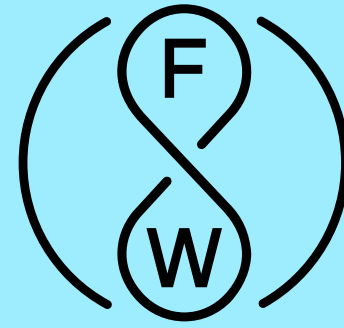


THE FUTURE WORKS

Think different, work different.

thefutureworksslough.com

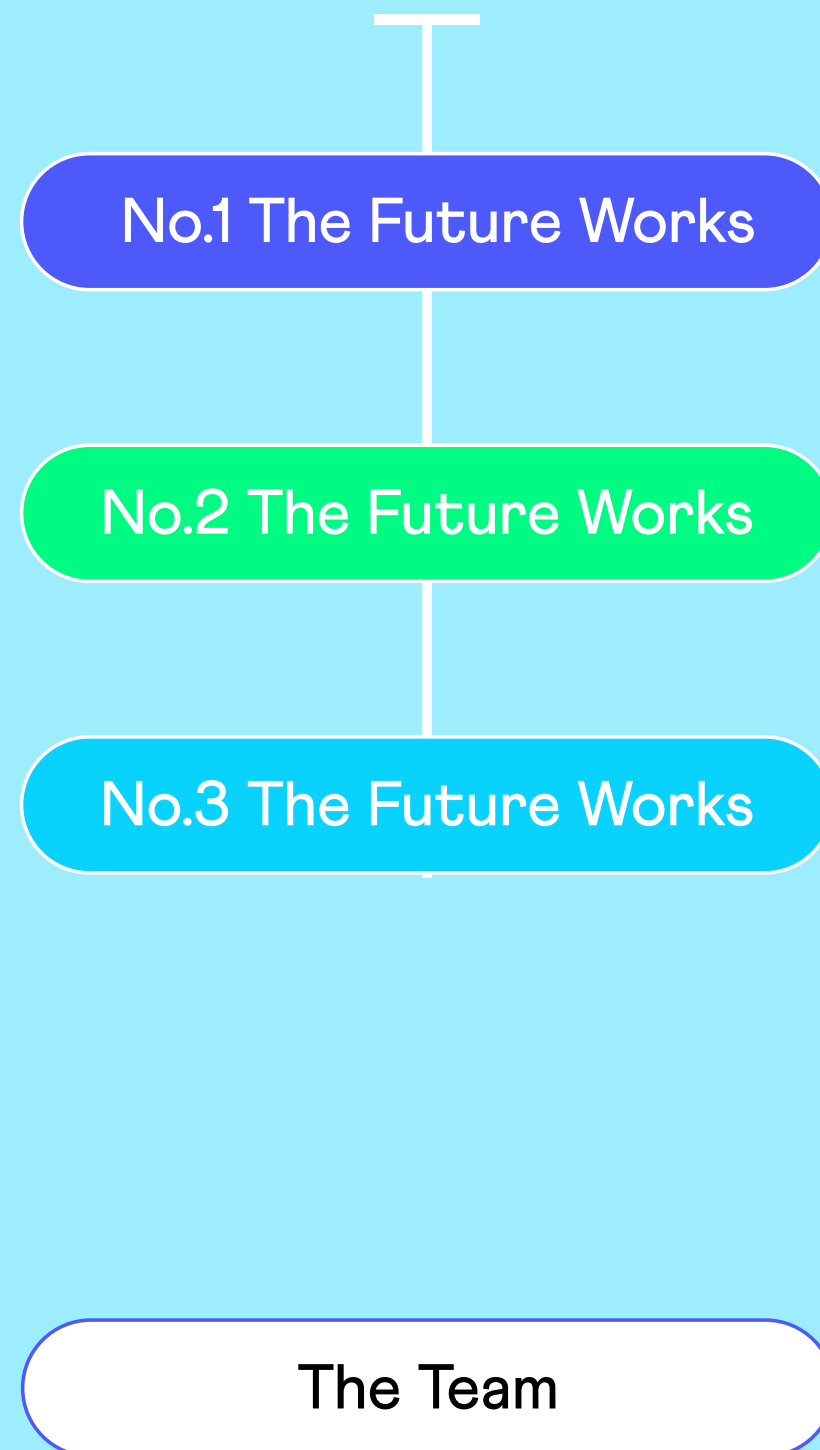


THE FUTURE WORKS

Overview



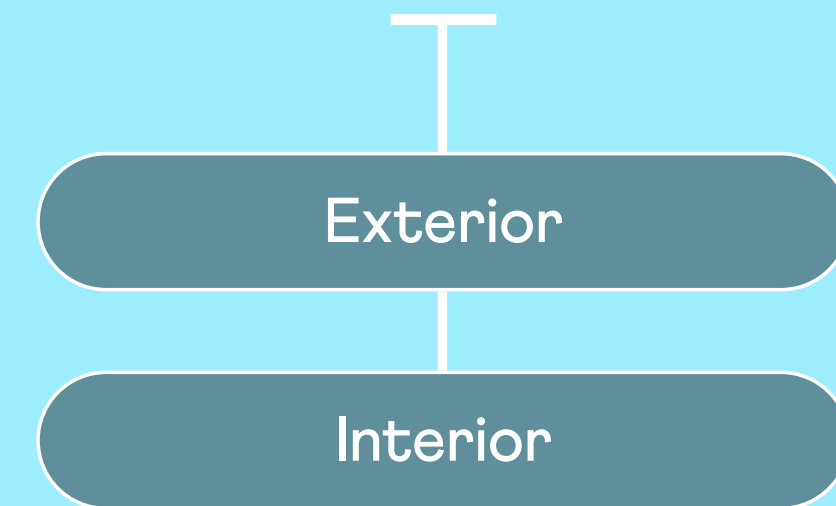
The Buildings

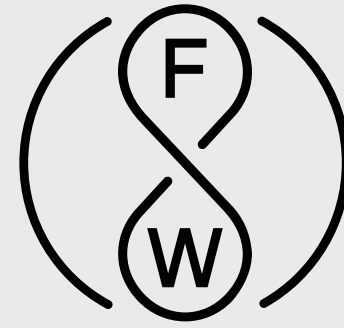


Location



Gallery



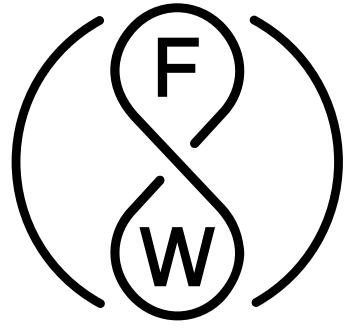


THE
FUTURE WORKS

Overview

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The future starts here

Change. There's been a lot of it around recently. But sometimes, change is a good thing – it's an opportunity to be different. Not just-for-the-sake-of-it different, but let's-do-things-better different.

