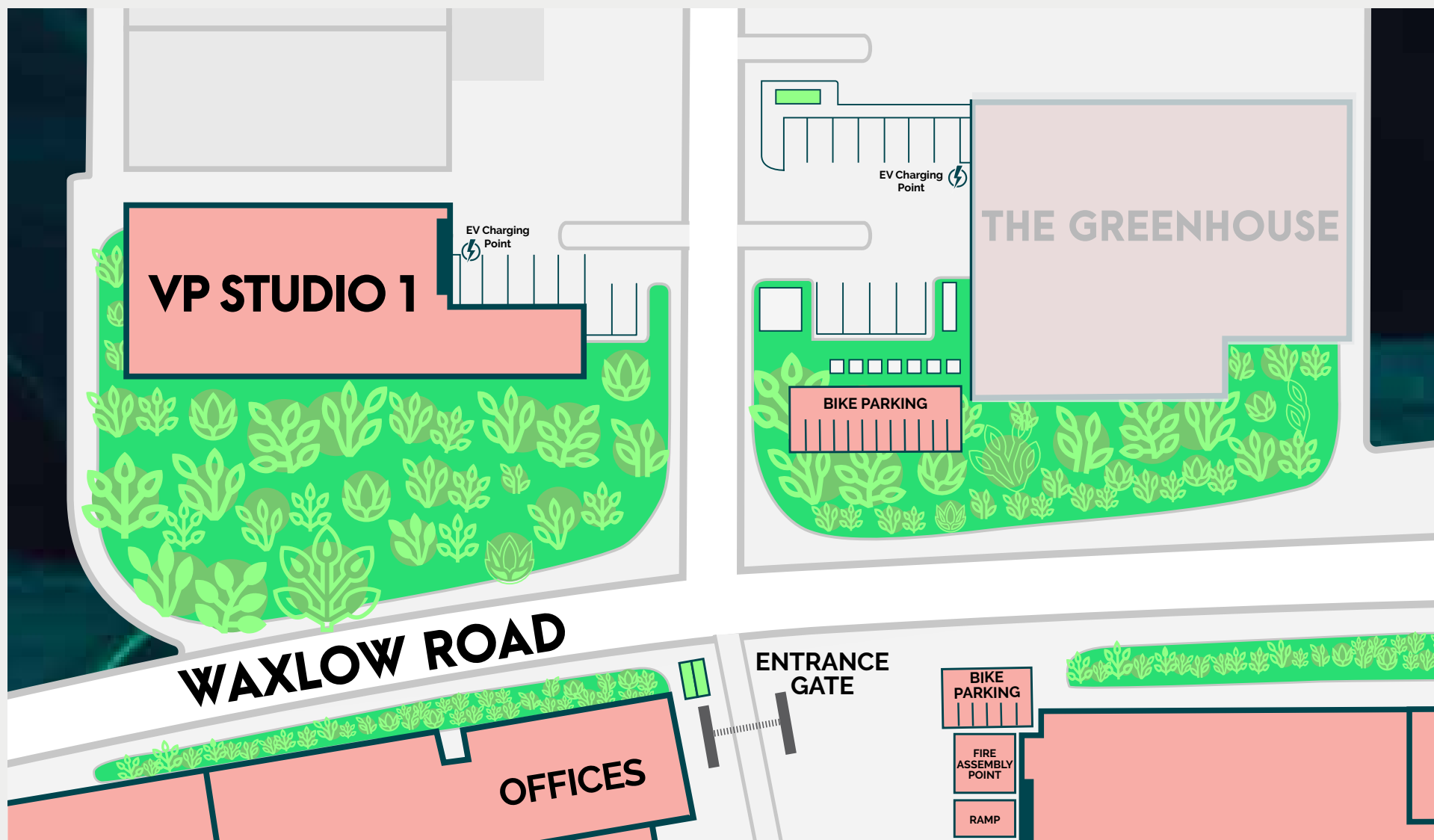


Lily Stage 3

- The Lily 3 building is a sound stage with supporting green rooms, offices, and separate parking
- **726 sq.m / 7815 sq. ft sound stage**
- **30m length**
- **24m wide**
- **7.5m clear working height**
- 30kN/m2 resin concrete floor
- Acoustic roller shutter access with 6m width and 6m height
- Soundproofing to achieve NR25, Insul-quilt absorption treatment to all walls above 2.4m and soundproof pedestrian doors & fire exits
- 400A of 3 phase power presented as powerlock and ceeform outlets
- Utility power presented as UK 13A outlets
- LED high level house lighting and low-level perimeter lighting
- CAT6 and Wi-Fi internet connectivity
- Vesda fire alarm system with over-ride control



VIRTUAL PRODUCTION



- Parking outside TOWNSEND Campus
- Additional parking available on the road nearby

VIRTUAL PRODUCTION



Our state-of-the-art Virtual Production is offered as a turnkey package with the supporting facilities, permanently installed LED volume & associated technology, internet, utilities and a team of highly skilled and experienced technicians to bring your project to life.





