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AGENTS



AshbyCapital



# THE FUTURE WORKS



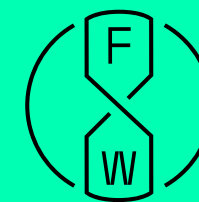
[THEFUTUREWORKSSLOUGH.COM](http://THEFUTUREWORKSSLOUGH.COM)





# THE FUTURE WORKS

A three phase office development set within an entirely new commercial quarter in the Heart of Slough, providing 350,000 sq ft of Grade A office space, rooftop gardens, restaurants, cafés and public spaces in one of the UK's most culturally diverse, commercially successful and best-connected towns.



# SLOUGH IS EVOLVING TAKE YOUR PLACE

# THE FUTURE WORKS IS SET WITHIN A NEW COMMERCIAL QUARTER IN THE HEART OF SLOUGH



THE FUTURE WORKS

THE FUTURE WORKS

SLOUGH  
TRAIN STATION

SLOUGH  
BUS STATION

THE AVENUE

THE CURVE LIBRARY &  
COMMUNITY CENTRE  
(1 min)

SLOUGH  
HIGH STREET  
(2 mins)

# INTRODUCING THE FUTURE WORKS

The first phase of our three phase development provides 99,782 sq ft (IPMS3) of Grade A office space, featuring rooftop gardens, flexible workspace, a double height reception, cycle storage, changing facilities and a secure underground car park. At ground level, restaurants and cafés will line spacious pathways, creating a cosmopolitan new hub.



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# THE AVENUE

The Future Works reception opens out on to The Avenue – an expansive new public realm for Slough, lined with restaurants, cafés and bordered by the town’s central transport hub, which links The Future Works with key business destinations across the UK and Europe.



# ROOFTOP GARDENS

Immaculately presented, The Future Works rooftop gardens are just one way we're setting ourselves apart from the crowd. Split across two floors, the terraces provide flexible outdoor spaces that cultivate a happy, productive environment for the people who work there.



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# WHY THE FUTURE WORKS

THE FUTURE WORKS TAKES ITS PLACE IN ONE OF THE UK'S MOST CULTURALLY DIVERSE, COMMERCIALY SUCCESSFUL AND BEST-CONNECTED DESTINATIONS. SLOUGH IS A TOWN THAT'S RAPIDLY EVOLVING.

## £1BN+

investment in regeneration projects across the borough.

## 2nd

Slough is second only to London when it comes to productivity - with each Slough job making an average of £71,600 a year for the UK economy. The Gross Value Added is 30 percent higher than the national average.

## 6th

Slough has the sixth highest start-up rate in the UK.





# YOU'RE IN GREAT COMPANY

WITH THE HIGHEST CONCENTRATION OF  
GLOBAL CORPORATE HEADQUARTERS OUTSIDE  
LONDON, SLOUGH IS A LONGSTANDING HOME  
TO SOME OF THE WORLD'S BIGGEST BRANDS  
AND BLUE CHIP COMPANIES.

O<sub>2</sub>

FIAT

LeasePlan



htc  
quietly brilliant

StanleyBlack&Decker



Polycom

McAfee



KP

## 4,600

businesses are located in Slough,  
including the highest concentration of  
global corporate HQs outside London.



# CONNECTIVITY

Slough is privileged with excellent transport links and, outside of London, is one of the best-connected destinations across the UK and Europe.

With the brand new bus station and beautifully renovated train station next door, The Future Works is extremely well-connected. London Paddington is a 15-minute train journey away and once the new Elizabeth Line (Crossrail) is active in 2019, Bond Street will be reachable in just 32 minutes. Anticipated for 2024, the Western Rail Link to Heathrow (WRLtH) will connect the airport to Slough within 6 minutes.



