

THE FUTURE WORKS
SLOUGH



INTRODUCING THE FUTURE WORKS, A CONTEMPORARY WORKSPACE WHERE WORK, COMMUNITY AND CONNECTIVITY ARE BEING REDEFINED

The Future Works is an innovative development offering 100,000 sq ft of stylish, high-specification office space in the heart of Slough, just seconds from the new Elizabeth Line.

Iconic architecture, sustainable design, state-of-the-art digital infrastructure, and premium amenities raise the bar for work, life and connectivity at the western edge of Greater London.

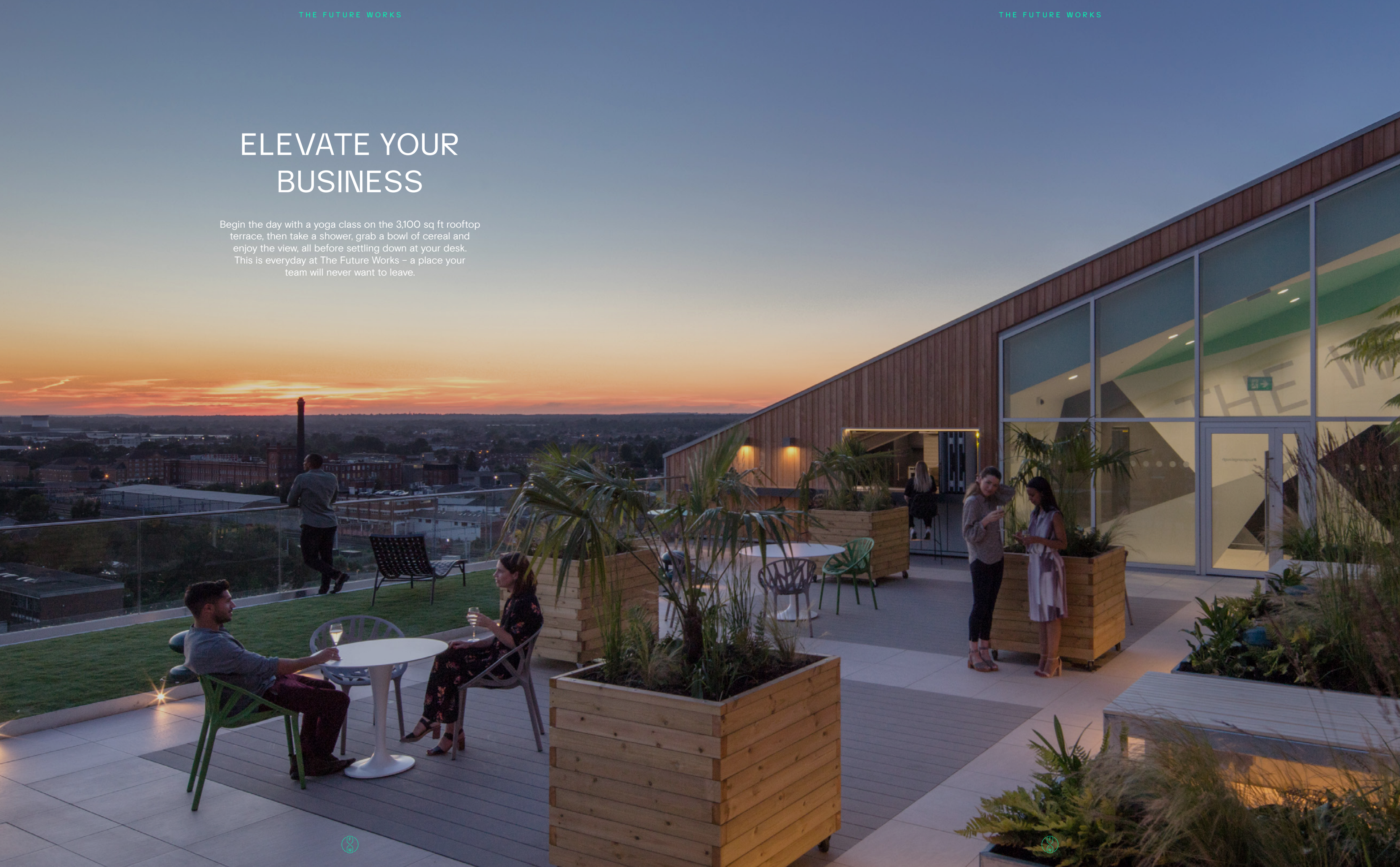
With unrivalled connections to London and the South East, Heathrow Airport on your doorstep, and located in a contemporary commercial quarter, The Future Works ticks all the boxes.

From the communal rooftop terrace and bar overlooking Windsor Castle to the vibrant activity programme and best-in-class facilities, The Future Works delivers the offices of tomorrow, today.



ELEVATE YOUR BUSINESS

Begin the day with a yoga class on the 3,100 sq ft rooftop terrace, then take a shower, grab a bowl of cereal and enjoy the view, all before settling down at your desk. This is everyday at The Future Works – a place your team will never want to leave.



THE FUTURE IS HERE

The Future Works sets a new benchmark for high-performance office space in Slough. It combines floorplates of up to 14,800 sq ft (IPMS 3) with the highest standards in build quality: BREEAM rated 'Excellent' design including green roofs, BMS, rainwater harvesting and photo-voltaic panels; Wired Certified Platinum digital connectivity; and an enviable location in the centre of Slough, seconds from the Elizabeth Line (Crossrail) and the new bus station.