Virtual Production is a Sustainable Solution

Virtual production offers increased efficiency, reduces transport requirements for cast and crew, and decreases energy consumption. Several studies have shown that Virtual Production can result in significant carbon footprint savings:

- A study by Filmakademie Baden-Württemberg shows that the carbon footprint of a shoot on an LED volume stage was 1/3 of that of a comparable traditional film production (1).
- A study by ICF Sony comparing on-location film shoots with VP shoots showed a 76%-80% carbon footprint reduction (2).

Garden Studios not only operates on renewable energy, but we can also support you in providing evidence needed to participate in energy consumption data for certification schemes and upcycling of props and sets through our Re-Set programme.

“ CLIENT TESTIMONIAL

By utilising virtual production technology (for the first time!), we were able to avoid the need for our entire team to travel overseas for just one day of shooting, which would have been both time-consuming and reduced our sustainability efforts. Minimising travel significantly reduces our carbon footprint and aligns with our commitment to environmental responsibility.

Paul Evans, Line Producer, Blast Films ”



Please reach out to our Head of Sustainability, Julie Hoegh, with questions.
julie@gardenstudios.io

1) Green Screen, Green Pixels and Green Shooting, Filmakademie Baden-Württemberg GmbH

2) Comparison of GHG Emissions from Scenes of On-Location and Virtual Productions, ICF

Virtual Production, a Sustainable Solution

"When working with Garden Studios sustainability isn't just a conversation it's part of the mindset when structuring projects and collaborations. Our experience working on the Virtual Production Stage was supremely efficient. We were able to dramatically reduce the crew footprint, reducing waste and transport on the shoot - all of the ancillary cost-benefits of using VP enabled us to think proactively about sustainability through the shoot. This was a proof of concept for a feature and when we do get that full film going there will be further huge efficiencies as we redeploy the digital rather than physical assets!"

Daniel-Konrad Cooper - Producer,
Rather Good Films
THE NARROWS VP Proof-of-concept filmed
at Garden Studios



"Shooting at Garden studios for productions featuring multiple locations meant that transportation and location travel reduced drastically for crew and equipment, helping us reduce our environmental footprint. The ability to swap out actual props for virtual ones and background elements, further promoted a more sustainable shoot, saving energy & reducing waste."

Kathy Tsola - VFX artist
Co-head of VFX & Animation dept -
Polar Media



Virtual Production Studio 1



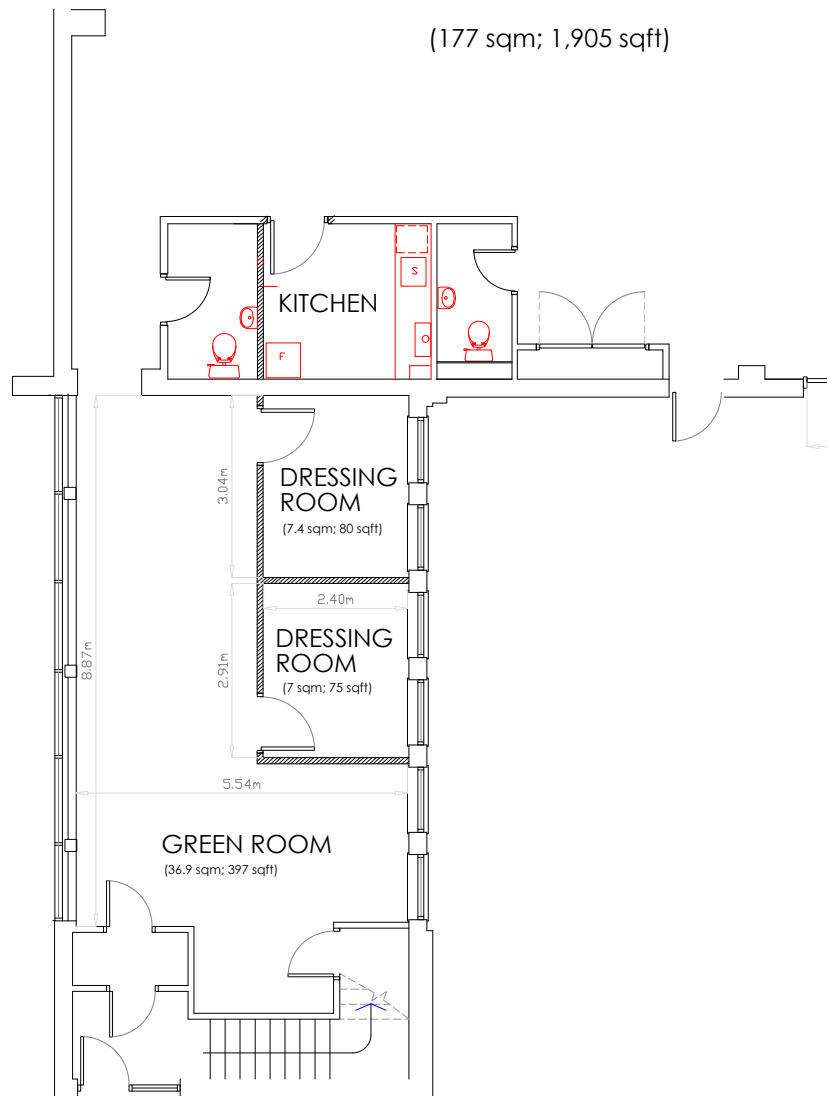
- 3186 sq. ft specialised virtual production studio with 1905 sq. ft prep area, green rooms, kitchen, toilets and office space
- 12m x 4m curved main LED wall , expandable to 18m x 4m with 2.6mm pitch Roe Diamond LED panels
- 3.6m x 7.2m motorised height and tilt adjustable LED ceiling with Roe Carbon 5 LED panels