The Future Works is an incredible new workspace campus. Tech-smart and designed with sustainability, connectivity, wellbeing and creative collaboration in mind.

So, is now the time for different? Let's find out.

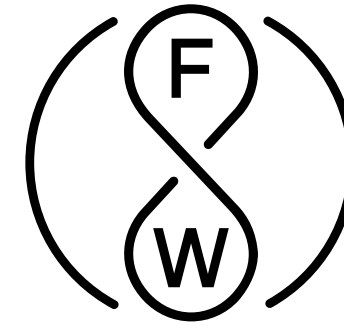
Think different, work different.
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Overview

The Buildings

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The Team

Contact

Our greatest ability is sustainability

Sustainability is key to The Future Works. The three buildings will work together as one forward-looking campus – making a difference to the health and wellbeing of everyone who works and visits, and to the environment.

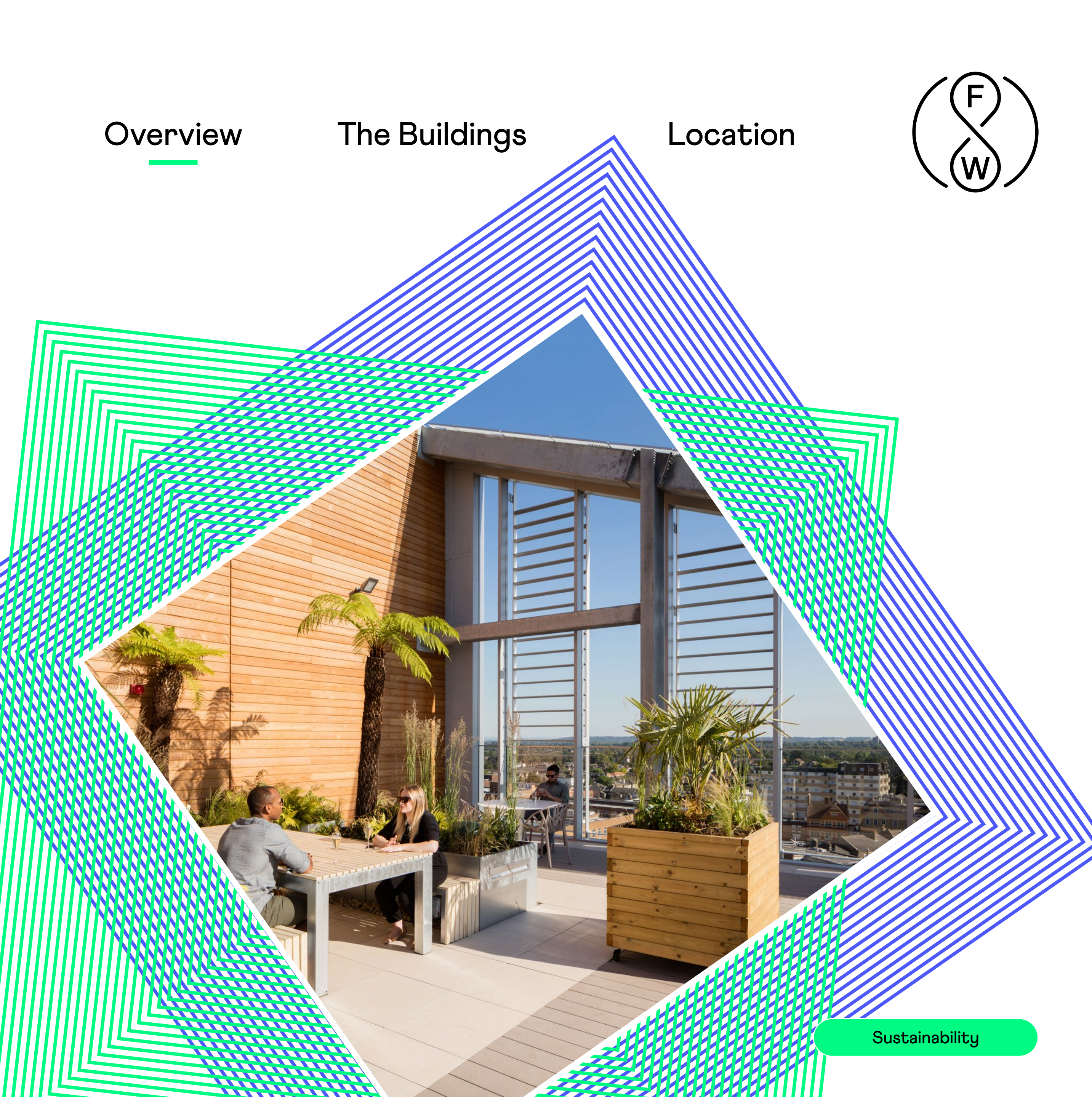
We all need to do our bit. And we've done a very big bit. Photovoltaic panels, rainwater harvesting, high efficiency LED lighting, smart metering, ventilation heat recovery, electric car-charging points... Dynamic, progressive, visionary; everything you want, and a few things you didn't even know you needed.

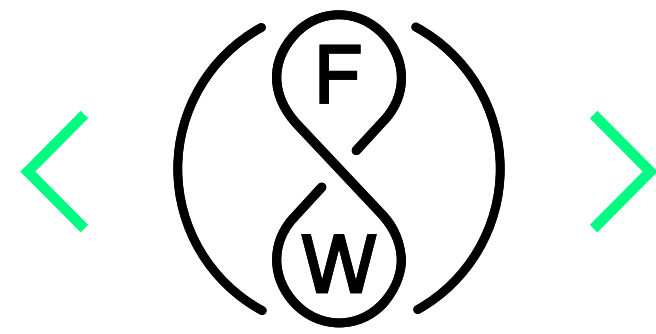
Sustainability

Technology

Wellness

Campus





The greenest buildings in Slough – *literally*

The Future Works is aiming high with its green credentials. Already certified BREEAM Excellent, now we're targeting EPC A, NABERS 5* and net zero carbon.



