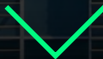




Think different, work different.
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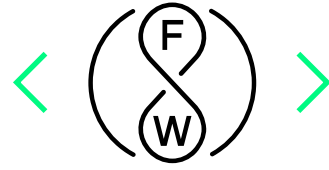
The Future Works

100,000 sq ft of Grade A office space.
Future-focused. Future-ready. Future Works.



Explore the
building

THE FUTURE WORKS



The greenest building in Slough – literally

The goal from day one has been to make a positive difference. To the health and wellbeing of everyone who works and visits – and to the environment.

Photovoltaic panels, rainwater harvesting, high efficiency LED lighting, smart metering, ventilation heat recovery and electric car-charging points. BREEAM Excellent, WiredScore Platinum and the UK's first AirScore Platinum accreditation. The Future Works has everything you want, and a few things you didn't even know you needed.

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HIGH-PERFORMANCE FACADE
AND SOLAR CONTROL



PHOTOVOLTAIC
RENEWABLE ENERGY



INTEGRATED ELECTRIC
CAR-CHARGING POINTS



BREEAM CERTIFIED
EXCELLENT



HIGH-EFFICIENCY
LED LIGHTING



EPC RATING - B



AIRSCORE
PLATINUM



LOW USE
WATER FITTINGS



RAINWATER
HARVESTING



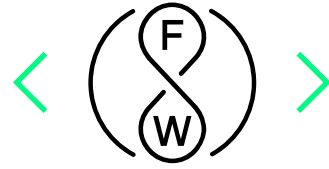
AIMING TO FACILITATE
A NET ZERO CARBON
FUTURE



TARGET TO REDUCE
EMBODIED CARBON
AND ACHIEVE NET
ZERO



ALIGN OPERATIONAL
CARBON CONSUMPTION
WITH UK GBC TARGETS



Any smarter, it'd be on Mastermind

Our tailor-made smart building app connects occupiers to the building's systems and its community. From street to desk, everything at your fingertips – navigation, security, wellness and sustainability. The technology works in the background, freeing you up to get on with whatever you do best.

WiredScore
PLATINUM

WIREScore RATING
'PLATINUM'



VISITOR ACCESS
VIA QR CODES



COMMUNITY
AND SOCIAL WALL



EVENT INFORMATION
AND BOOKINGS



HEATING
CONTROLS



ENERGY USAGE
MONITORING



OCCUPANCY SENSORS
+ IOT BACKBONE



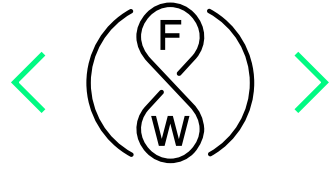
FREE WIFI IN
COMMUNAL
AREAS



SMARTPHONE ACCESS
FROM STREET TO DESK VIA
SECURITY GATES AND LIFTS



Overview



You've just found your happy place



 **CONCIERGE**
STYLE RECEPTION

 **COMPLIMENTARY**
TOWELS

 **HAIR DRYERS**
AND STRAIGHTENERS

 **SMART VENDING**
MACHINE

 **SHOWERS AND**
CHANGING FACILITIES

 **LANDSCAPED**
ROOF TERRACE

 **BIKE SPACES**
AND REPAIR STATION

 **ROOFTOP EVENTS**
PROGRAMME

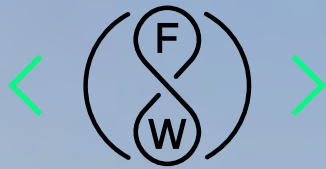
 **ALL DAY CAFÉ**
(LUCY'S KITCHEN)

THE
FUTURE
WORKS
WELLBEING
SCHEDULE:

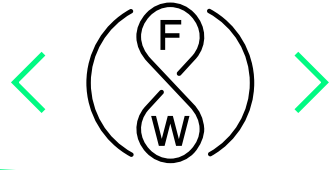


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Overview



THE FUTURE WORKS COMMUNAL ROOF TERRACE



Overview

Going to work never tasted so good

Peckish? Good, because the best little café in town just happens to be right where you work. We're talking breakfast pots; bruschetta; seared tuna; kimchi; club sarnies; cakes, hot from the oven...

So what will it be? A robot-filled meal deal, or fresh food made with love, from Lucy's Kitchen? Decisions, decisions.

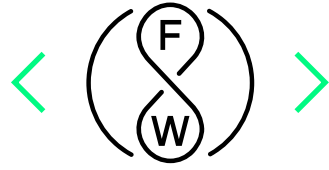
Eat in, take away, hospitality offering - Lucy's Kitchen has it all.

Lucy's Kitchen is open NOW

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Overview



The Building



Come on in

Space, space and more space.
Modern, stunning, flexible, and
wow, just check out those views.



The Building

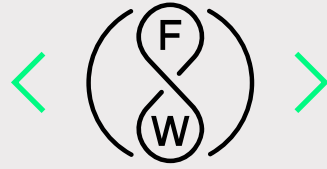
A building that makes an impression

Shy and retiring, The Future Works is most definitely not. As soon as you step through the door into the double-height reception, you know this is no ordinary work environment. Spacious, light, modern and stylish. Perfect for any organisation that wants to make a powerful first impression.