- Brompton LED processors
- Pomfort LiveGrade integration option
- High performance Unreal Engine-based real time rendering system
- Dedicated Unreal Engine environment editing workstation
- Mo-Sys "Startracker" camera tracking systems

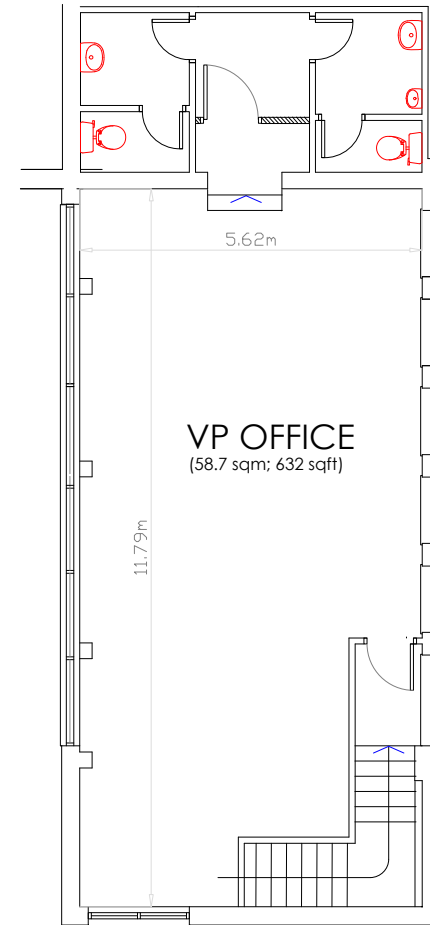
Virtual Production Studio 1 Floorplan

GROUND FLOOR





GROUND FLOOR



FIRST FLOOR

Hive



THE HIVE is a vibrant hub where collaboration flourishes and creativity soars. Step into our co-working space, where imaginative minds come together to inspire, learn, and grow collectively. With a range of workshops, networking events, and a nurturing community, you'll find the ideal ecosystem to fuel your creative journey.

The Hive offers a dynamic environment with dedicated workspaces, podcast suites, vodcasting facilities, green screens, editing studios, photography spaces, virtual production rooms, and meeting rooms. Whatever your creative pursuits are, we have state-of-the-art facilities to support your vision.

Immerse yourself in the lively atmosphere, harness the power of our cutting-edge resources, and surround yourself with a community that understands and supports your artistic endeavours.



Photography Studio

Godox AD400 Flash
Godox AD-S85W White Softbox
265cm Light Stand
Camera Tripod
5x Reflector Types