MAKE A STATEMENT

First impressions matter. That's why The Future Works features a double height reception with flexible seating areas and complimentary Wi-Fi. The Future Works means business.



Above
Full-width patinated metal panelled reception desk

Left
Versatile reception with flexible seating area

FUTURE PROOF

Change is a constant for every business. That's why office space at The Future Works is designed with adaptability in mind. The floorplates are suitable for a variety of occupiers, from start-ups to growing and established businesses. Generous 2.9m floor-to-ceiling heights, panoramic windows and minimal columns make for highly flexible spaces that are flooded with natural light, so you can thrive today and into the future.







PACKED WITH FIRST-CLASS AMENITIES

The Future Works offers all the premium amenities you would expect to find in Central London's most desirable offices. Each selected to promote wellbeing, The Future Works has comfort, productivity and sustainability in mind.



SHOWER AND CHANGING FACILITIES
(WITH COMPLIMENTARY TOWELS, HAIRDRYERS AND STRAIGHTENERS)



CONCIERGE SERVICE RECEPTION



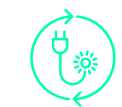
84 CYCLE SPACES



48 SECURE PARKING SPACES
(INCLUDING 5 ELECTRIC CAR CHARGING POINTS)



WIRED CERTIFIED PLATINUM



EPC RATING - B



AUTOMATIC DRY CLEANING MACHINE

BREEAM®

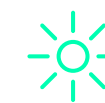
BREEAM CERTIFIED: EXCELLENT



FREE WI-FI IN COMMUNAL AREAS



BRINGME LOCKERS



3,100 SQ FT COMMUNAL ROOFTOP TERRACE



FULL ROOFTOP TERRACE EVENTS PROGRAMME





Above
Space for 84 bicycles

Right
Male, female and accessible superloos





PANORAMIC ROOFTOP TERRACE AND BAR

Mixing business with pleasure is part of The Future Works' philosophy. Split over two floors, our rooftop terraces provide green outdoor spaces that cultivate a happy, productive environment for the people who work there. With a daily programme of activities including table tennis, yoga and after-work drinks, you'll enjoy a work-life balance that will attract and retain the best talent.



Images clockwise from left page

Early morning yoga; The Works rooftop bar; far-reaching views; ping pong pairs; enjoying early evening drinks; chess on the terrace







CENTRAL
WORKING

CENTRAL WORKING

Located on the ground and first floors of the building, Central Working is transforming the way people work. Much more than just a co-working space, it connects entrepreneurs, fuels new ideas, and drives businesses forward. For tenants, Central Working is an invaluable asset. Its stylishly appointed space provides visitors, contractors and collaborators with somewhere convenient and comfortable to work. Moreover, it can be used as flexible desk space when tenants need to expand or temporarily scale their operations.

“WITH SLOUGH’S GROWING REPUTATION AS A GREAT PLACE TO LIVE AND WORK, OPENING A CO-WORKING SPACE HERE WAS A NO-BRAINER. THE FUTURE WORKS WAS THE OBVIOUS CHOICE, OFFERING IMPRESSIVE SPACE IN A CONVENIENT LOCATION COUPLED WITH ALL THE AMENITIES THAT APPEAL TO MODERN BUSINESSES, INCLUDING CYCLING FACILITIES, CHANGING ROOMS, AND A REAL WOW-FACTOR ROOF TERRACE THAT EVERYONE IN THE BUILDING CAN ENJOY.”

Grant Powell
Central Working



SLOUGH IS EVOLVING

The Future Works is located in one of the UK's most culturally diverse, commercially successful, tech-driven and well-connected towns. Slough is accelerating change. Come and see for yourself.

SLOUGH IS REVITALISED

Located in the Thames Valley, the engine room of UK tech innovation, Slough is the country's most productive and dynamic business hub. The third most successful place nationwide for start-ups, it was named the UK's Best Place to Work 2017 by leading job search site, Glassdoor.

"SLOUGH IS UNDERGOING A PERIOD OF REMARKABLE CHANGE. A REVAMPED TOWN CENTRE WITH NEW HIGH-QUALITY OFFICE BUILDINGS, PLANS AFOOT TO REGENERATE THE MAIN SHOPPING CENTRE, AND NEW TRANSPORT INFRASTRUCTURE ARE SET TO TRANSFORM THE TOWN, INCREASING ITS APPEAL AND CHANGING PEOPLE'S PERCEPTIONS."

Andy Howell
General Manager
Slough Urban Renewal

£450m

In 34 developments in the heart of Slough

4,600

4,600 businesses are located in Slough, including the highest concentration of global corporate HQs outside London

£1.5bn+

Investment in regeneration projects across the borough

2,500+

New homes committed

1st

Slough named UK's Best Place to Work 2017*

1st

Slough is the most productive location in the UK**

3rd

Slough is the 3rd most successful place for business start-ups

4th

Slough is rated 4th for connectivity in Europe

* Glassdoor, Best Places to Work 2017
**Centre for Cities, 'The role of place in the UK's productivity puzzle' (2017)



SLOUGH IS THRIVING

Slough is a well-established home to some of the world's biggest brands and blue chip companies. Here's just a selection of businesses who have chosen to locate their headquarters here:

"SLOUGH HAS BEEN NAMED THE BEST PLACE TO LIVE AND WORK IN THE UK AND IS A TOWN THAT SOME OF THE WORLD'S LARGEST COMPANIES HAVE CHOSEN TO CALL HOME. MAJOR REGENERATION PROJECTS UNDERWAY, GREAT NEW OFFICE BUILDINGS AND THE ARRIVAL OF CROSSRAIL MEAN THERE HAS NEVER BEEN A BETTER TIME TO DO BUSINESS IN SLOUGH."