TARGET TO REDUCE EMBODIED CARBON AND ACHIEVE NET ZERO



TARGET FOR OPERATIONAL CARBON NOT TO EXCEED 115 KWH/M² PER ANNUM NIA



BREEAM CERTIFIED EXCELLENT (No.2): TARGETING BREEAM CERTIFIED OUTSTANDING (No.1 AND No.3)



TARGET TO ACHIEVE EPC A



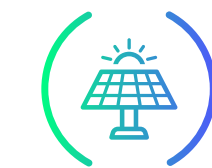
LOW USE WATER FITTINGS



HIGH-PERFORMANCE FACADE AND SOLAR CONTROL



INTEGRATED ELECTRIC CAR-CHARGING POINTS



PHOTOVOLTAIC RENEWABLE ENERGY



RAINWATER HARVESTING



AIMING TO FACILITATE A NET ZERO CARBON FUTURE



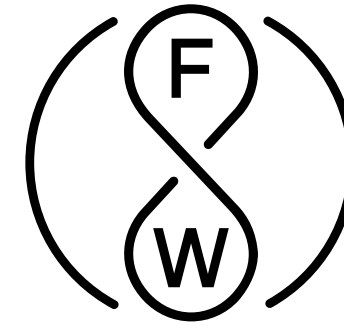
ENHANCED BIODIVERSITY WITHIN A BIOPHILIC PUBLIC REALM AND MULTIPLE ROOF TERRACES



TARGET TO ACHIEVE NABERS 5* RATING



HIGH-EFFICIENCY LED LIGHTING



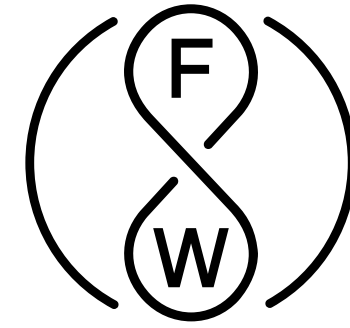
People-driven technology

The Future Works is man and machine (all 360,000 sq ft of it) working in harmony.

At every touchpoint we're using digital technology to create a future-ready workplace. Not tech for tech's sake, but smart technology that makes the whole working day easier, more productive and a lot more pleasurable.



PLEASE CLICK ABOVE TO VIEW OUR 'SMART BUILDING' INFORMATION FILM (1 MINUTE 54 SECONDS)



Any smarter, it'd be on Mastermind

Our tailor-made smart building app connects occupiers to The Future Works' systems and to its community. From street to desk, everything at your fingertips – navigation, security, wellness and sustainability.

WiredScore
PLATINUM

WIREScore RATING
'PLATINUM'



VISITOR ACCESS
VIA QR CODES



COMMUNITY
AND SOCIAL WALL



EVENT INFORMATION
AND BOOKINGS



HEATING + LIGHTING
CONTROLS



ENERGY USAGE
MONITORING



OCCUPANCY SENSORS
+ IOT BACKBONE



FREE WIFI IN
COMMUNAL AREAS



SMARTPHONE ACCESS
FROM STREET TO DESK VIA
SECURITY GATES AND LIFTS

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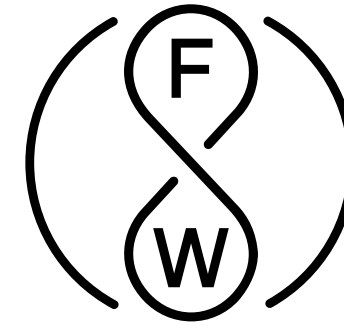
Sustainability

Technology

Wellness

Campus





Healthy building = happy people

The Future Works has been designed to make you fall in love with Monday mornings. Space to think, inspiring views, a healthy environment to work in and, as if that wasn't enough, the current building (No.2 The Future Works) already has:

Rooftop gardens, landscaped walkways and green terraces with views to nearby Windsor Castle. An incredible all-day café, smart vending machines and touch-free water fountains. Daily rooftop yoga and fitness classes. Lots of bike spaces, a repair station, showers, lockers and changing rooms. Breakout spaces, chill-out zones and the UK's first AirScore Platinum accreditation. It's work, but not the way it used to be.



No.1 THE FUTURE WORKS COMMUNAL ROOF TERRACE

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Sustainability

Technology

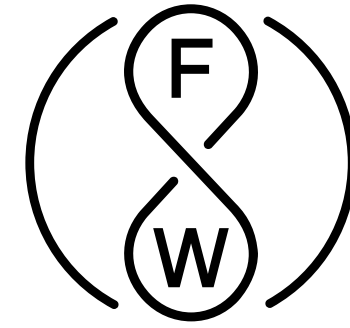
Wellness

Campus

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The Team

Contact

You've just found your happy place



CONCIERGE
STYLE RECEPTION



SMART
BUILDING APP



DRY
CLEANING



LANDSCAPED
SEATING



2 MINS WALK
TO TRAIN STATION



COMPLIMENTARY
COMMUNAL WIFI



ROOFTOP EVENTS
PROGRAMME



ALL DAY CAFÉ
(LUCY'S KITCHEN)



BIKE SPACES
AND REPAIR STATION



SHOWERS AND
CHANGING FACILITIES



HAIR DRYERS
AND STRAIGHTENERS



AMAZON
LOCKERS

No.2 THE
FUTURE
WORKS
WELLBEING
SCHEDULE:

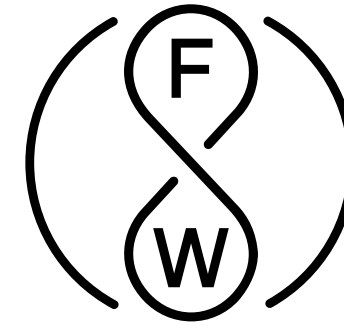


Sustainability

Technology

Wellness

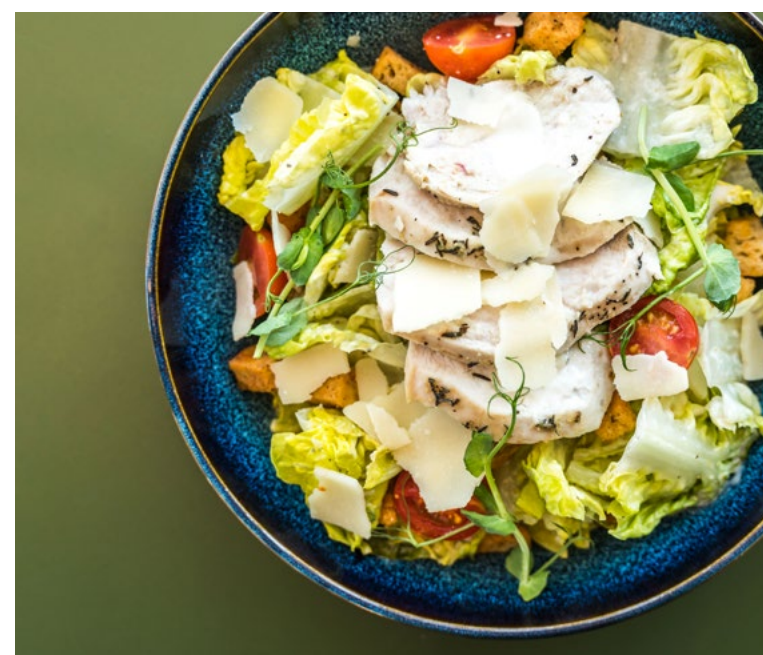
Campus



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.

Lucy's Kitchen is open now in No.2 The Futureworks.



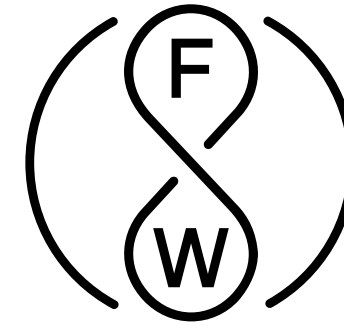
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Sustainability

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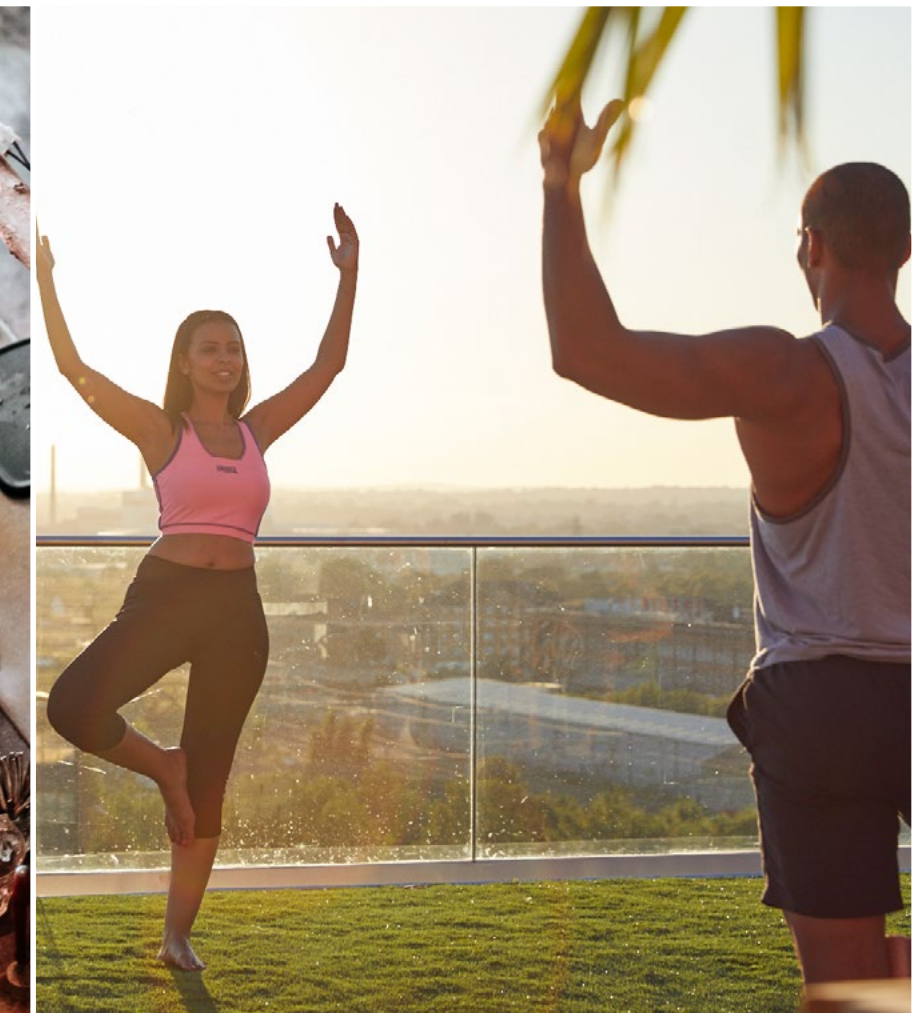


All work and no play? *No thanks*

The Future Works isn't just an office space; it's part of the community.

The public space around the buildings is huge. When the future phases are built and the new campus is in full swing, there'll be four gardens, retail units (we're thinking bistro, coffee shop, florists and maybe a juice bar) and private nooks for catching the sun or reading a book.

There'll be artisan food trucks, pop-ups, and personal training sessions to burn the calories off again. And the big showstopper will be live music and summer movie nights on the bleachers of our super-cool, 100-seat outdoor auditorium. Back To The Future, anyone?