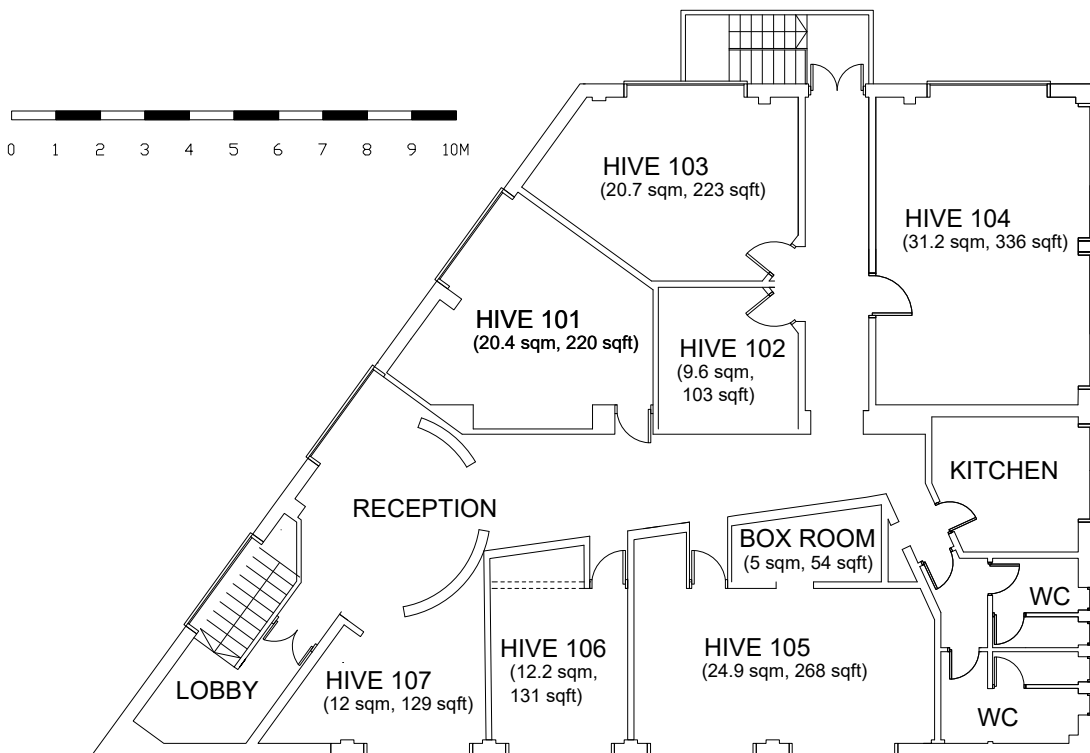
Vodcasting Studio

Soundproof Studio
4x Rode Podcast Microphones
Zoom L-8 Podcast Mixer
4x Headphones
4x Microphone Boom Arms
Godox VL300II LED Video Light
Octagon Softbox
RGB Tube Lighting
3x Sony Alpha A6400
3x Adjustable Height Tripods
3x 16-52mm Lens
Production Monitor with quad split
Air conditioning

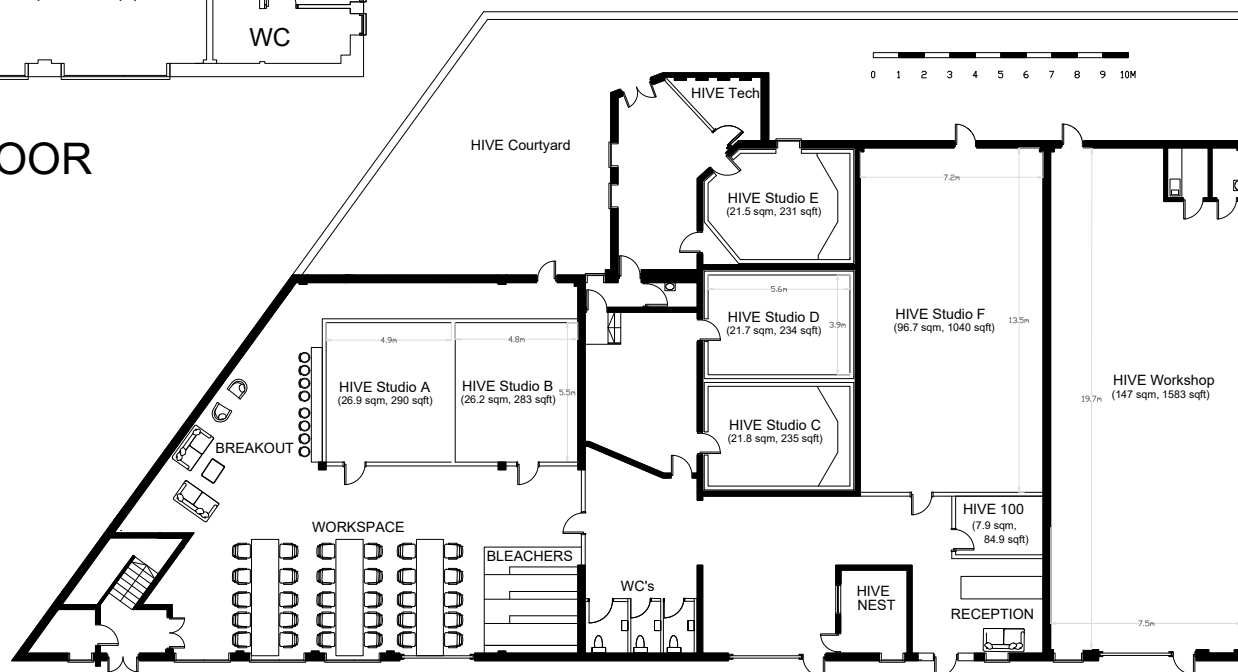


Audio and Video Editing

Soundproof Studio
Acoustically Treated Room
Adam A8H
Stereo Monitoring
Antelope 'Orion Studio Synergy' Audio Interface
SSL UF8 8 fader DAW controller
USB/Midi Interface Patch Panel
Jack and XLR Patch Panel Mac Mini M2
Neumann TLM102 Microphone, Stand and Pop Filter
1x Beyerdynamic 1990 (Open Back Headphone)
1x Beyerdynamic DT770 (Closed Back Headphone)
Midi Keyboard
4K 27" Monitor
Avid ProTools and Apple Logic Pro X software
BYOD (Mac or Windows connectivity)