James Swindlehurst
Leader
Slough Borough Council



SLOUGH IS UNIQUE

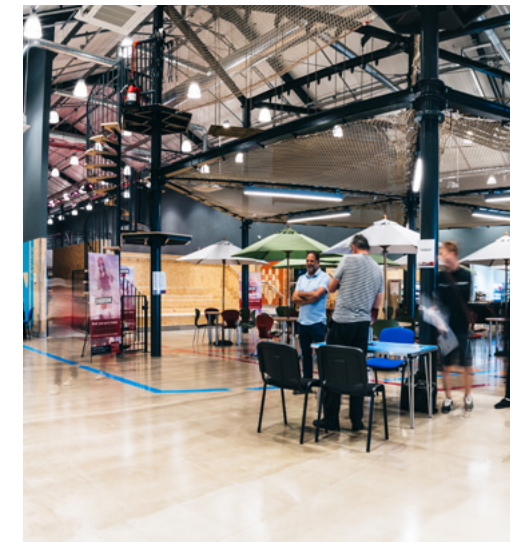
Slough's cultural renaissance is well underway, with an array of exciting new places to eat, drink, shop and go out. The town centre is being transformed through the £450m Heart of Slough project, with its showpiece The Curve, an award-winning cultural centre with a library, café, museum, performance venue, and exhibition space. The high street is also gearing up for the £650m Queensmere Shopping Centre redevelopment, which will bring leading brands and restaurants to Slough town centre. Additionally, with three Green Flag parks and a canal to explore, the possibilities for relaxation and outdoor exercise are endless.



Images clockwise from top left
The Moxy Hotel; The Curve cultural centre; Salt Hill activity centre;
Herschel Park; Salt Hill Park green gym

“PEOPLE ARE STARTING TO WAKE UP TO THE BENEFITS OF SLOUGH: WITH NEW BARS, RESTAURANTS AND FESTIVALS COMING TO THE TOWN, THIS IS A VIBRANT PLACE THAT IS ONLY GETTING BETTER.”

Simon Hall
Executive Director, Economic Growth
Slough Borough Council





SLOUGH IS LEISURE

Slough is surrounded by historic towns, quaint villages, and rolling countryside where you can find activities to suit all tastes. A short drive westwards is Bray, the location for Heston Blumenthal's three Michelin star restaurant, The Fat Duck. To the north is the 27-hole Stoke Park championship golf course, created in 1908 by golf architect Harry Colt. Windsor, with its imposing royal castle, is less than 4 miles south of Slough. Also in striking distance is the the 5,000 acre Windsor Great Park, the Queen Mother Reservoir, home to Datchet Water Sailing Club, and Grade II-listed Langley Park for lovers of the great outdoors.

Images clockwise from top left

Rowing on Dorney Lake; Stoke Park golf course; Harry and Meghan outside Windsor Castle; Horseshoe Lake; The Waterside Inn, Bray; Slough Ice Arena



"THE QUALITY OF LIFE ON OFFER IN SLOUGH CAN COMPETE WITH ANYWHERE IN THE UK. WITH GREAT AND IMPROVING AMENITIES, BEAUTIFUL COUNTRYSIDE ON THE DOORSTEP AND FAST CONNECTIONS TO LONDON, HEATHROW AIRPORT AND THE MOTORWAY NETWORK, IT IS LITTLE SURPRISE THAT THE TOWN REGULARLY FEATURES IN LISTS OF THE COUNTRY'S BEST PLACES TO LIVE."

David Freer
Slough Urban Renewal



SLOUGH IS CONNECTED

The Future Works has unrivalled connections to London and the South East. It's next to Slough train station, which currently takes you to Paddington in 16 minutes. Opening in late 2019, the Elizabeth Line will get to Bond Street in 32 minutes, Liverpool Street in 38 minutes and Canary Wharf in 46 minutes. With Heathrow Airport less than 20 minutes away, The Future Works couldn't be better located for international travel.

“THROUGH OUR PLANS TO REGENERATE THE QUEENSMERE AND OBSERVATORY SHOPPING CENTRES WE ARE AIMING TO CONTRIBUTE TO THE WIDER TRANSFORMATION OF THE TOWN, BRINGING A FIRST-RATE RETAIL AND LEISURE OFFER TO COMPLEMENT THE HIGH-QUALITY OFFICES AND HOMES INCREASINGLY SPRINGING UP IN SLOUGH.”

Ilan Goldman
Head of Asset Management
Catalyst Capital

32min

Elizabeth Line to Bond Street

16min

Mainline direct to Paddington

17min

Drive to Heathrow

6min

Western Rail Link to Heathrow (anticipated 2024)