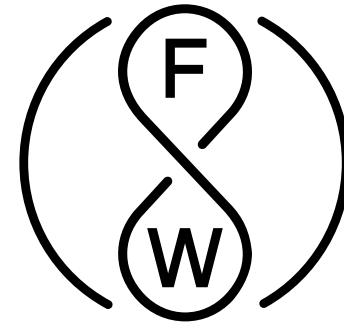
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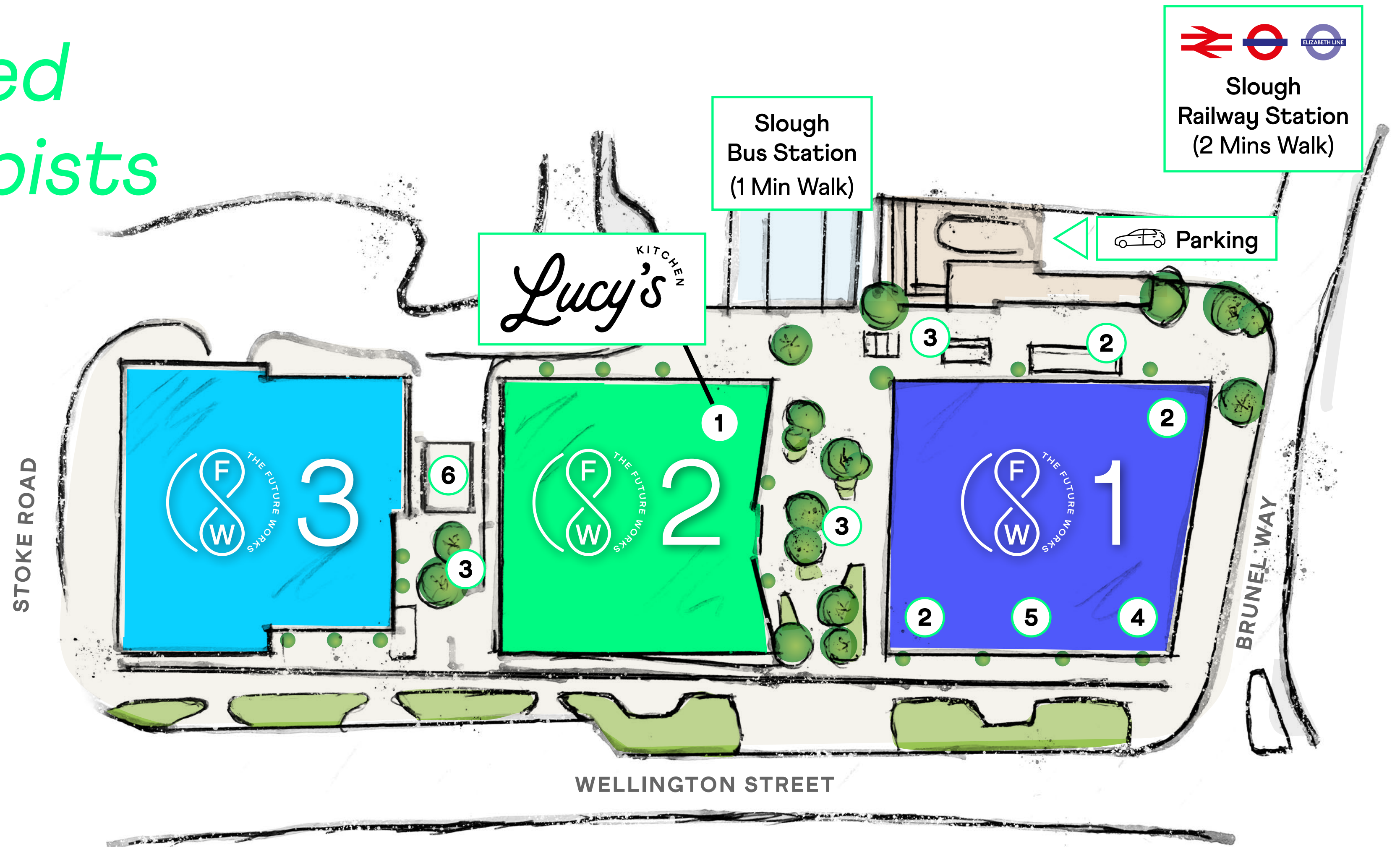
Campus

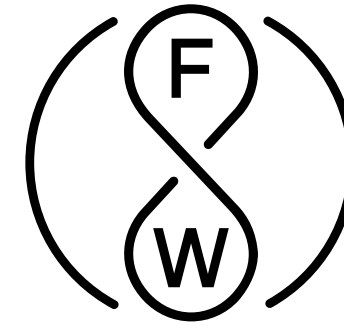


As recommended by retail therapists

You don't go to work to shop, but it's good to know you're never far from an emergency box of paperclips or bottle of Chanel No.5. The Future Works campus will have its own corner retail spaces. And with plans for a new shopping district, there's endless ways to blow your bonus.

- ① Lucy's Kitchen (open now)
- ② Food & Drink
- ③ Landscaped Seating & Gardens
- ④ The Gym & Studio
- ⑤ Auditorium
- ⑥ Events Pavillion

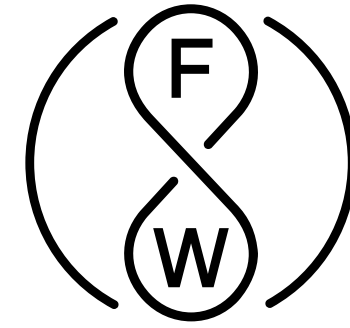




Eat, drink, chill

You are what you eat. So, for gut's sake don't be a mugful of noodles. Seriously, if you're going to work, your mind and body need proper fuel. That's why we're putting tasty, nutritious food on the menu at The Future Works. Meaty, veggie, vegan, super snack, lazy lunch, the best coffee this side of Java and a cheeky beer on the terrace – yes Chef!





A new spin on flexi-working

We're told we need to get up from our desks more regularly. In fact, the science says we should have screen breaks every hour or so. That's why we've created green terraces and organised yoga classes in the rooftop garden. It's all part of The Future Works philosophy. So, if you go to work to stretch yourself, now's your chance to start taking it literally.



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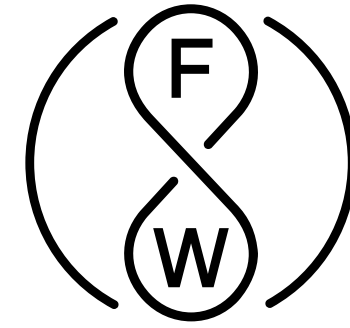


EXTERNAL CAMPUS SPACE AND AMENITY OFFERING ADJACENT TO NO.1 AND NO.2 THE FUTURE WORKS

Best seat in the house? Step this way

The Future Works has lots of landscaped outdoor space. And the bleachers between No.1 and No.2 will be perfect for informal meetings or simply chilling out in the sunshine. There's no better way to wind down than a spot of people watching. So, grab a burrito from one of the food trucks, take a grandstand seat and recharge as the hustle bustles on by.