# BY TRAIN

## GREAT WESTERN RAIL

## WESTERN RAIL LINK TO HEATHROW

Anticipated for 2024

## ELIZABETH LINE (CROSSRAIL)

from December 2019

READING  
15 minutes

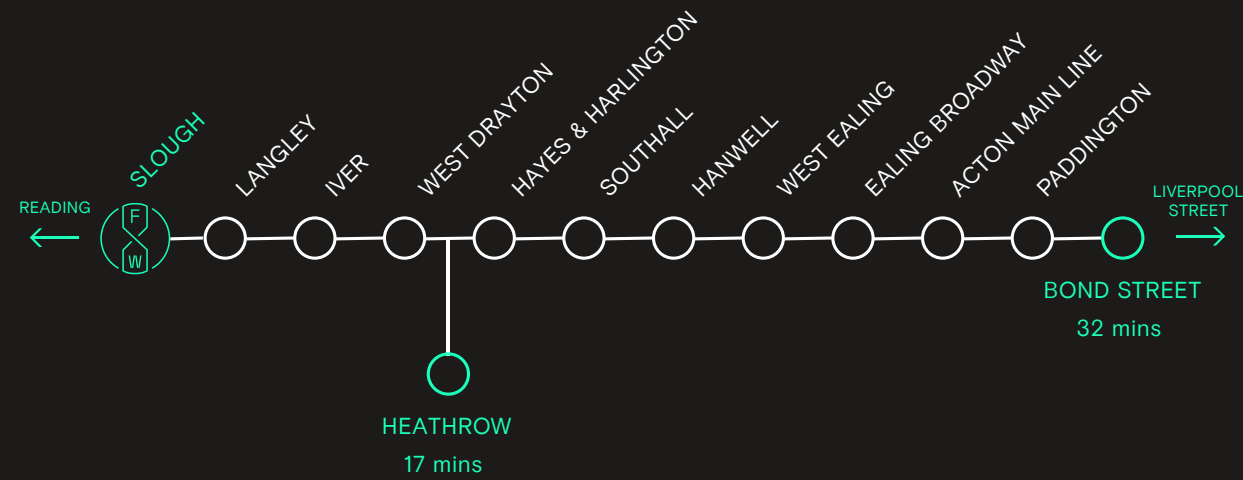
6 MIN  
to Heathrow

BOND STREET  
32 minutes

PADDINGTON  
16 minutes

4  
trains per hour

HEATHROW  
(TERMINALS 1, 2 & 3)  
(via Hayes & Harlington)  
17 minutes



### NATIONAL RAIL

Windsor	6 minutes
Maidenhead	7 minutes
Hayes & Harlington	11 minutes
Reading	15 minutes
Paddington	16 minutes
Ealing Broadway	19 minutes
Oxford	41 minutes
Bristol	94 minutes
Birmingham	132 minutes

### TRAVEL BY CAR

Central London	29 miles
Heathrow Airport	8 miles
M4 (J6)	1 miles
M25 (J15)	5 miles
M40 (J1A)	5 miles
M3 (J2)	10 miles
M1 (J6A)	22 miles
Oxford	45 miles
Bristol	97 miles