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Accommodation

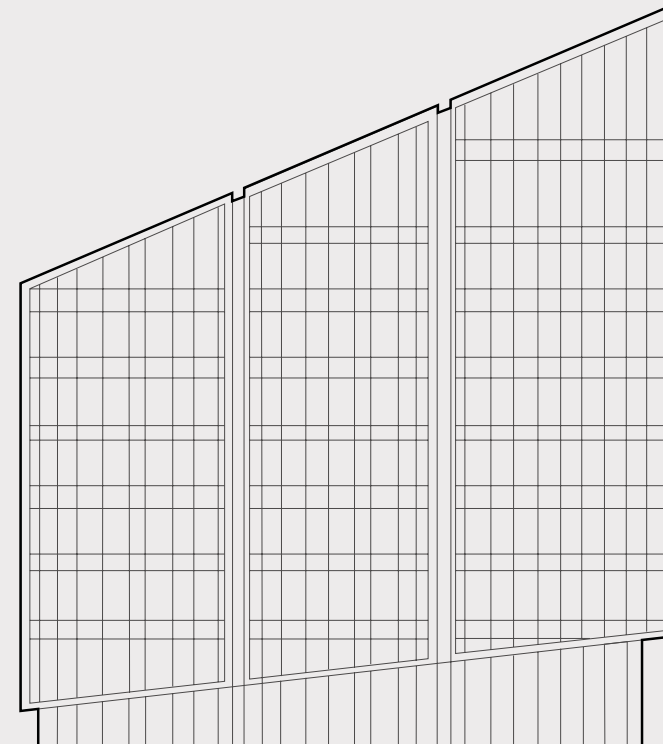


The Future Works

Schedule of Areas



	Net Area (IPMS 3)		
	Sq m	Sq ft	
8 - Communal roof terrace	291	3,136	-
7	887	9,544	BYBOX
6	1,375	14,795	AVAILABLE
5	1,374	14,793	AVAILABLE
4	1,374	14,794	AVAILABLE
3	1,374	14,797	AVAILABLE
2	680	7,329	PLUS X INNOVATION
2	650	7,004	AVAILABLE - FWI
1	894	9,623	PLUS X INNOVATION
G	665	7,156	PLUS X INNOVATION
G (Retail Space)	153	1,645	LUCY'S KITCHEN
Total (Offices)	9,273	99,835	

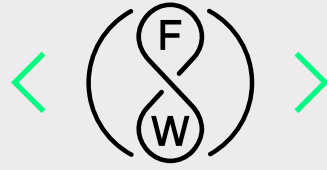


Accommodation



THE FUTURE WORKS OFFICE FLOOR
OVERLOOKING WINDSOR CASTLE

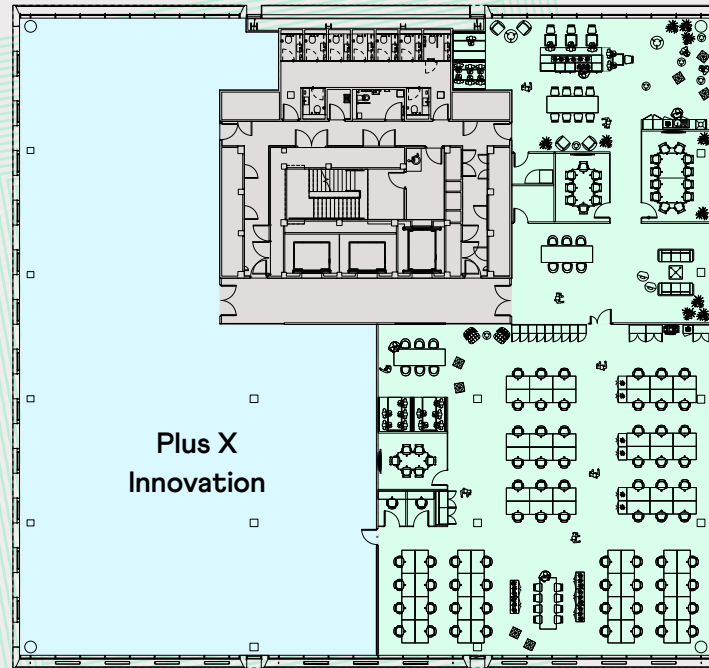
Accommodation



The Future Works
Floor plans

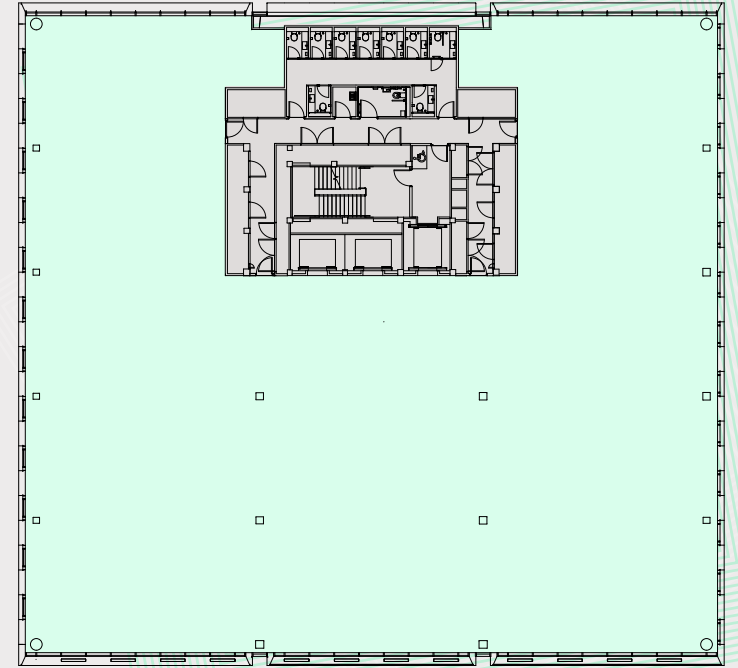
Second Floor

- PLUS X INNOVATION - 7,329 SQ FT (IPMS 3)
- FWI - PLUG AND PLAY - 7,004 SQ FT (IPMS 3)



Typical Floor

FLOORPLATE 14,800 SQ FT (IPMS 3)





The Future Works

Floor plans

1. CELLULAR LAYOUT

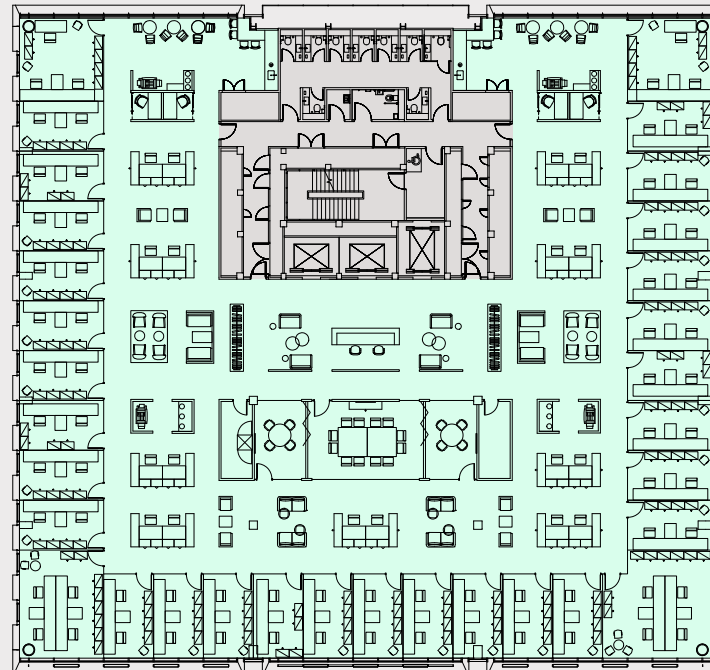
Occupancy	90 people
Desk space	18
Enclosed offices	32
3-4 person meeting room	4
12 person meeting room	1
Quiet room	4
Break-out space	10
Tea point	2