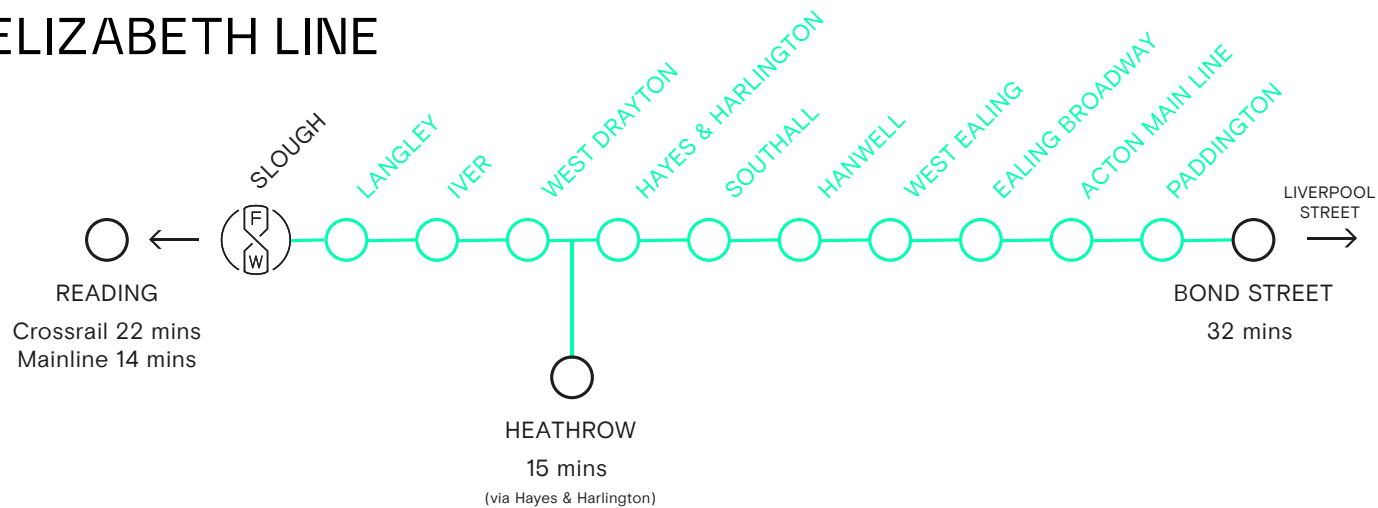
14min

Mainline direct to Reading

45min

M4 motorway to central London

ELIZABETH LINE



SLOUGH TRAIN STATION

QUEENSMERE OBSERVATORY SHOPPING CENTRE

TESCO EXTRA

SLOUGH BUS STATION

THE FUTURE WORKS

SLOUGH HIGH STREET

THE CURVE CULTURAL CENTRE

MARRIOTT MOXY HOTEL (OPENING 2020)