1ST FLOOR

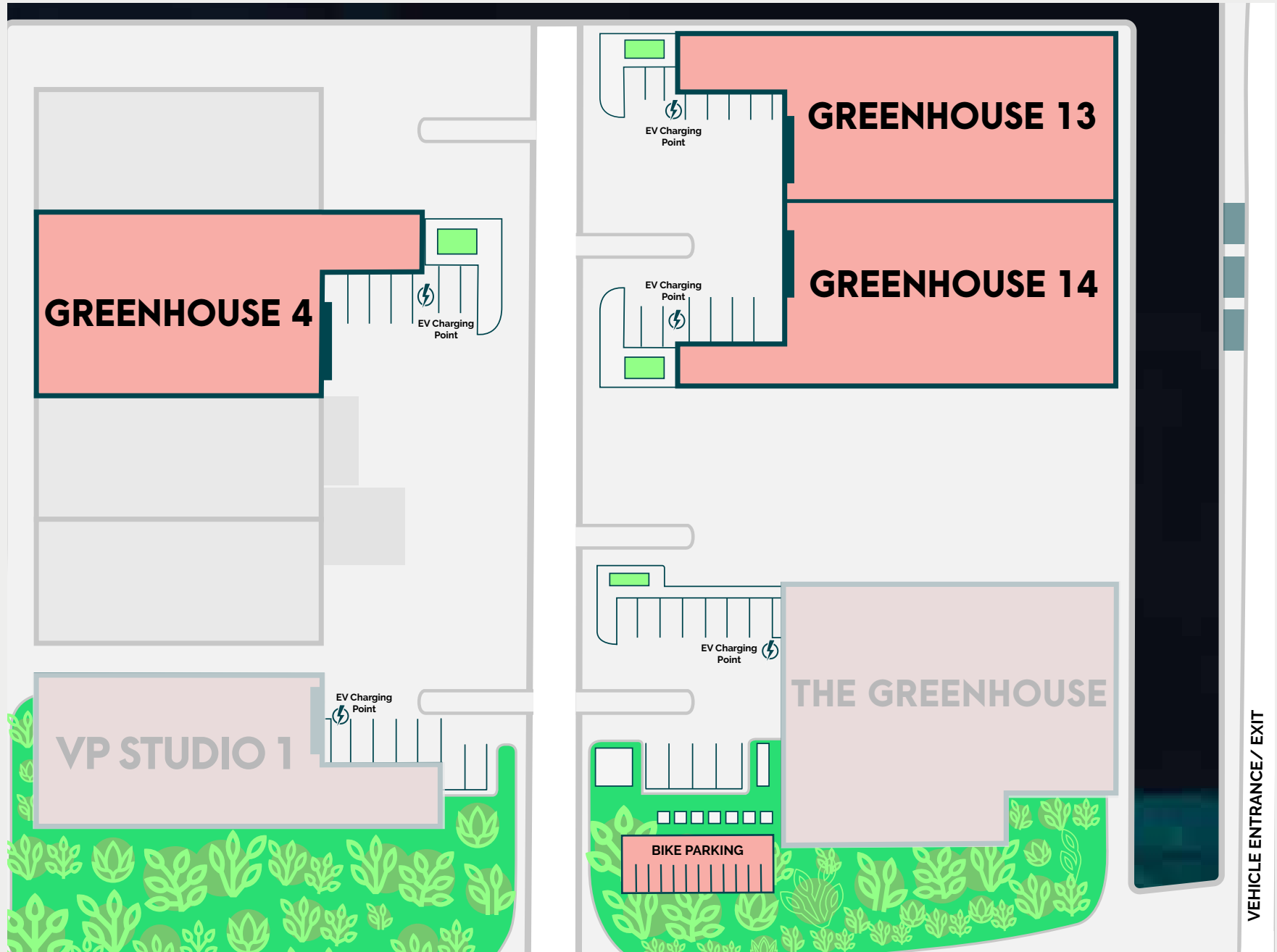


GROUND FLOOR

ENTRANCE

GREENHOUSE 4, 13 & 14

Greenhouse 13 & 14 Warehouse Parking



GREENHOUSE

Greenhouse 13 & 14



Greenhouse 13 & 14 is a 2 min walk away from our other studios and is across the road from our virtual production studio. These units are two adjoined open-plan warehouses with plumbing and wiring for multiple washing and drying machines, card-operated access control offices, and workshop space. It offers secure network cabling and Wi-Fi throughout.