2. OPEN PLAN LAYOUT

Occupancy	140 people
3-4 person meeting room	8
12 person meeting room	1
Quiet room	4
Break-out space	9
Tea point	2

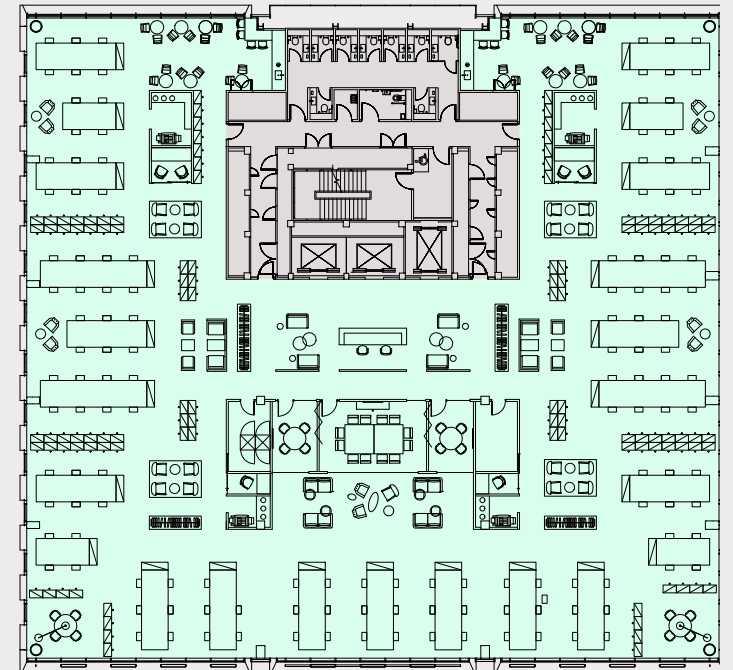
1. Cellular layout for 90 people

TYPICAL FLOORPLATE 14,800 SQ FT

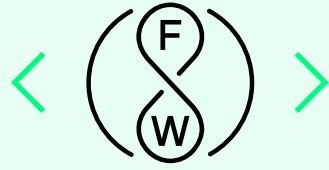


2. Open plan layout for 140 people

TYPICAL FLOORPLATE 14,800 SQ FT



Accommodation



Future Works Instant

'FWI' The Future Works' plug and play space. A serious workplace without the serious commitment.

7,000 sq ft, fully furnished, meeting rooms, breakout spaces, a roof terrace and your own branding throughout. It's the sort of space that says your business means business.



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THE FUTURE WORKS PLUG AND PLAY WORKSPACE (FWI)

Accommodation



Private offices for scaling businesses to grow



Local community partnerships and connected network



Expert innovation and business support programmes



State-of-the-art prototyping workshop



Photography Suite



Access to the onsite café



Fully serviced meeting room and event spaces



Quiet areas & phonebooths



Access to the open air roof terrace



Collaborative breakout spaces



Dog friendly



Diverse range of member events



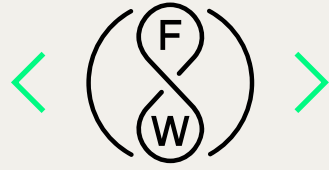
Access to shower facilities

Take your place in Slough's most innovative workspace

Plus X Innovation is launching a unique and inspiring workplace on the lower floors of The Future Works, coming winter 2023. Plus X Innovation will be bringing together state-of-the-art equipment and facilities, game-changing innovation programmes and vibrant member communities helping to drive business growth.



Accommodation

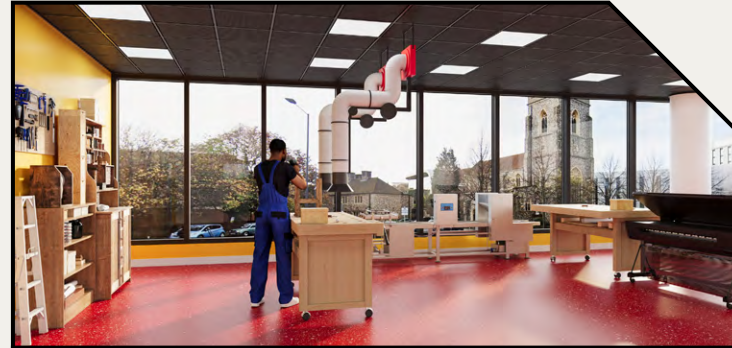


This is more than just a workspace



Strengthen team productivity and wellbeing with our connected & diverse community.

Connect with our ecosystem of ambitious businesses, forward-thinking visionaries and industry leaders and experience the power of collaborative innovation. Our health-conscious workspaces enable positive wellbeing that enhance team performance and creativity.



Inspire creativity with unique specialist facilities.

Unleash your inner inventor in our expertly curated innovation spaces, from our prototyping workshop equipped with machinery and tools to develop products to our professional photography suite designed to help you capture high-quality content.

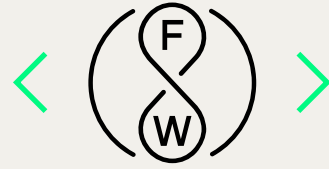


Grow & evolve with expert innovation programmes.

Learn, network and grow with our expert business support and innovation programmes designed to support your organisational needs. Expect everything you need to propel business growth and development.



Accommodation



Co-working

24/7, 365 days a year access to hot desking and breakout areas. Perfect if you want to work flexibly across our communal spaces, gain access to all events and connect with our innovative community. You can also access our professional photography suite and prototyping workshop created to help businesses thrive, available at a cost.