Relax, you're at work

The best workplaces don't end at the walls and windows. They have their own urban landscapes. Green spaces to relax with a coffee and a good book, or just stretch your legs and free your mind. The Future Works will be a fully joined up campus, with landscaped walkways, meeting spots and pretty piazzas. This isn't just work, it's a breath of fresh air.



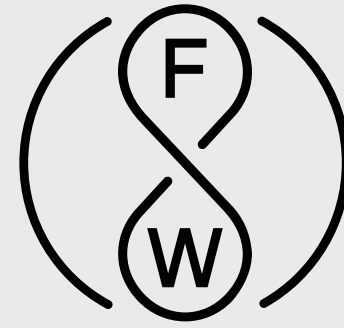
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THE
FUTURE WORKS

The Buildings

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The Buildings

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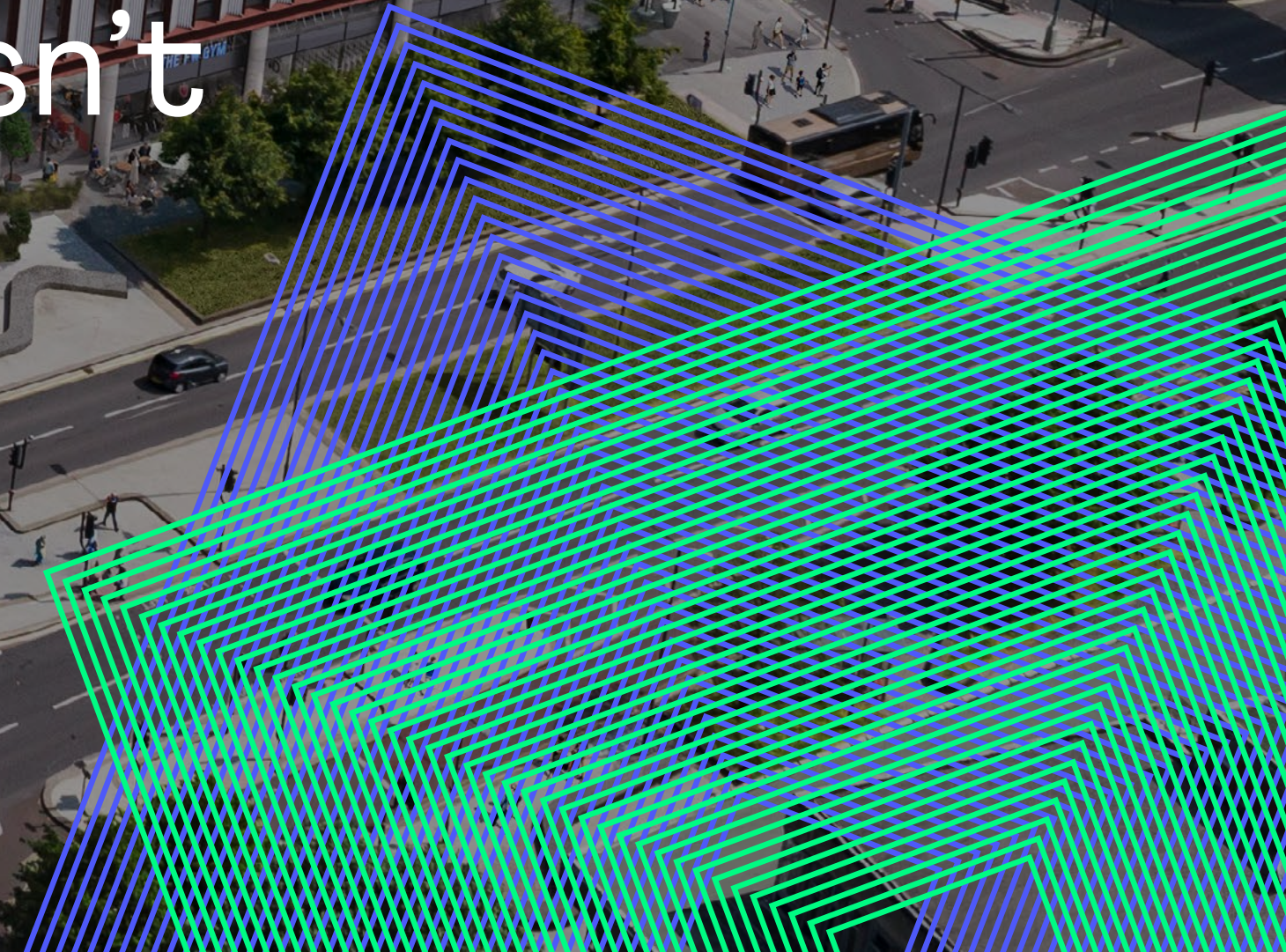
The Team

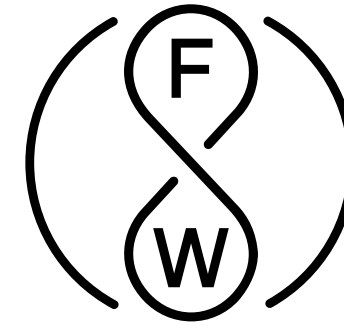
Contact

Three buildings, one campus

360,000 sq ft of sustainable Grade A office space across one inter-connected campus. Sustainable, tech-enabled and designed for people; this isn't an office space – it's the office space.

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The best things come in threes

No.2 The Future Works was the first building to be completed (told you we do things differently), with No.1 and No.3 coming along soon.

Totalling 360,000 sq ft, this three-building, Grade A office ecosystem will be the place to work, and goes toe-to-toe with anything in London – which, incidentally, is only 14 minutes away by train. We're talking rooftop terraces, restaurants, gyms, landscaping and acres of space – across one superbly inter-connected campus.

Bang in the middle of a new 'Square Mile' regeneration area, The Future Works is at the heart of Slough's commercial quarter. It's everything you'd dare to dream of x3.