JUBILEE RIVER

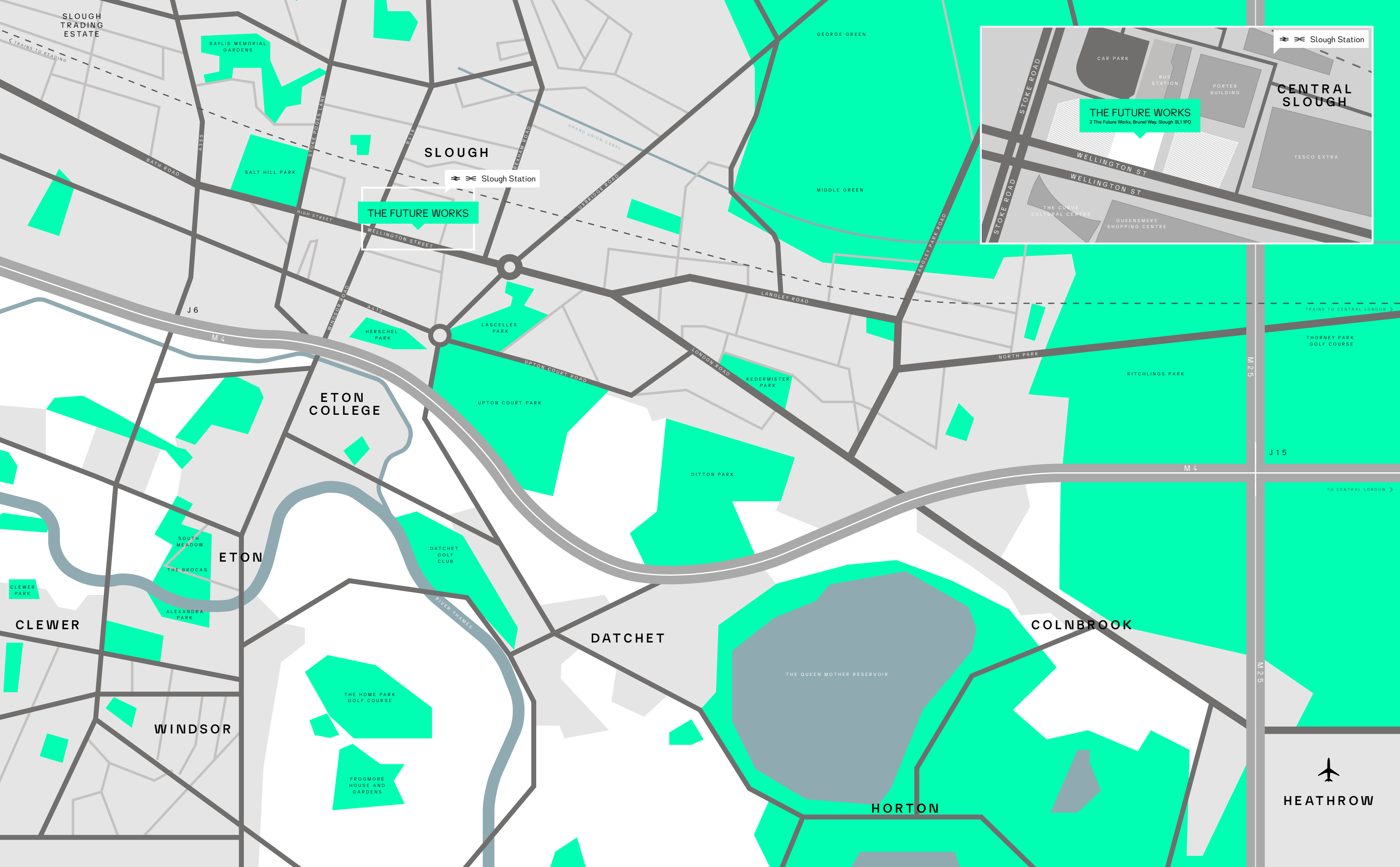
M4

WINDSOR CASTLE

ETON COLLEGE

WINDSOR





SLOUGH TRADING ESTATE

BAYLIS MEMORIAL GARDENS

SALT HILL PARK

SLOUGH

Slough Station

THE FUTURE WORKS

GEORGE GREEN

MIDDLE GREEN

Slough Station

THE FUTURE WORKS
2 The Future Works, Brunel Way, Slough SL1 1FQ

CENTRAL SLOUGH

TESCO EXTRA

BATH ROAD

A355

STOKE ROGEE LANE

B4116

REHAM ROAD

GRAND UNION CANAL

UXBRIDGE ROAD

HIGH STREET

WELLINGTON STREET

LANGLEY ROAD

LANGLEY PARK ROAD

J6

M4

WINDSOR ROAD

HERSCHEL PARK

LASCELLES PARK

LANGLEY ROAD

LONDON ROAD

KEDERMISTER PARK

UPTON COURT ROAD

UPTON COURT PARK

DITTON PARK

NORTH PARK

RITCHLINGS PARK

ETON COLLEGE

ETON

SOUTH MEADOW

THE BROCAS

ALEXANDRA PARK

CLEWER PARK

CLEWER

DATCHET GOLF CLUB

DATCHET

THE QUEEN MOTHER RESERVOIR

COLNBROOK

WINDSOR

THE HOME PARK GOLF COURSE

FROGMORE HOUSE AND GARDENS

HORTON

J15

M4

M25

M25

TO CENTRAL LONDON >

THORNEY PARK GOLF COURSE

TRAINS TO CENTRAL LONDON >

HEATHROW



THE FUTURE HAS ARRIVED

The Future Works is 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 terraces and public spaces in one of the UK's best-connected towns.



2.9m

Floor to ceiling height

1:10

Occupational density with the flexibility to enhance to 1:8

14,800 sq ft

Floorplates (IPMS 3)

SUMMARY SPECIFICATION

- Double height reception
- Floorplates up to 14,800 sq ft (IPMS 3)
- 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 accessible 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
- 6 motorcycle spaces
- Shower and changing facilities with 84 storage lockers
- Sustainable design including green roofs, BMS, rainwater harvesting & photovoltaic panels
- Energy efficiency betters current Part L of the Building Regulations
- **BREEAM Rating – Excellent**
- **EPC Rating – B**

PLATINUM RATING IN SLOUGH



MORE

CONNECTIVITY

A universal comms chamber is provided allowing faster communication installations for tenants.

MORE

ATTENTIVE

Free Wi-Fi will be provided in all common areas (including reception) for both occupiers and visitors.

MORE

VARIETY

Vodafone, Virgin, and Zayo are all available to provide fibre to the building, allowing tenants a wide variety of high speed internet services.

MORE

SPACE

The building's large and dedicated telecoms room provides proper space for all occupiers within a secure and temperature controlled environment.

MORE

FLEXIBILITY

Well sized conduits throughout the building ensure flexibility to meet future tenant connectivity needs.

MORE

THOROUGH

Internet Service Provider communications space and riser capacity will be built to support future needs of occupiers and carriers throughout the entire building.

WORLD-CLASS INFRASTRUCTURE

Best in class levels of redundancy and resiliency with 3 diverse intakes into the building and two diverse risers for communications cables will protect against connectivity disruption.

The Future Works has been awarded a Platinum WiredScore connectivity rating. This is the highest possible level achievable by international connectivity accreditor WiredScore and certifies The Future Works as one of the best buildings in the UK for connectivity.