Resident

Best for growing businesses, freelance or remote workers and innovators in need of a close-knit community. Access your very own dedicated desk and storage space at any time. Benefit from our events, specialist facilities and shared workspaces. You can also access our prototyping workshop, all included with your membership.

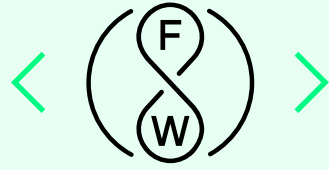


Private Studios

Connect with your team in a private space with your own front door. Ranging from 2-20 person these spaces are perfect for growing teams looking to collaborate with a community of like-minded businesses. Enjoy 24/7 access to the rest of the hub, including specialist facilities, shared spaces and member events.



Accommodation



Specification

(✓) **65,264** sq ft

CURRENTLY AVAILABLE

(↑) FLOOR TO CEILING HEIGHT
2.9m

(↔) FLOORPLATES UP TO (IPMS 3)
14,800 sq ft

(👥) OCCUPATIONAL DENSITIES AT 1:10 SQ M WITH THE FLEXIBILITY TO ENHANCE TO 1:8 SQ M
1:10

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BREEAM RATING
EXCELLENT



4 PIPE FAN COIL
AIR CONDITIONING



FULLY ACCESSIBLE
PERFORATED
METAL **SUSPENDED
CEILING TILES**



**LG 7 COMPLIANT
LED LIGHTING** WITH
PIR DETECTION AND
DAYLIGHT DIMMING



13.5M X 7.5M GRID
PROVIDING MINIMAL
COLUMN SPACING
(1.5M PLANNING GRID)



MALE, FEMALE
AND ACCESSIBLE
SUPERLOOS



PASSENGER LIFTS
SERVICE DESIGNED TO
MEET BCO GUIDELINES



**3 X 21 PERSONS
PASSENGER LIFTS**
WITH DESTINATION
CONTROL



SUSTAINABLE DESIGN
INCLUDING GREEN
ROOFS, BMS, RAINWATER
HARVESTING &
PHOTOVOLTAIC PANELS



**SHOWER AND
CHANGING FACILITIES**
WITH 84 STORAGE
LOCKERS



**6 MOTORCYCLE
SPACES**



ENERGY EFFICIENCY
BETTERS CURRENT
PART L OF THE BUILDING
REGULATIONS



EPC RATING
B



**5 ELECTRIC CAR
CHARGING POINTS**



**48 COVERED AND
SECURE CAR PARKING
SPACES** AND 84 CYCLE
STORAGE SPACES



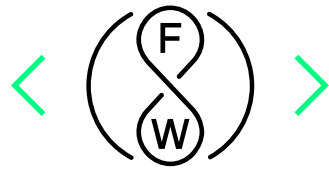
Gallery

Dressed to impress

Bigger, bolder, better. As first impressions go, The Future Works makes one hell of a statement.



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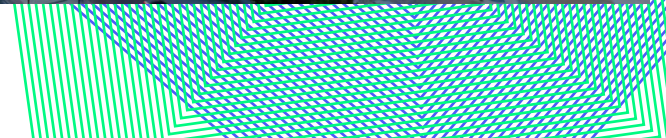
Gallery

THE FUTURE WORKS



THE FUTURE WORKS

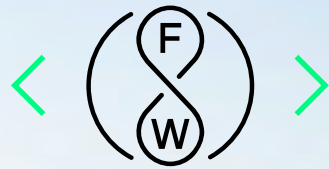
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Gallery

THE FUTURE WORKS
COMMUNAL ROOF TERRACE



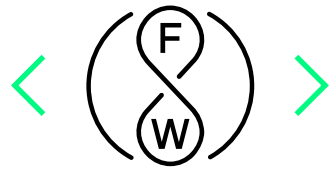
Gallery



YOGA ON THE FUTURE WORKS
COMMUNAL ROOF TERRACE



Gallery



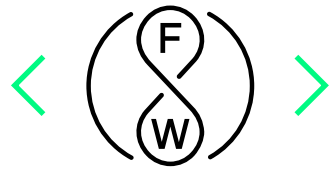
Gallery

THE FUTURE WORKS PLUG AND PLAY WORKSPACE (FWI)



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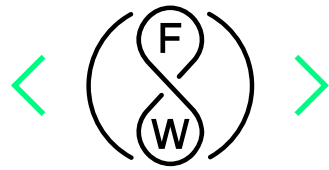


Gallery



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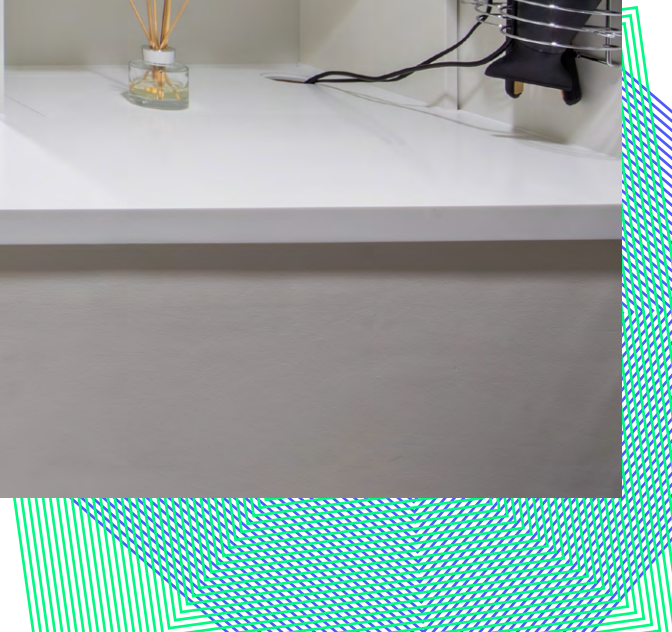


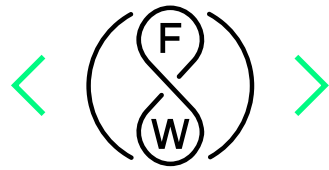
Gallery

THE FUTURE WORKS CHANGING ROOMS, SHOWERS AND LOCKERS



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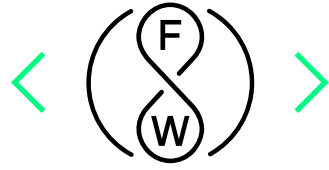
Gallery