3
90,000 sq ft
Pre-let
opportunities

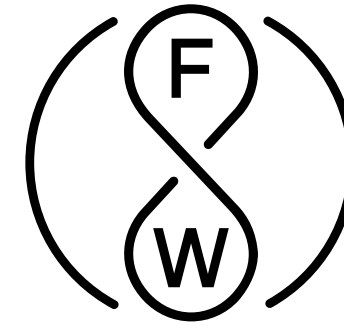
2
73,500 sq ft
Available now

1
170,000 sq ft
Pre-let
opportunities

Overview

The Buildings

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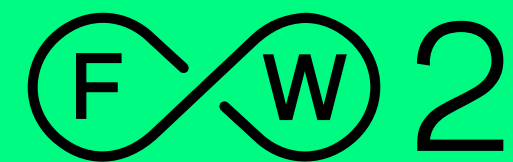
Gallery

The Team

Contact

AVAILABLE
NOW

[Click to find out more](#)

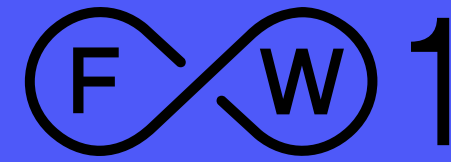


100,000 sq ft

Available now – 73,500 sq ft

PRE-LET
OPPORTUNITIES

[Click to find out more](#)

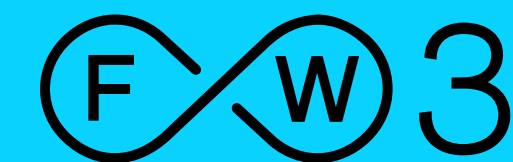


170,000 sq ft

Pre-let opportunities

PRE-LET
OPPORTUNITIES

[Click to find out more](#)



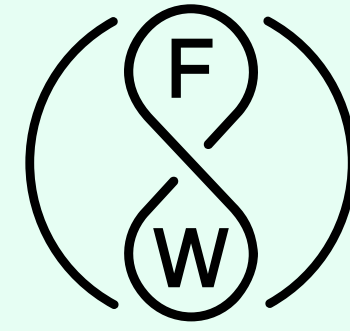
90,000 sq ft

Pre-let opportunities

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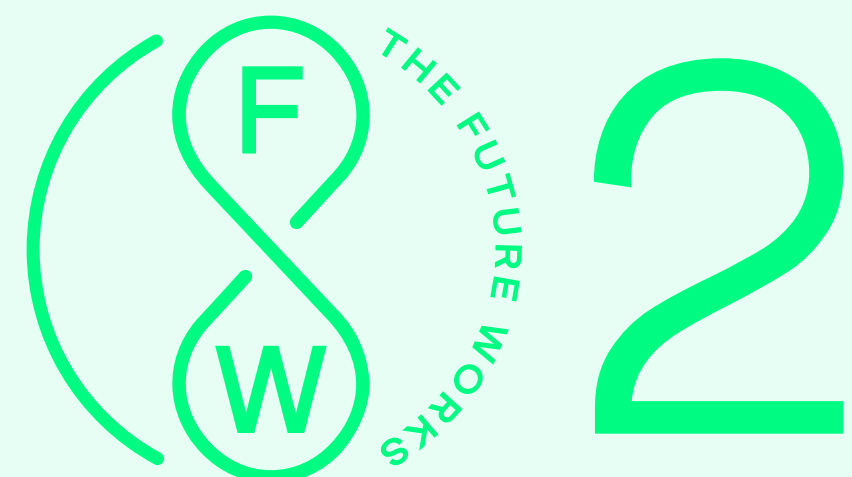
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No.2 THE FUTURE WORKS

73,500 SQ FT AVAILABLE
NOW

No.2 THE FUTURE WORKS



No.1 The Future Works

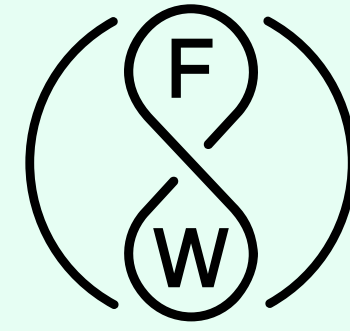
No.2 The Future Works

No.3 The Future Works

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No.2 THE FUTURE WORKS



No.2 THE FUTURE WORKS

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No.1 The Future Works

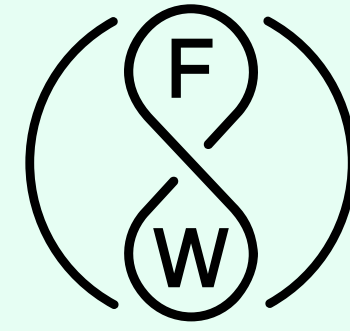
No.2 The Future Works

No.3 The Future Works

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No.2 THE FUTURE WORKS RECEPTION



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No.1 The Future Works

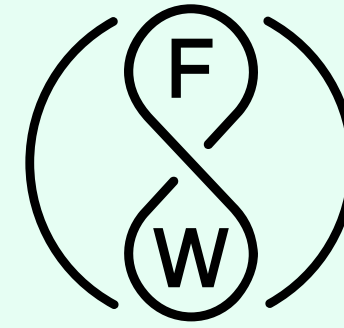
No.2 The Future Works

No.3 The Future Works

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No.2 THE FUTURE WORKS RECEPTION



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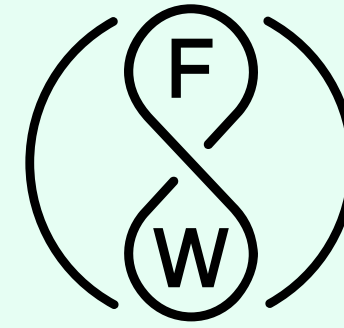
No.2 The Future Works

No.3 The Future Works

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No.2 THE FUTURE WORKS OFFICE FLOOR
OVERLOOKING WINDSOR CASTLE



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No.1 The Future Works

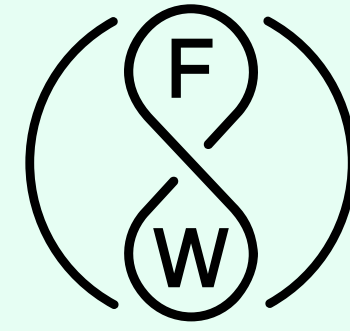
No.2 The Future Works

No.3 The Future Works

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No.2 THE FUTURE WORKS
COMMUNAL ROOF TERRACE