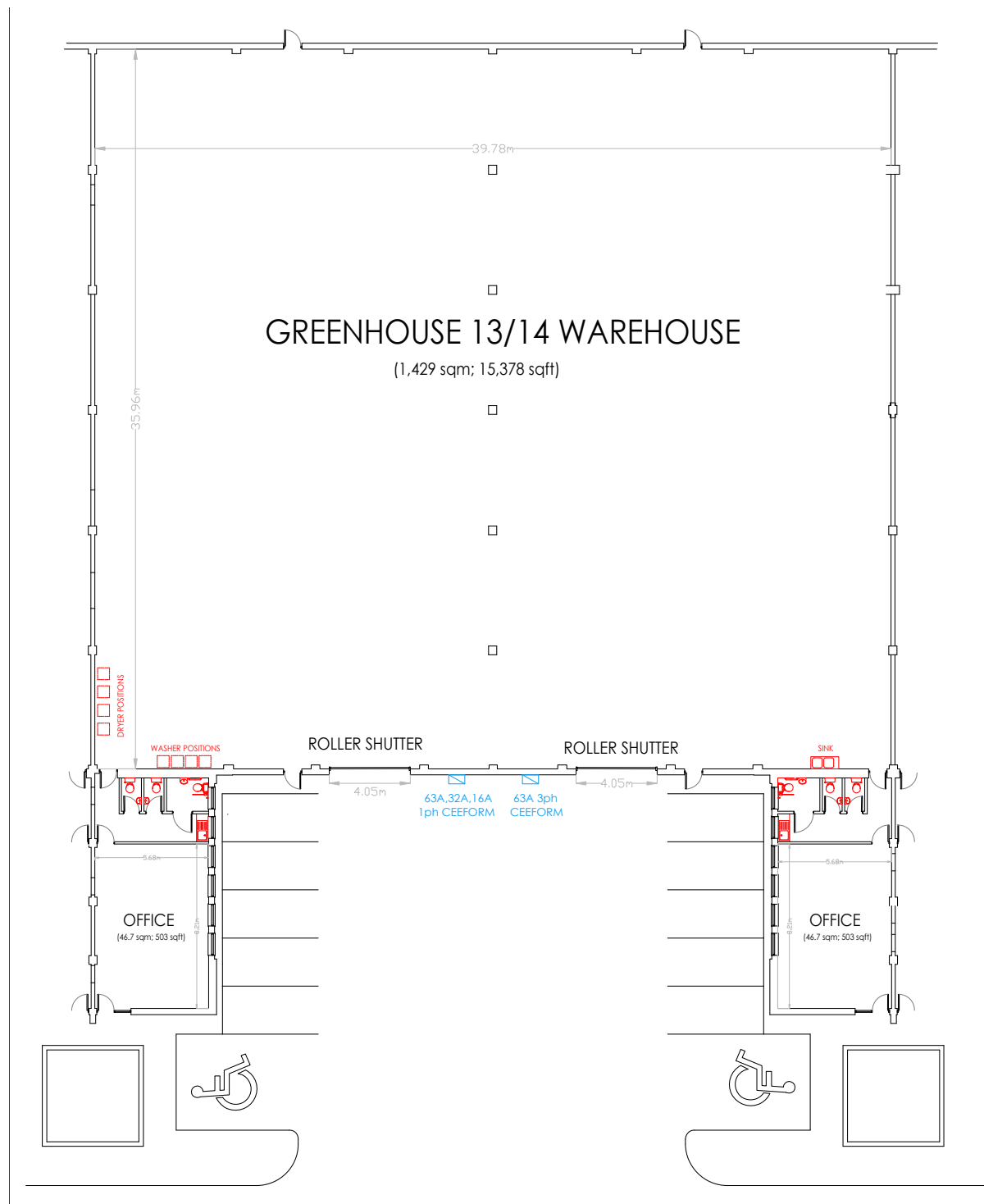
Greenhouse 13 & 14 Warehouse Specs



- **Two adjoined open plan warehouses with total floor space of 1425 sq.m / 15,328 sq. ft**
- **Warehouse height 5.5m at the eaves, rising to 7m at the apex, with roller shutter access**
- **Two separate single floor open plan office units adjoining warehouse each with floor space of 46.7 sq.m / 503 sq. ft**
- 400A phase 3 power per unit (800A total)
- Warehouses fitted with 13A utility power and external power sockets for vehicle hook-up
- Plumbing and wiring for multiple washing and drying machines

- LED lighting throughout
- Card operated access control to office doors
- Separate entrance to offices and workshop space
- Male, female, gender neutral and disabled toilets
- Private and secure yard with parking for cars and production vehicles
- Structured network cabling and Wi-Fi throughout
- Gas central heating and natural (window) ventilation in the offices
- Oil fired warehouse heating system

Greenhouse 13 & 14 Warehouse Floorplan



THE GREENHOUSE



The Greenhouse sits opposite our virtual production studio. It's home to Mission Digital, The MetFilm School, and the Garden Coffee Shop. Best of all, it has bookable meeting rooms, and will soon house three virtual production training stages.