SPACE FOR 84 BICYCLES
THE FUTURE WORKS



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Location

Right here, right Slough

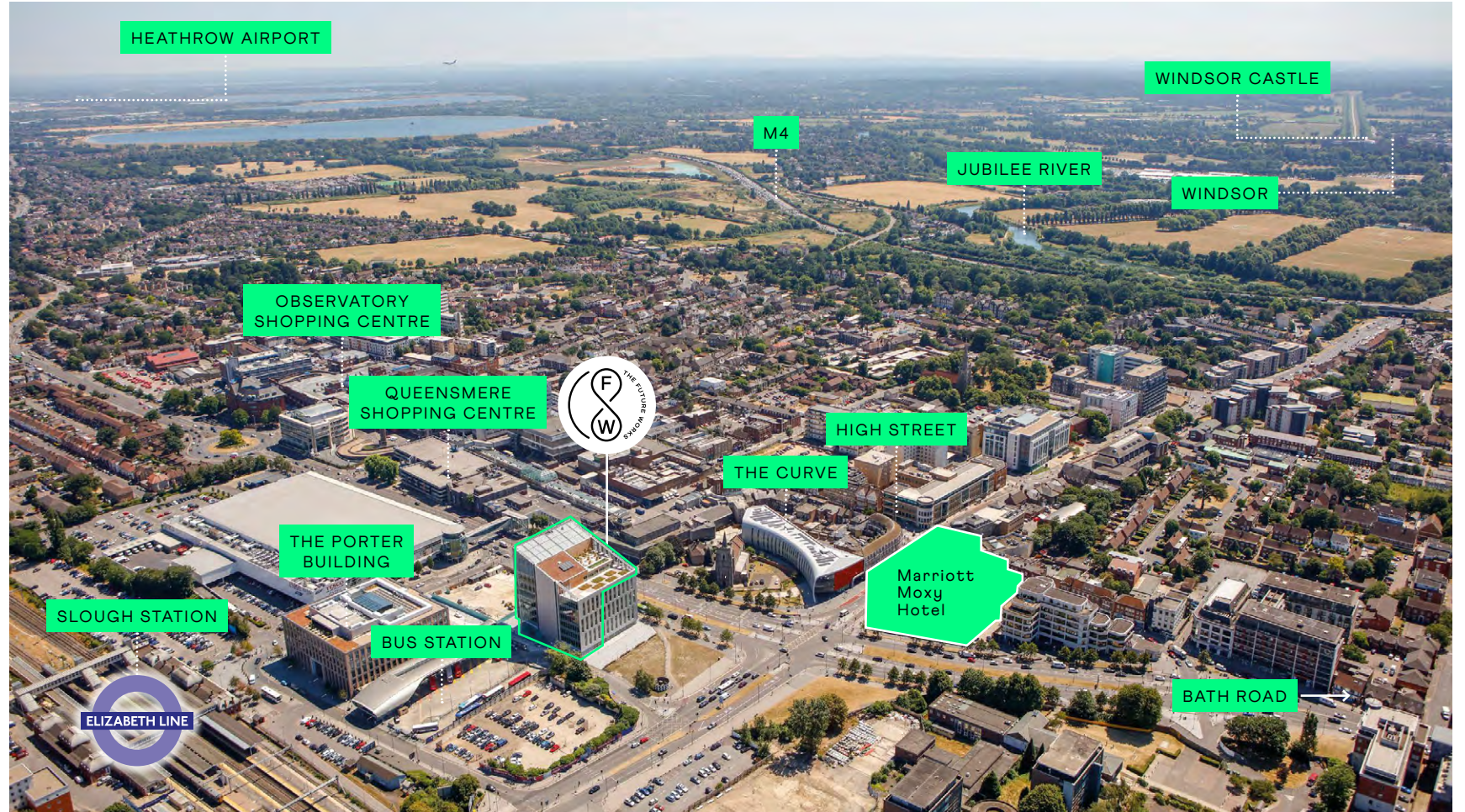
Slough. 14 minutes by train from Paddington and Heathrow, and slap bang in the middle of the Thames Valley. Centre for Cities calls it 'the most productive location in the UK'. And at the heart of it all is The Future Works. Two minutes to the train station, right next to the bus station, surrounded by leisure facilities and amazing countryside. It's got it all. Right here, right Slough.