### ELIZABETH LINE (from 2019)

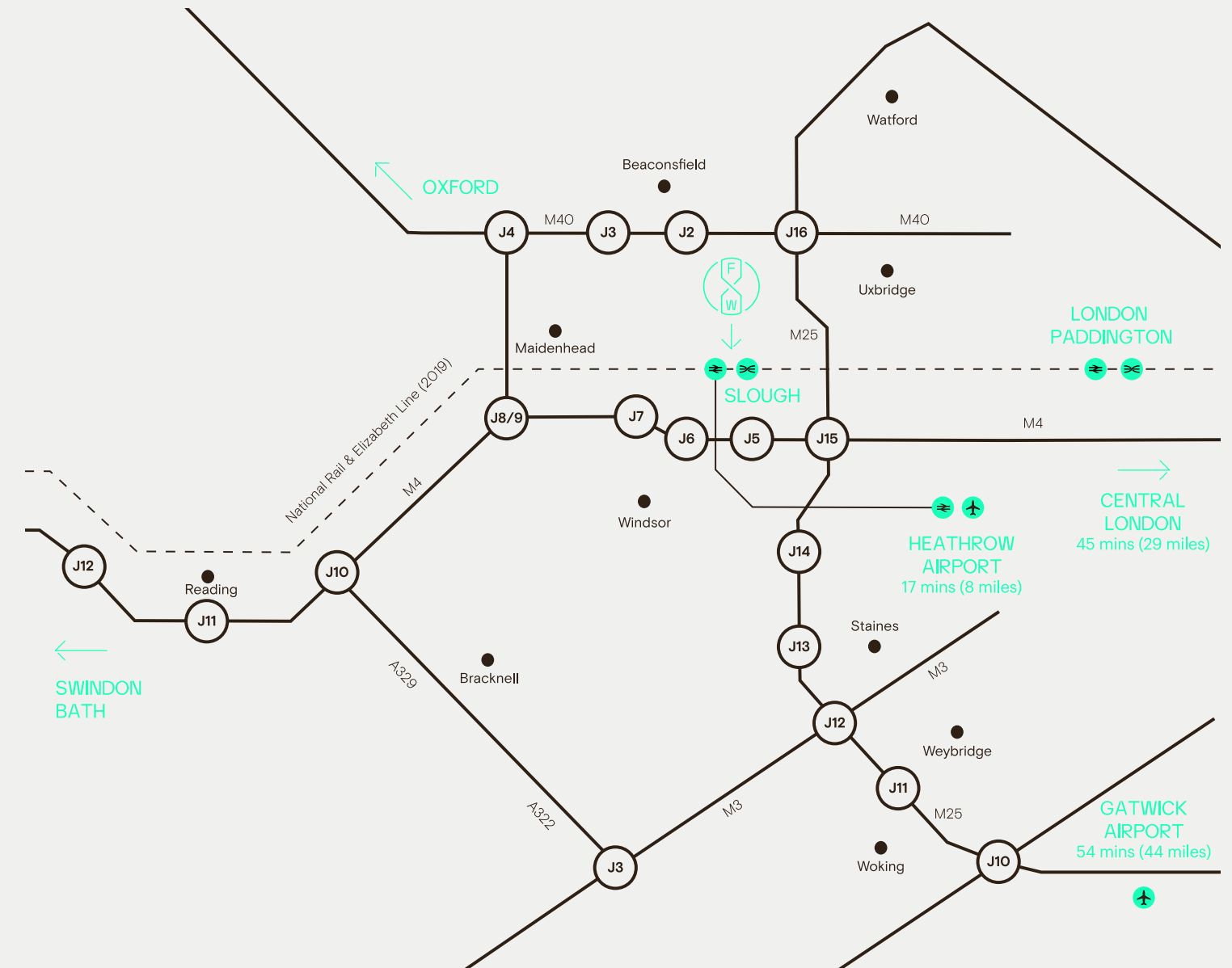
Maidenhead	9 minutes
Heathrow Central	17 minutes
Reading	21 minutes
Paddington	28 minutes
Bond Street	32 minutes
Tottenham Court Rd	34 minutes
Farringdon	37 minutes
Liverpool Street	39 minutes
Canary Wharf	46 minutes

# BY ROAD

CENTRAL LONDON  
45 minutes (29 miles)

HEATHROW AIRPORT  
17 minutes (8 miles)

GATWICK AIRPORT  
54 minutes (44 miles)



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# SPECIFICATIONS & FLOORPLANS

## SUMMARY SPECIFICATION

Double height feature reception  
Floorplates up to 14,700 sq ft (IPMS3)  
13.5m x 7.5m grid providing minimal column spacing  
(1.5m planning grid)  
Occupational densities at 1:10 with the flexibility to enhance to 1:8  
Floor to ceiling height 2.9m  
4 pipe fan coil air conditioning  
Fully accessible perforated metal suspended ceiling tiles  
LG 7 compliant LED lighting with PIR detection and daylight dimming  
Metal raised access floors with 150mm floor zone  
Male, female and disabled superloos  
Passenger lift service designed to meet BCO guidelines  
3 x 21 persons passenger lifts with destination control  
48 covered and secure car parking spaces and 84 cycle storage spaces  
5 electric car charging points  
14 motorcycle spaces  
Shower and changing facilities with 84 storage lockers  
Sustainable design including green roofs, BMS, rainwater  
harvesting & photo voltaic panels  
Energy efficiency better than current Part L of the Building Regulations  
**BREEAM – targeting “Excellent”**  
**EPC – targeting B Rating**



## WIRED CERTIFIED PLATINUM RATING

We're incredibly proud to reveal that The Future Works has achieved the highest level of connectivity certification from WiredScore: the Wired Certified Platinum rating. We now sit amongst the most elite buildings across the world.

The certification is a trusted benchmark for commercial property connectivity that independently certifies buildings' digital infrastructure.