- **MetFilm Digital** - On a 2300 sq. ft space, our in house staff get to build, test and imagine our incredible on set and near set gear, all the while our Mission technicians get enough breathing room to test and prep equipment before use
- **MetFilm School** - We run full-time courses and having these courses take place at Garden Studios will allow students easy access to the studio facilities, including the state-of-the-art Virtual Production stage and on-site VP technician team
- **Meeting rooms** - we have 3 small meeting room (seating 4) and one boardroom (seating) that can be booked for private meetings
- **Virtual production training stages** - We in the development phase and will open these stages later in 2022
- **The Garden Cafe** - open to all with a wide selections of drinks and food to choose from

The Greenhouse Studios Floorplan

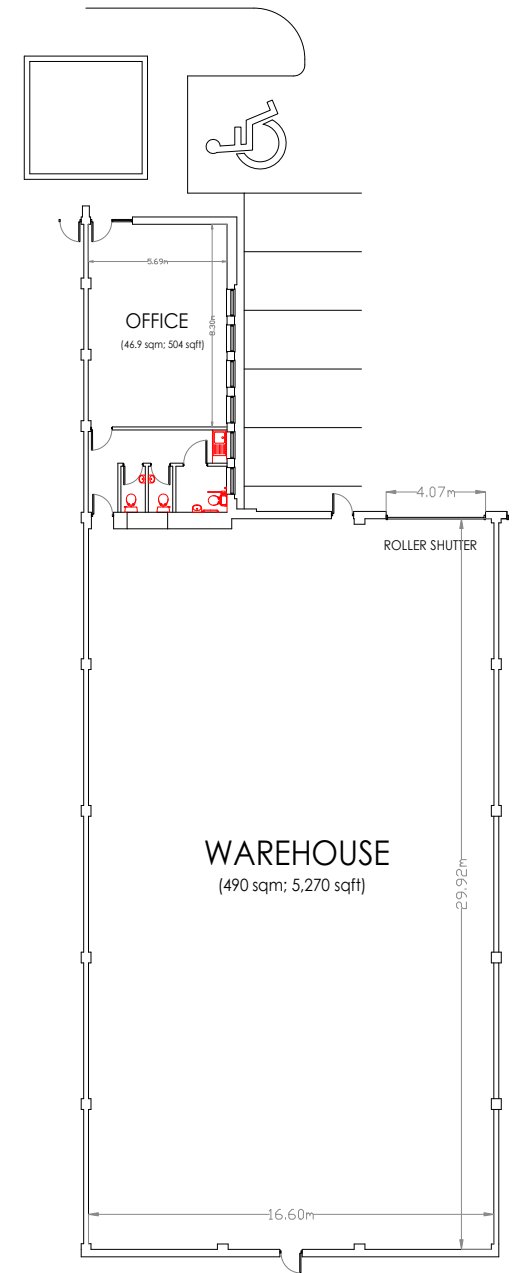
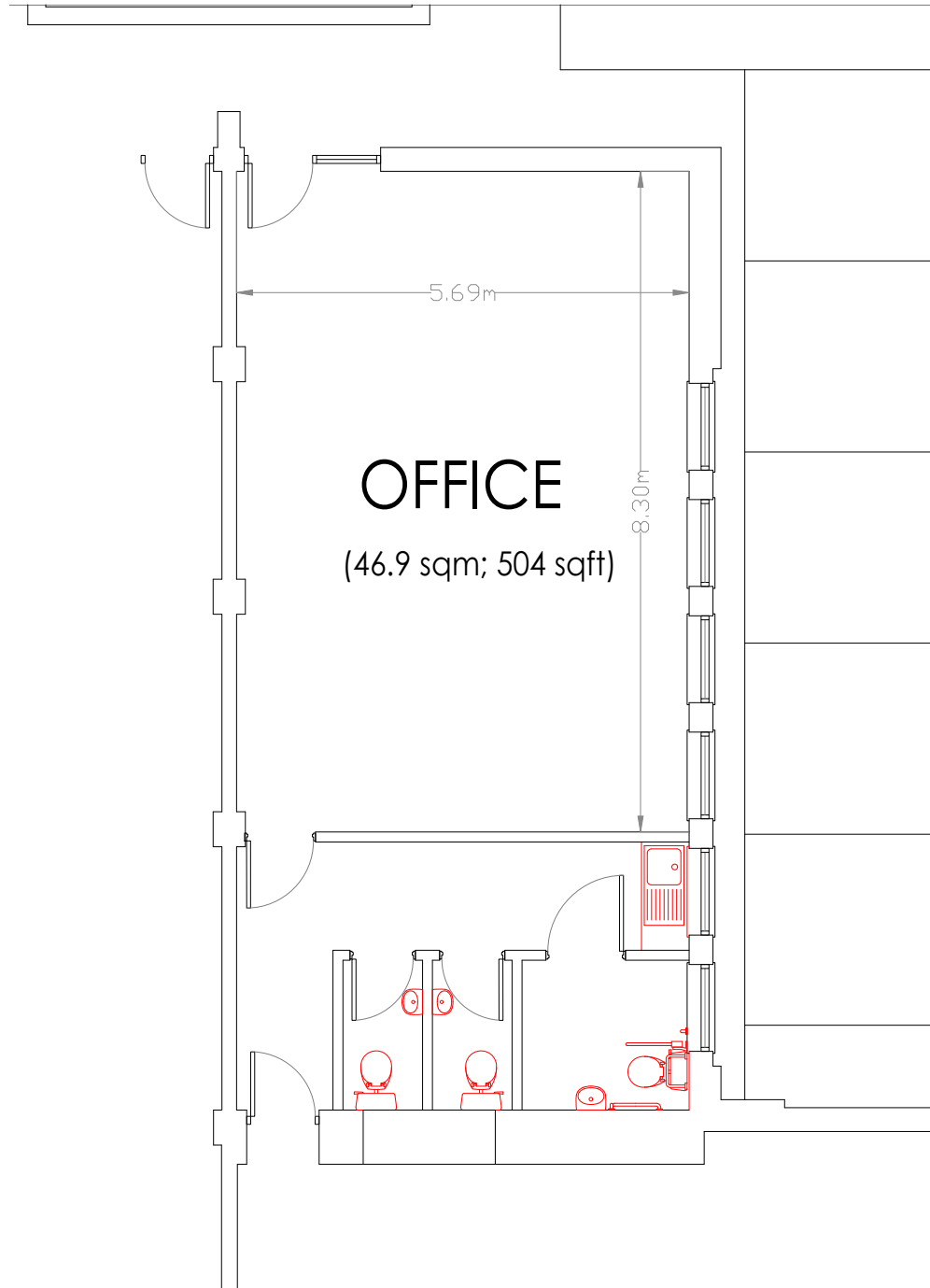