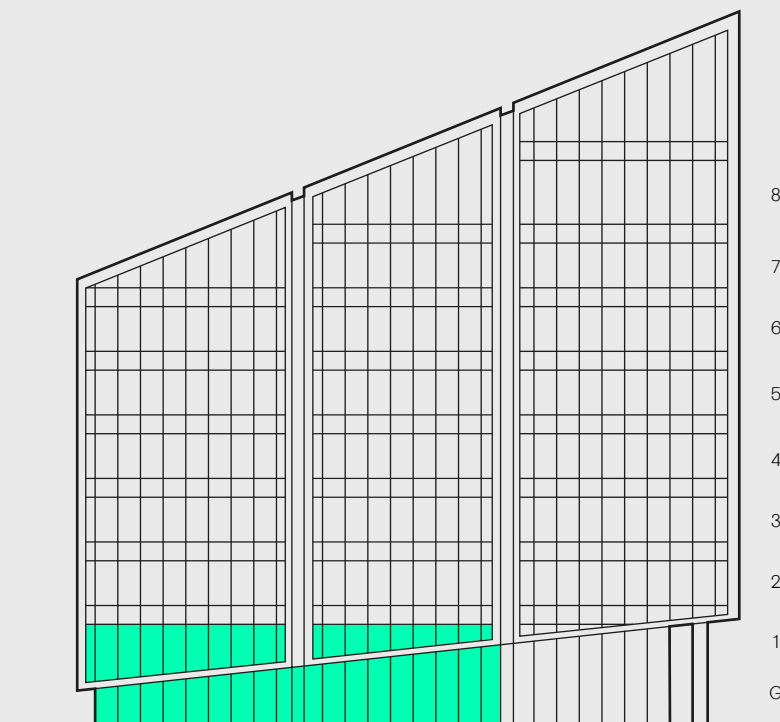
AVAILABLE CARRIERS



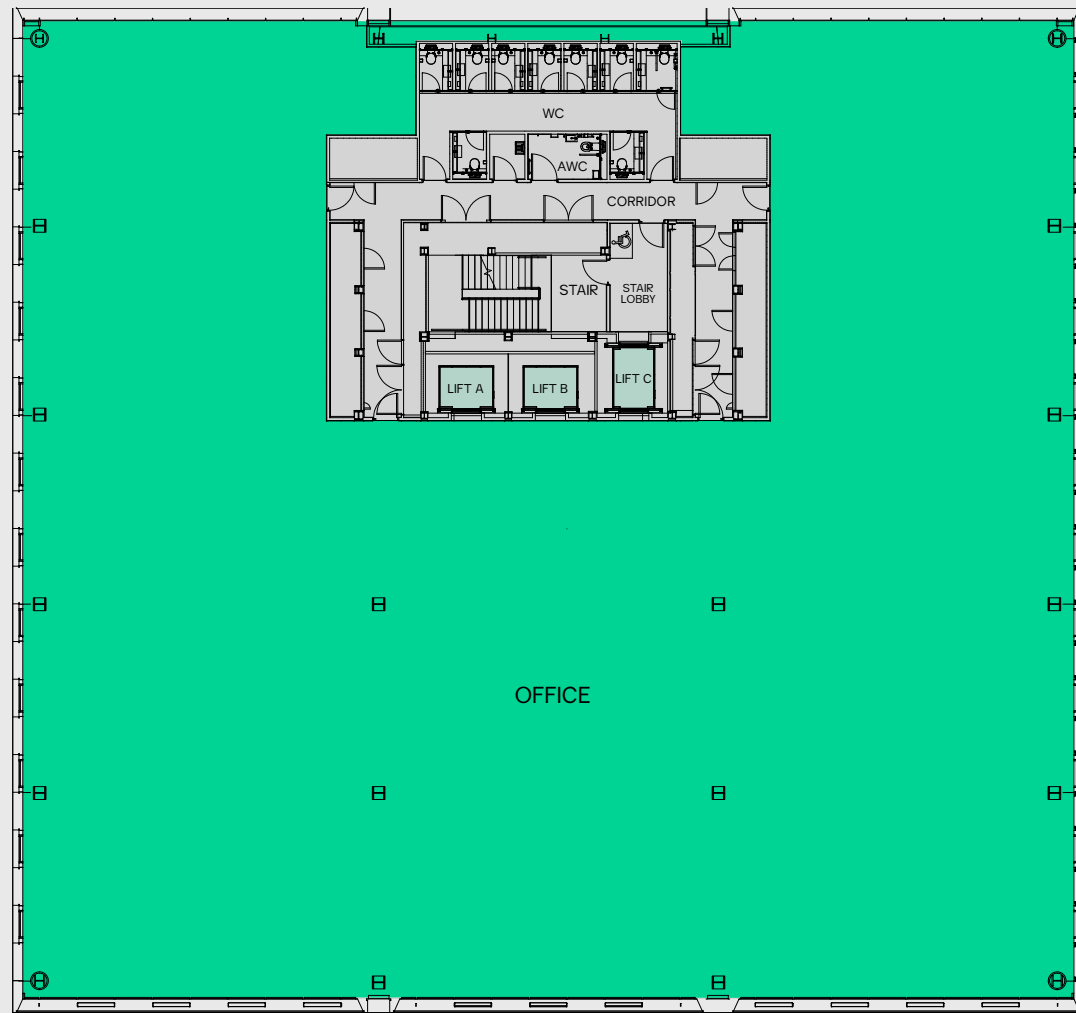
AREA SCHEDULE

FLOOR	NET AREA (IPMS 3)		ROOFTOP TERRACES	
	SQ M	SQ FT	SQ M	SQ FT
8			291	3,136
7	887	9,544	462	4,973
6	1,375	14,795		
5	1,374	14,793		
4	1,374	14,794		
3	1,374	14,797		
2	1,374	14,789		
1	894	9,618	CENTRAL WORKING	
G (OFFICES)	665	7,156	CENTRAL WORKING	
G (RETAIL SPACE)	153	1,645		
Basement car park (space for 48 cars, 5 electric car charging points and 84 bicycles)				
TOTAL	9,470	101,931	753	9,109