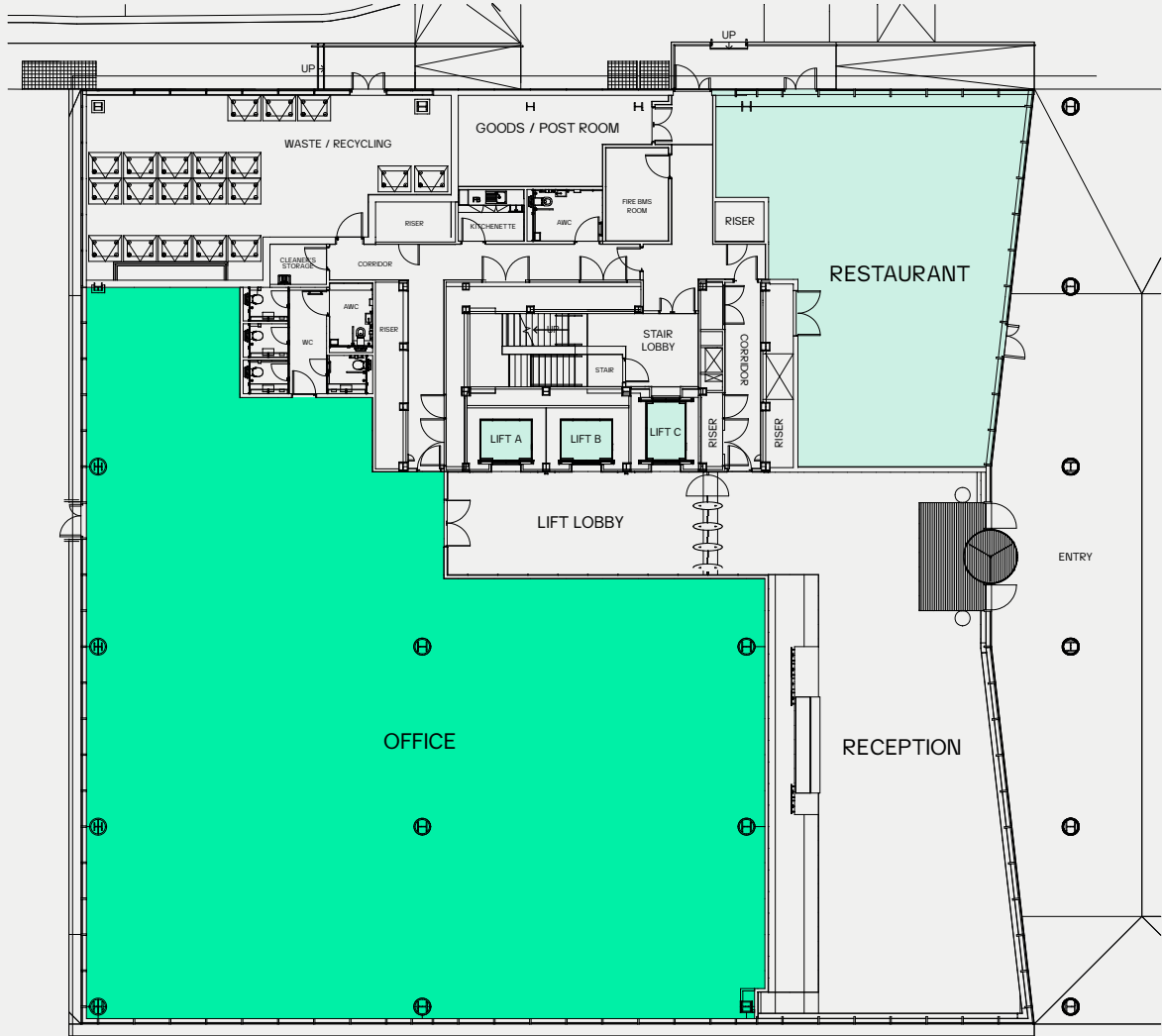
# SITE PLAN



# AREA SCHEDULE

FLOOR	NET AREA (IPMS3)		ROOFTOP GARDENS	
	SQ M	SQ FT	SQ M	SQ FT
8			295	3,175
7	883	9,505	450	4,844
6	1,367	14,714		
5	1,367	14,714		
4	1,367	14,714		
3	1,367	14,714		
2	1,367	14,714		
1	890	9,580		
G	662	7,126		
Basement car park (space for 48 cars and 84 bicycles)				
<b>TOTAL</b>	<b>9,270</b>	<b>99,782</b>	<b>745</b>	<b>8,019</b>