Paddington (rail) 14 mins



Bond St (Elizabeth Line) 30 mins



Right her, right Slough

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Local Area

Residential

- 1 Akzo Nobel
- 2 Horlicks Factory
- 3 Montem Lane
- 4 Slough Basin

Commercial

- 1 Moxy Hotel – Marriott
- 2 The Porter Building
- 3 Sir Christopher Wren Hotel

Parks & Green Space

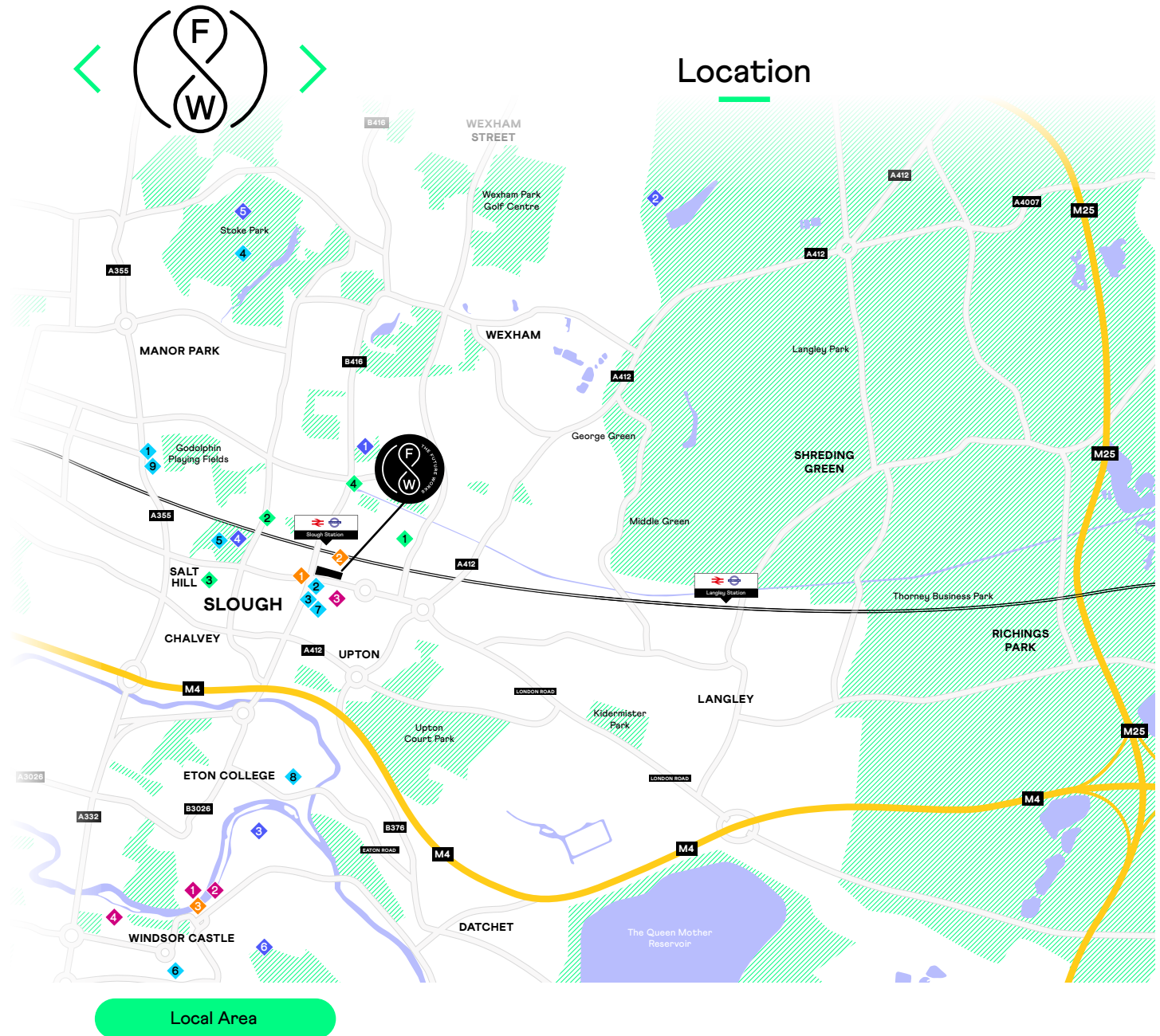
- 1 Arbour Park
- 2 Black Park
- 3 Home Park
- 4 Salt Hill Park
- 5 Stoke Park
- 6 Windsor Great Park

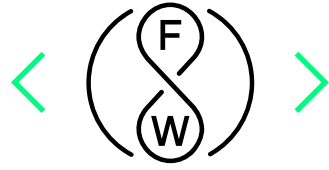
Retail, Food & Drink

- 1 Gilbey's Bar & Restaurant Eton
- 2 The Boatman
- 3 Queensmere Observatory Shopping Centre
- 4 Windsor & Eton Brewery

Community & Leisure

- 1 The Centre
- 2 The Curve Slough
- 3 Buzz Gym Slough
- 4 Claycots Primary School
- 5 Salt Hill Activity Centre
- 6 Snap Fitness Windsor
- 7 St Mary's Church of England Primary School
- 8 Thames Valley Athletics Centre
- 9 The Centre