TOWNSEND 4

5,270 sq.ft. versatile prop/
costume store with adjacent
office and 6 parking spaces.
Convertible to sound-treated
filming stage.

- Warehouse height 5.5m at the eaves, rising to 7m at the apex, with roller shutter access
- 400A phase 3 power per unit (800A total)
- Warehouses fitted with 13A utility power and external power sockets for vehicle hook-up
- Plumbing and wiring for multiple washing and drying machines
- LED lighting throughout
- Card operated access control to office doors
- Separate entrance to offices and workshop space
- Male, female and disabled toilets
- Private and secure yard with parking for cars and production vehicles
- Structured network cabling and Wi-Fi throughout
- Gas central heating and natural (window) ventilation in the offices
- Oil fired warehouse heating system







**WE HAVE BUILT OUR
CAMPUS AROUND
OUR CORE VALUES
OF COMMUNITY
INTEGRATION,
EDUCATION,
INCLUSION AND
DIVERSITY**

FRIENDS OF GARDEN STUDIOS



CONTACT OUR TEAM FOR BOOKINGS

ENQUIRIES

For enquiries please call 0203 034 0377

Email: sales@gardenstudios.io

GARDEN STUDIOS

21 Waxlow Road NW10 7NU

IRIS STAGE 1: 23 Waxlow Road, NW10 7NU

IRIS STAGE 2 & 3: 21 Waxlow Road, NW10 7NU

**VIRTUAL PRODUCTION STUDIO 1, THE GREENHOUSE,
GREENHOUSE 13 & 14 and GREENHOUSE 4:**

Townsend Industrial Estate, Waxlow Road, NW10 7NU

ORCHID CAMPUS: 14 Waxlow Road, NW10 7NU

LILY CAMPUS: 29 N Acton Road, NW10 6PE

LILY 3 CAMPUS: Unit 3, Royal London Estate, 29-35 North
Acton Road, NW10 6PE

THE HIVE: 42-50 Steele Road, NW10 7AS



GARDEN
STUDIOS