# GROUND FLOOR



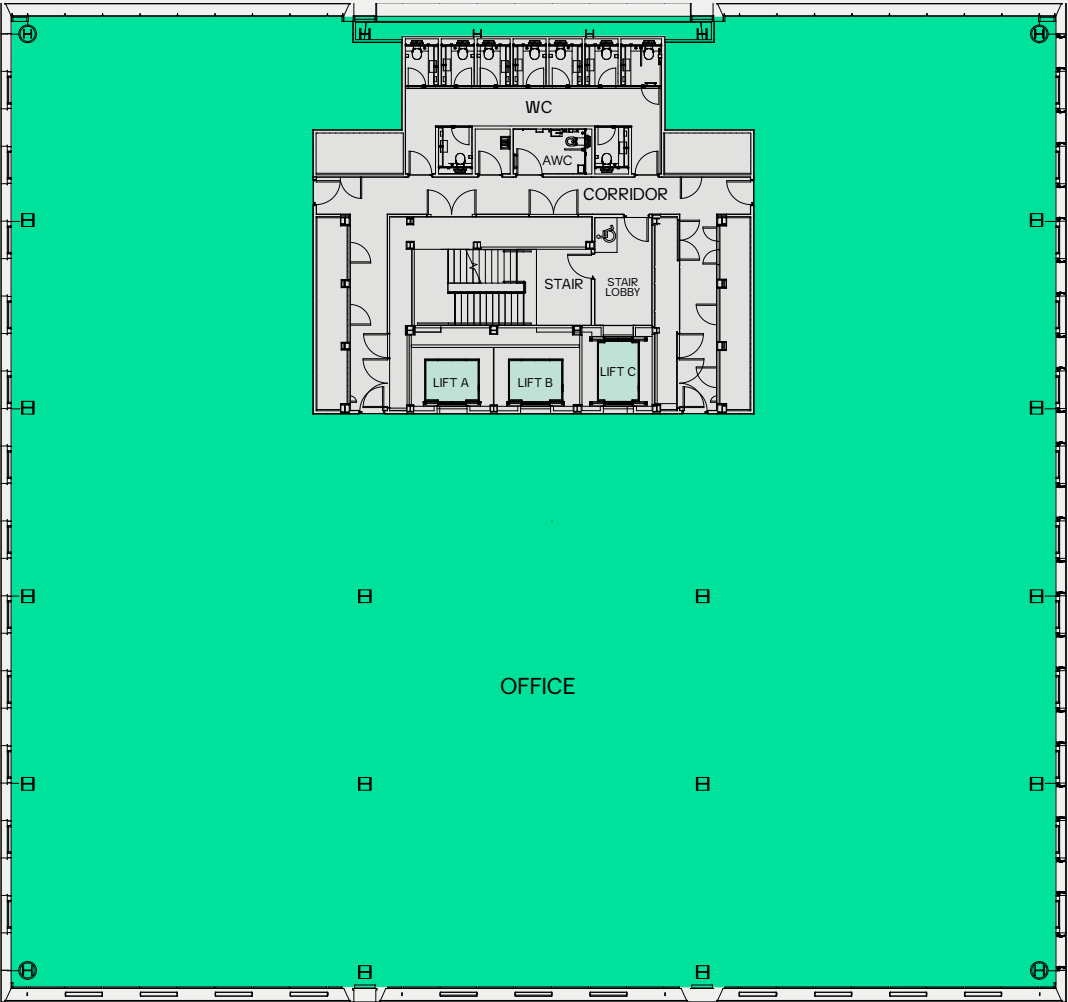
NET AREA (IPMS3)  
662 SQ M / 7,126 SQ FT