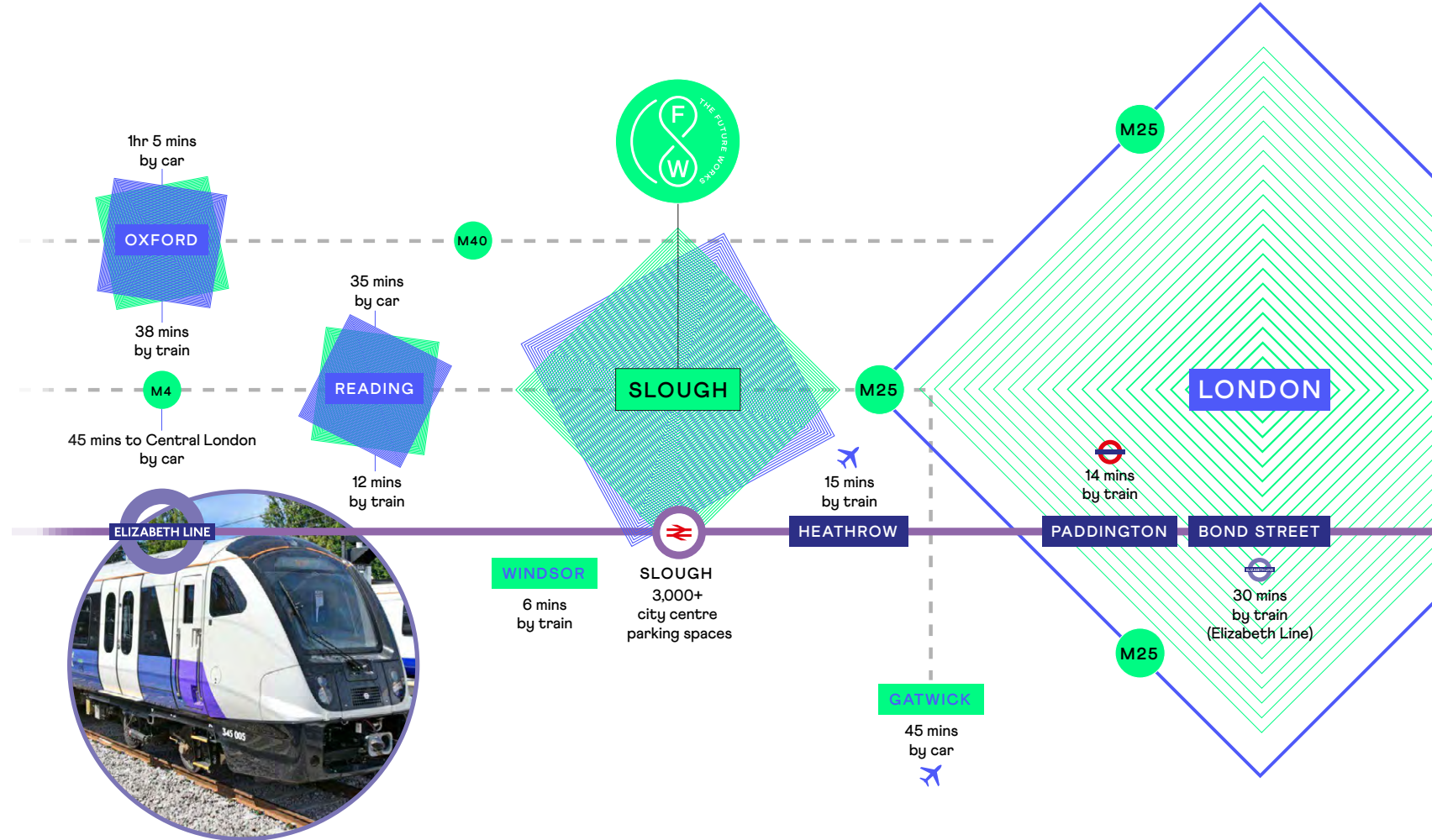
Location

Just a step outside London

The Future Works is connected to every corner of the UK. And with Heathrow just 15 minutes away – the world.

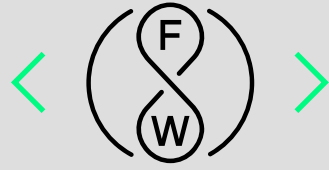
By road, cycle path, bus or train; The Future Works couldn't be better connected. Grab your jacket and a two-minute walk later you're at the train station. And if that's not close enough for you, the bus station is literally seconds away.

There's lots of secure basement parking and charging points on site. And with so much bike space, it's an eco-commuters dream come true. Plus, the Elizabeth Line is up and running, which zips to Bond Street in 30 minutes flat.



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Travel Connections



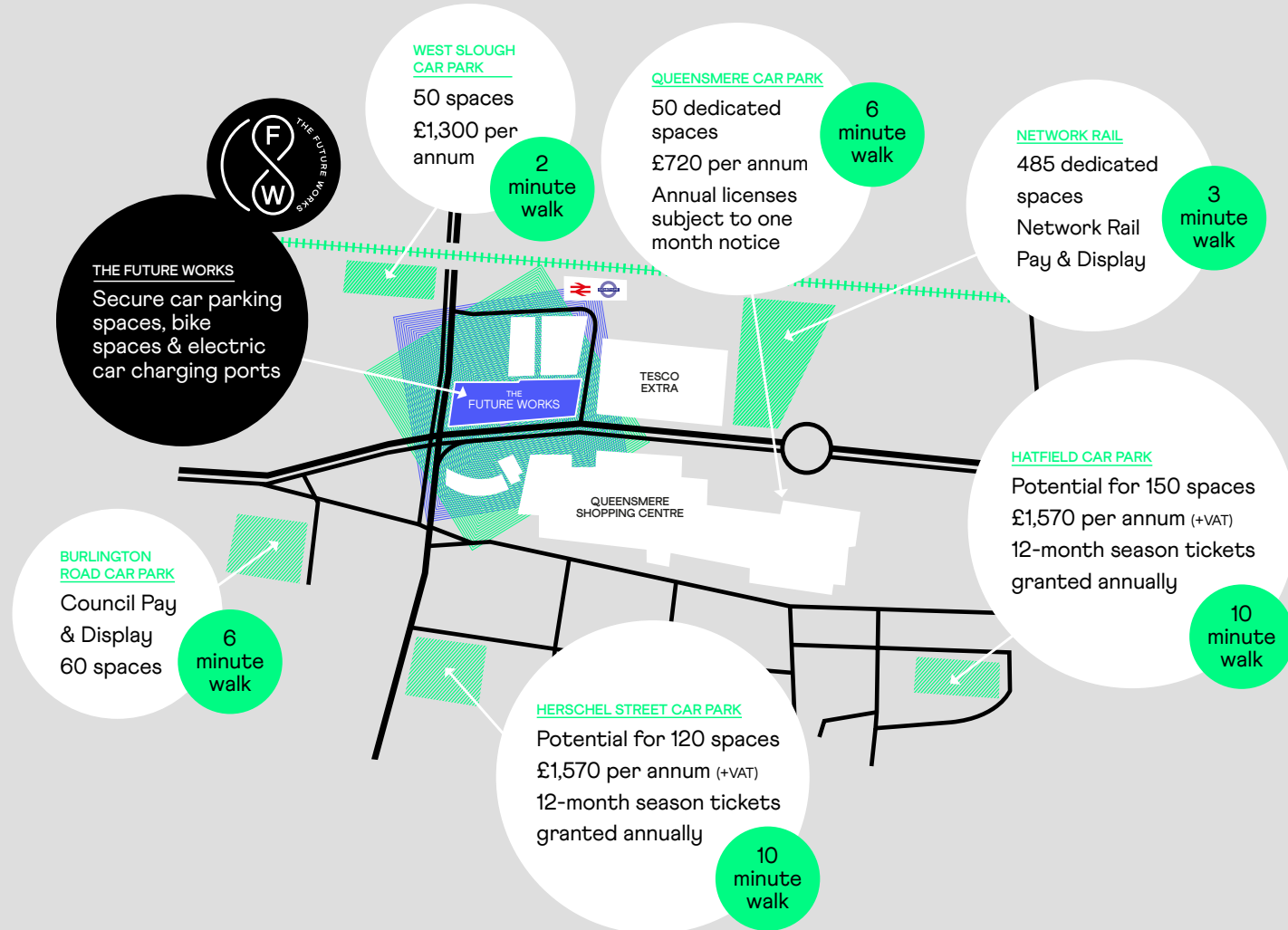
Location

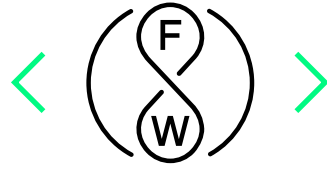
A walk in the (car) park

Getting here is easy-peasy. And if you're coming by car, we've got secure car parking on site (along with bike spaces and electric charging points). Then there are hundreds more parking spaces close by, with options for annual season tickets or pay and display.