ELEVATION



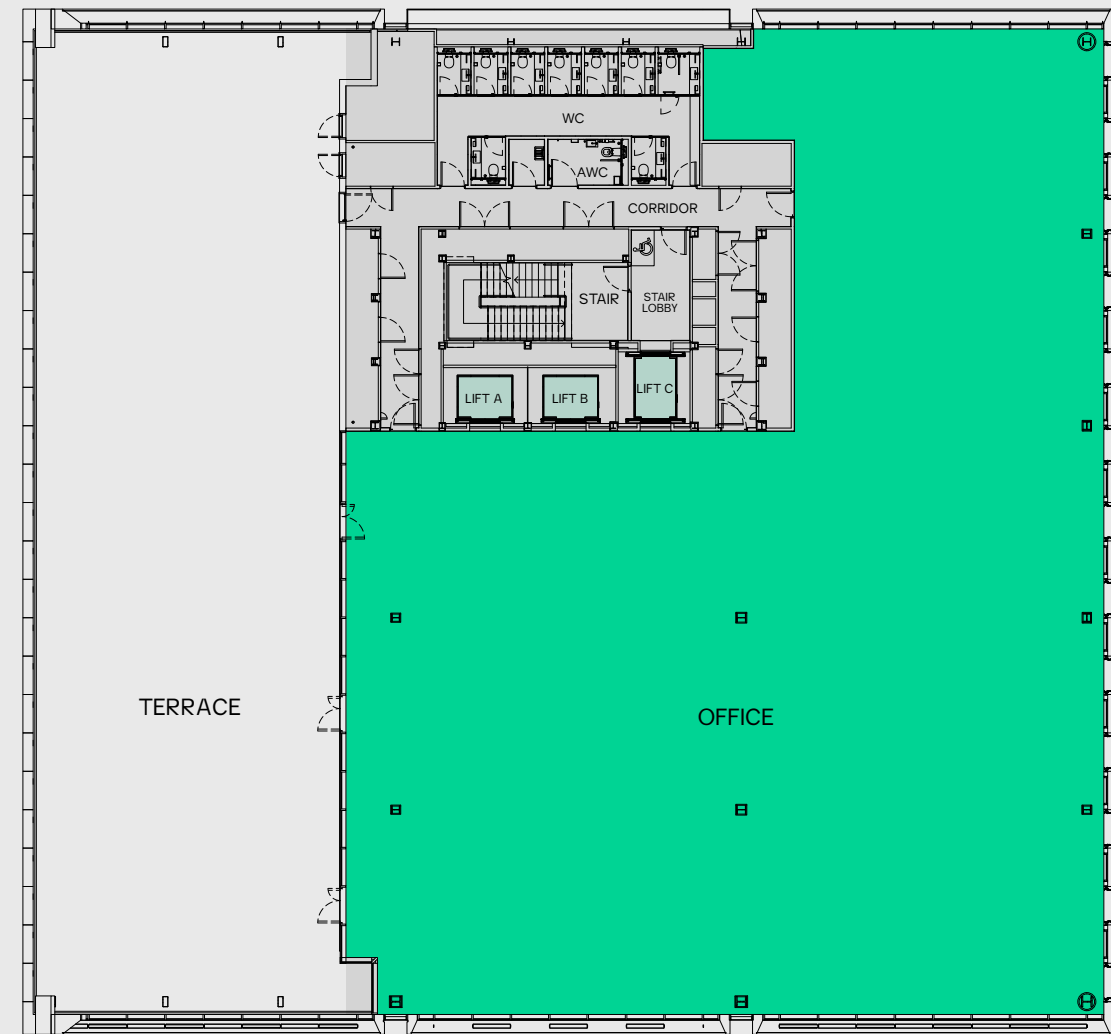
TYPICAL UPPER FLOOR



NET AREA (IPMS 3)
1,374 SQ M / 14,789 SQ FT



SEVENTH FLOOR

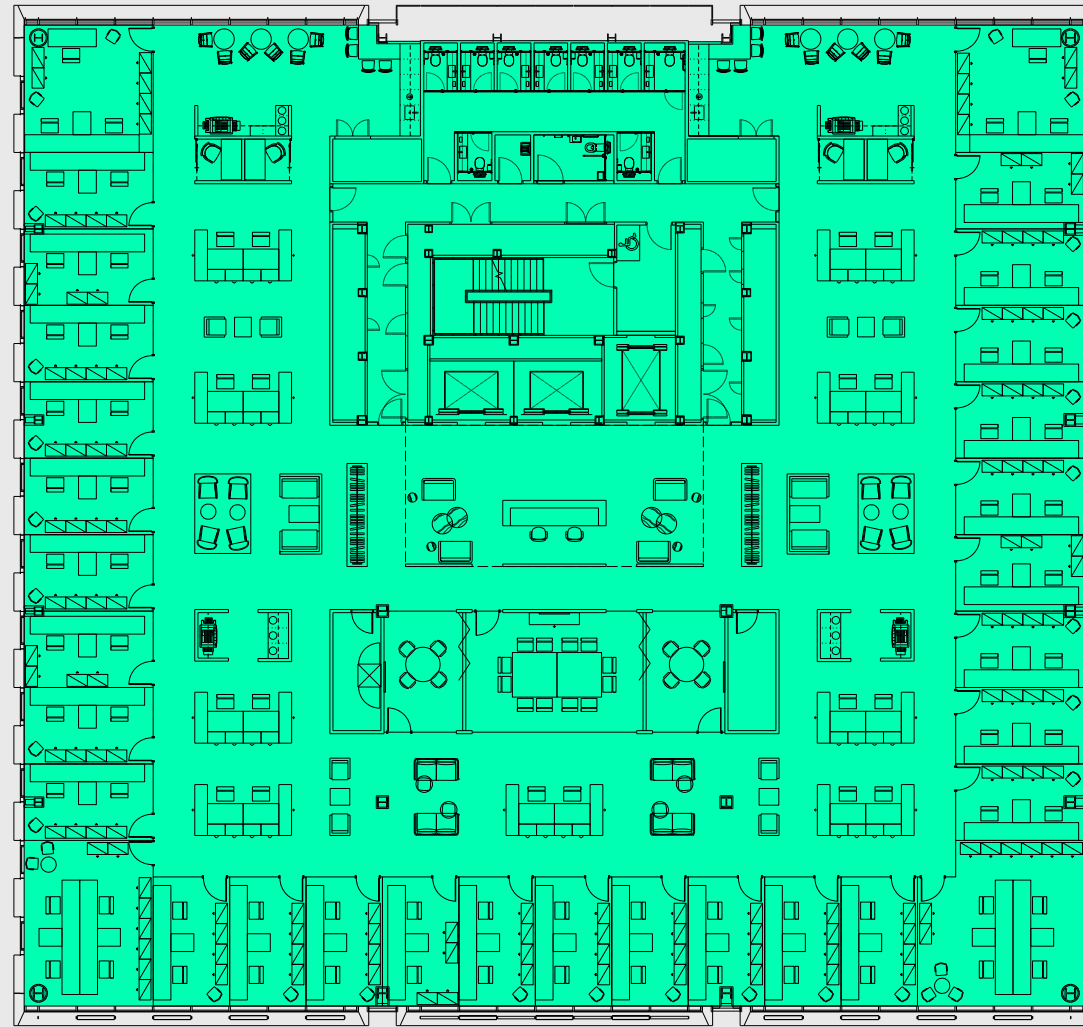


TERRACE AREA (LEVEL 7)
462 SQ M / 4,973 SQ FT

NET AREA (IPMS 3)
887 SQ M / 9,544 SQ FT



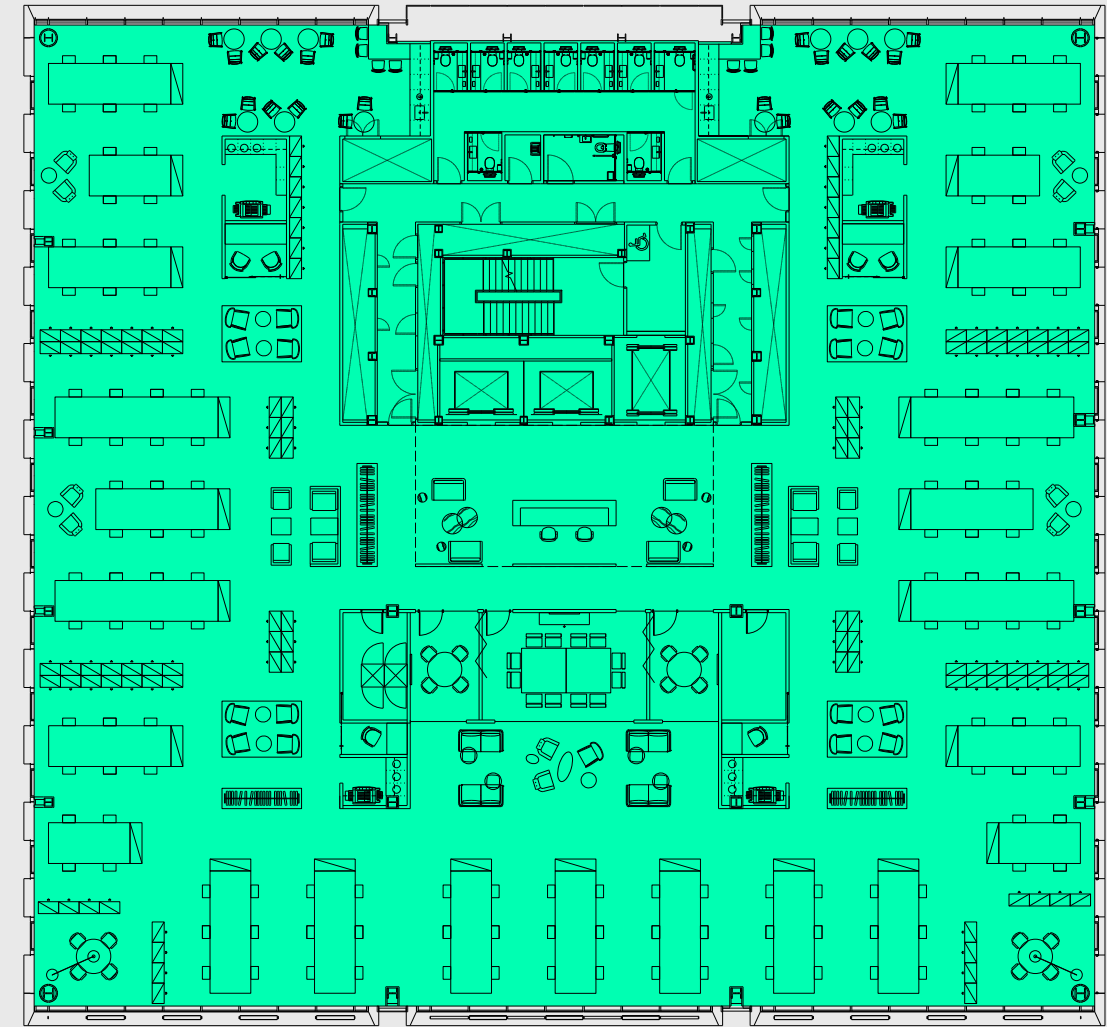
EXAMPLE SPACE PLAN – CELLULAR LAYOUT FOR 90 PEOPLE



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



EXAMPLE SPACE PLAN – OPEN PLAN LAYOUT FOR 140 PEOPLE



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





BROUGHT TO YOU BY



U+I is a specialist regeneration developer and investor.

With a £7bn portfolio of complex, mixed-use, community-focused regeneration projects including a £140m investment portfolio, we are unlocking urban sites bristling with potential in the London, Manchester and Dublin city regions. We exist to create long-term socioeconomic benefit for the communities in which we work, delivering sustainable returns to our shareholders.

To find out more, visit uandiplc.com or follow us @uandiplc

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

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