# FIRST FLOOR



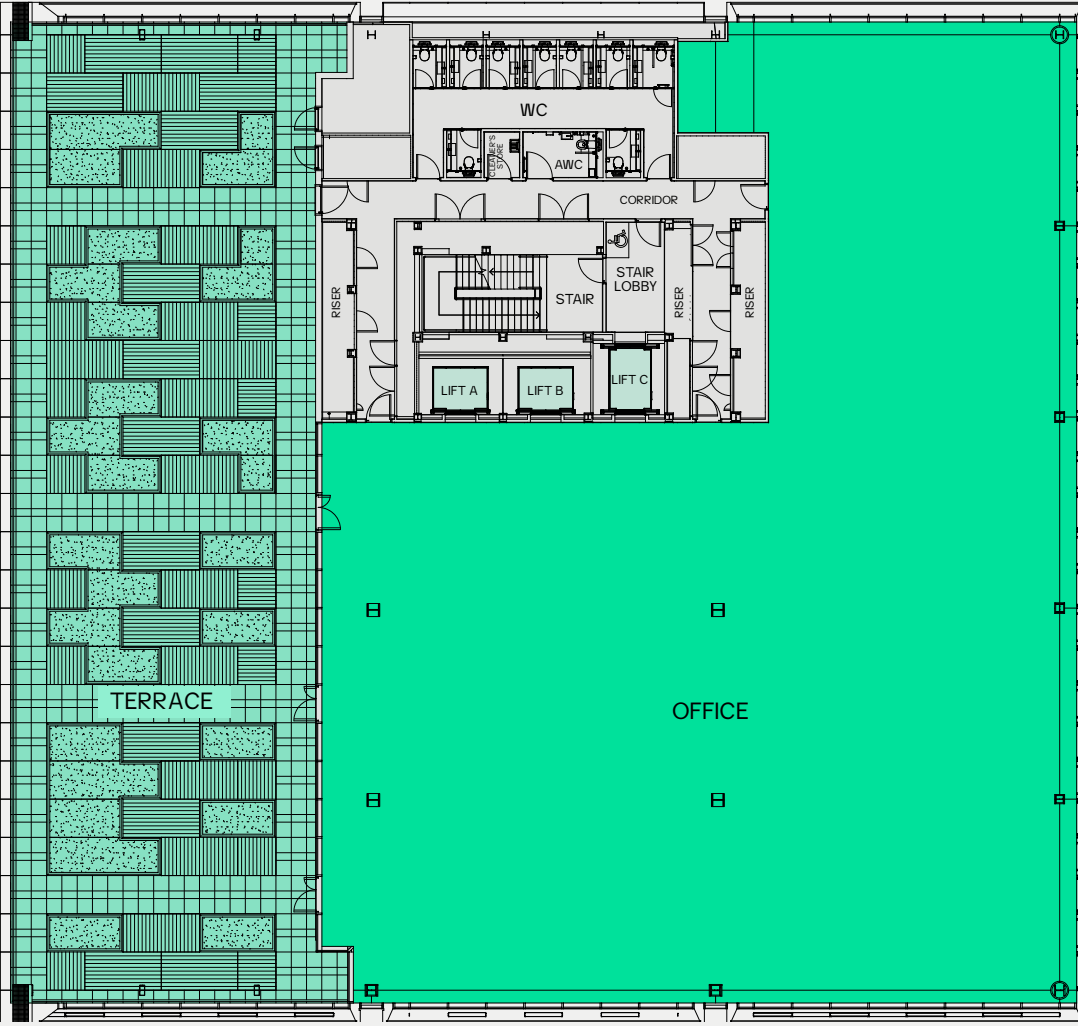
NET AREA (IPMS3)  
890 SQ M / 9,580 SQ FT

# SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOORS



NET AREA (IPMS3)  
1,367 SQ M / 14,714 SQ FT

# SEVENTH FLOOR



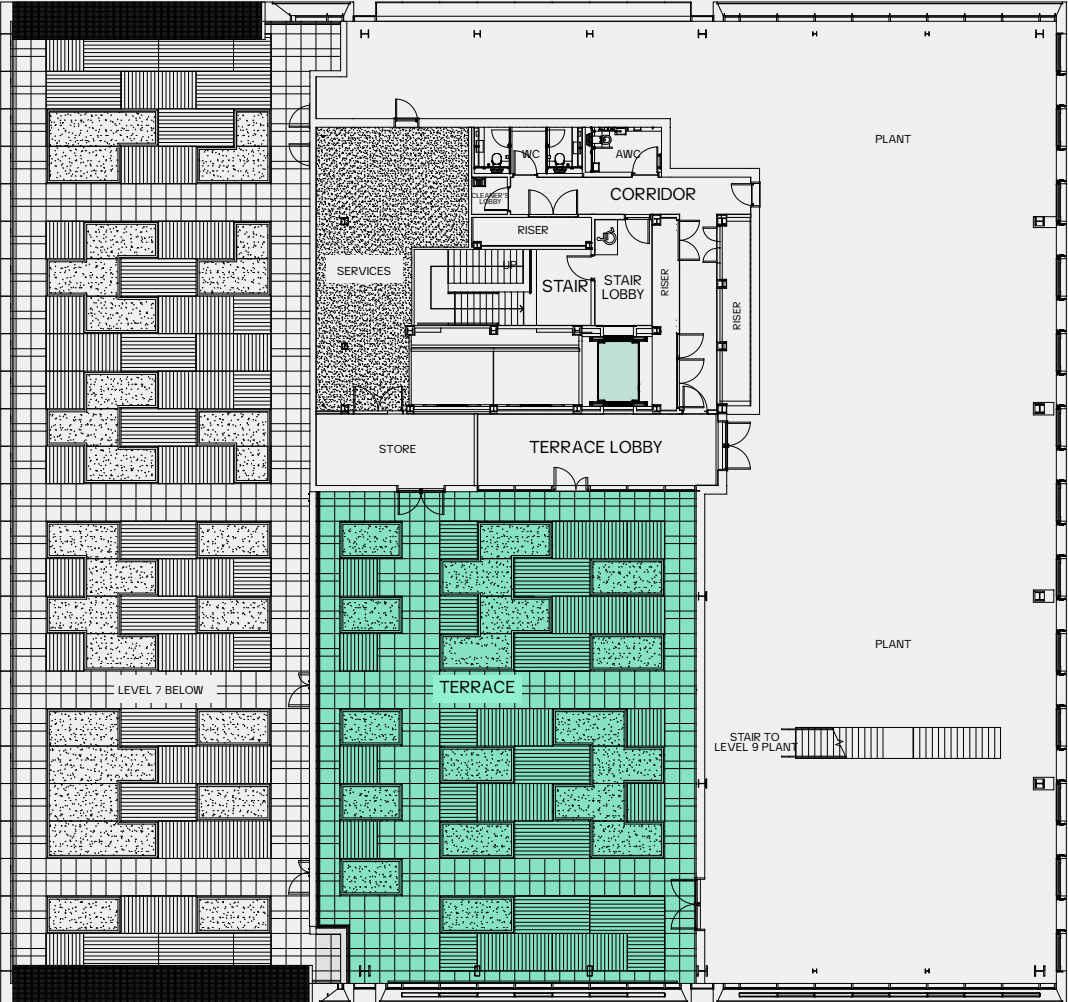
TERRACE AREA (LEVEL 7)  
450 SQ M / 4844 SQ FT

NET AREA (IPMS3)  
883 SQ M / 9,505 SQ FT

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# EIGHTH FLOOR (ROOFTOP GARDEN)



TERRACE AREA (LEVEL 8)  
295 SQ M / 3175 SQ FT





# TAKE YOUR PLACE

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U+I is a specialist regeneration and property developer. With a £5 billion portfolio of complex, mixed-use, community-focused regeneration projects including a £200m investment portfolio, we are unlocking urban sites bristling with potential in the London, Manchester and Dublin city regions. We look to create long-lasting social and economic change for the communities in which we build and sustainable value for our shareholders.

Our development portfolio is focused on sites bristling with individuality hidden history and untapped potential. These sites may not be of interest to our competitors because of their complexity or because they do not have the scale to attract larger developers. They suit us perfectly. We are experts in public private partnership (PPP) projects where we partner with local authorities to unlock public land for development in a way that benefits to the public purse, the local community and our shareholders.

[uandiplc.com](http://uandiplc.com)

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### AshbyCapital

AshbyCapital is a property investment advisory business focusing on high-quality assets in locations with strong prospects for long-term growth. The company identifies property opportunities and invests across a range of sectors, working together with established and respected partners to maximize assets and deliver outstanding returns. It is one of the most active investors in the UK with a growing portfolio of property investments across various sectors.

[ashbycapital.com](http://ashbycapital.com)



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