The Future Works = 48 car parking spaces + 5 electric car charging spaces

Parking ratio: 1:2200





Location

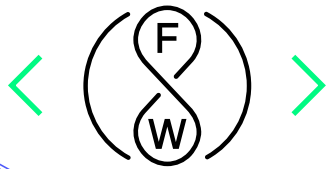
Slough's got talent

There are big changes coming to Slough: investment, people and business. A massive amount of money is being poured into education, housing, retail and transport. £450m is going into new town centre developments and £3.5bn into regeneration across the borough.

35% who moved here in the last 2 years are under 40. And 20% of those came from London – no surprise, being so well connected and housing at around half the price. With London-quality apartments from the likes of Berkeley Homes, a diverse and vibrant community of young professionals is growing, which is great for local employers.

There are 4,600 businesses located in Slough, employing diverse talent from a significant talent pool in the surrounding areas.





Location

The future's Slough-shaped

Located at the centre of the Thames Valley, Slough is the most productive location in the UK.* It was also named UK's Best Place to Work in 2017, 2018 2019 and 2020.**

* Centre for Cities, 'The role of place in the UK's productivity puzzle' (2017)

** Glassdoor, Best Places to Work

Supporting enterprises
– there are 178 startups
per 1,000 firms

A £3.5bn development
programme will create
an estimated 10,000
jobs and 9,000
new homes

Slough ranked the
most productive
town in the UK, with
productivity per capita
rising to £100,000 per
worker in the 2020 Cities
Outlook Report

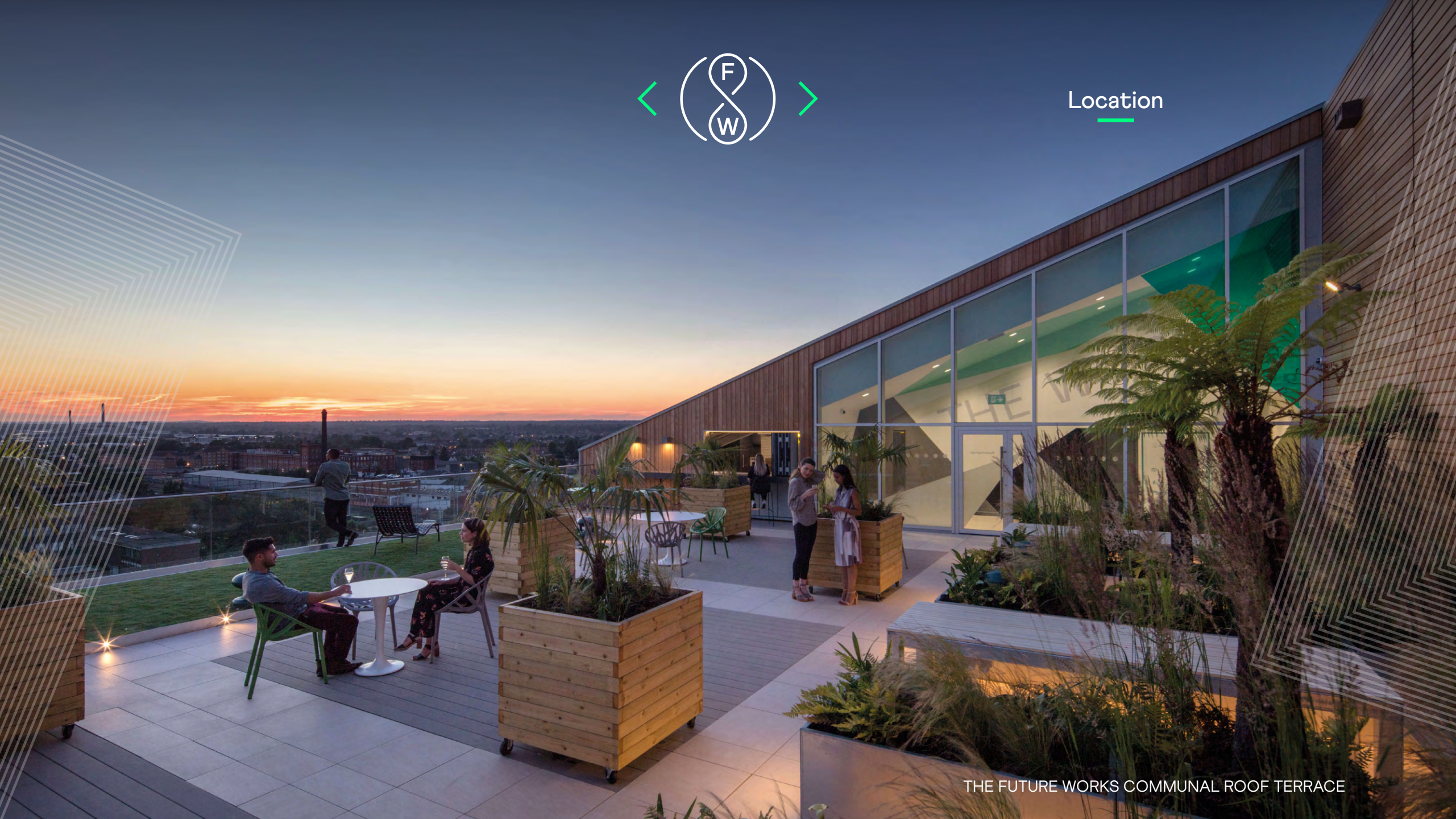
5.5m railway passengers
travel through Slough
per year

Slough named the best
place to work in the UK,
based on ease of finding
a job, relatively high
average salaries in
comparison to living costs,
employee satisfaction and
cost of housing

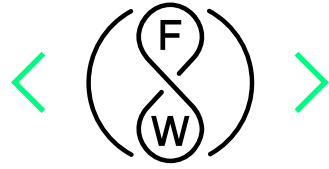
Slough is the UK's data
centre hub – there are
32 data centres located
in the Borough



Location



THE FUTURE WORKS COMMUNAL ROOF TERRACE



Contact

The future is here, ready for you now...

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HOCKLEY**

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ashbycapital.com

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