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No.1 The Future Works

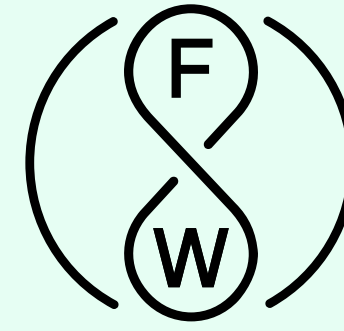
No.2 The Future Works

No.3 The Future Works

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No.2 THE FUTURE WORKS
COMMUNAL ROOF TERRACE



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No.1 The Future Works

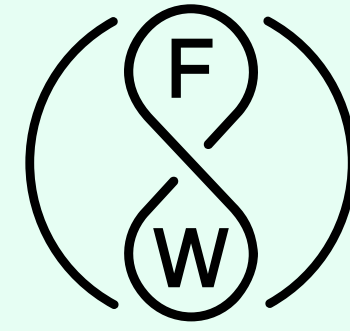
No.2 The Future Works

No.3 The Future Works

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No.2 THE FUTURE WORKS
COMMUNAL ROOF TERRACE

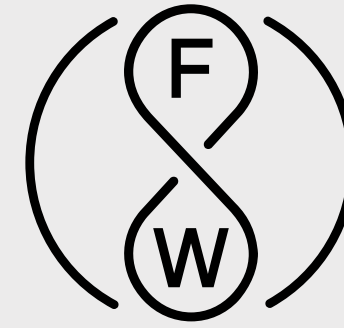


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No.1 The Future Works

No.2 The Future Works

No.3 The Future Works

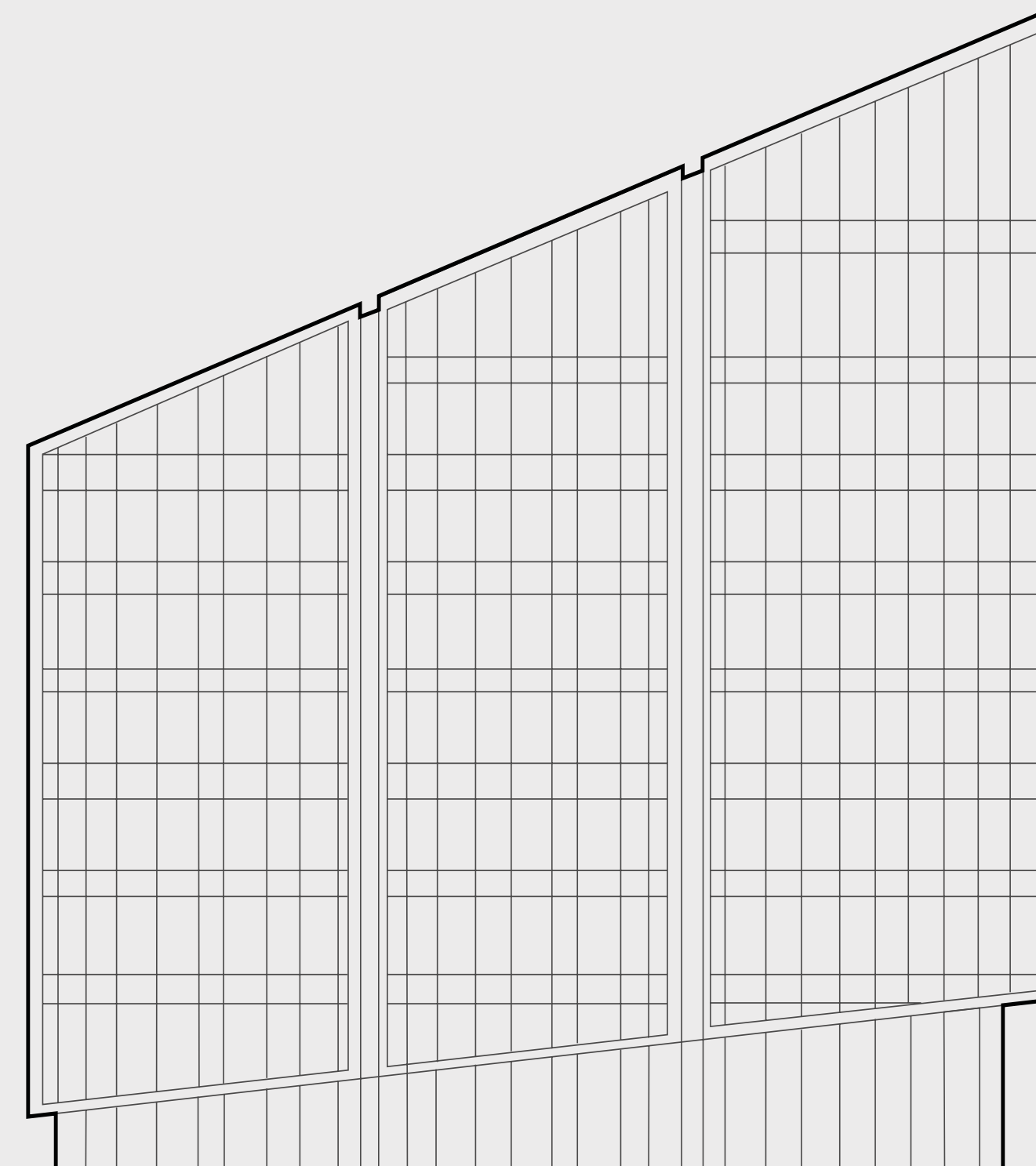


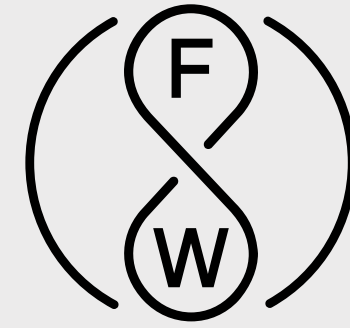
No.2 The Future Works

Schedule of Areas



	Net Area (IPMS 3)		
	Sq m	Sq ft	
8 - Communal roof terrace	291	3,136	-
7	887	9,544	LET - 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	AVAILABLE
2	650	7,004	AVAILABLE - FWI
1	894	9,623	LET - WRK
G	665	7,156	LET - WRK
G (Retail Space)	153	1,645	LET - LUCY'S KITCHEN
Total (Offices)	9,273	99,835	



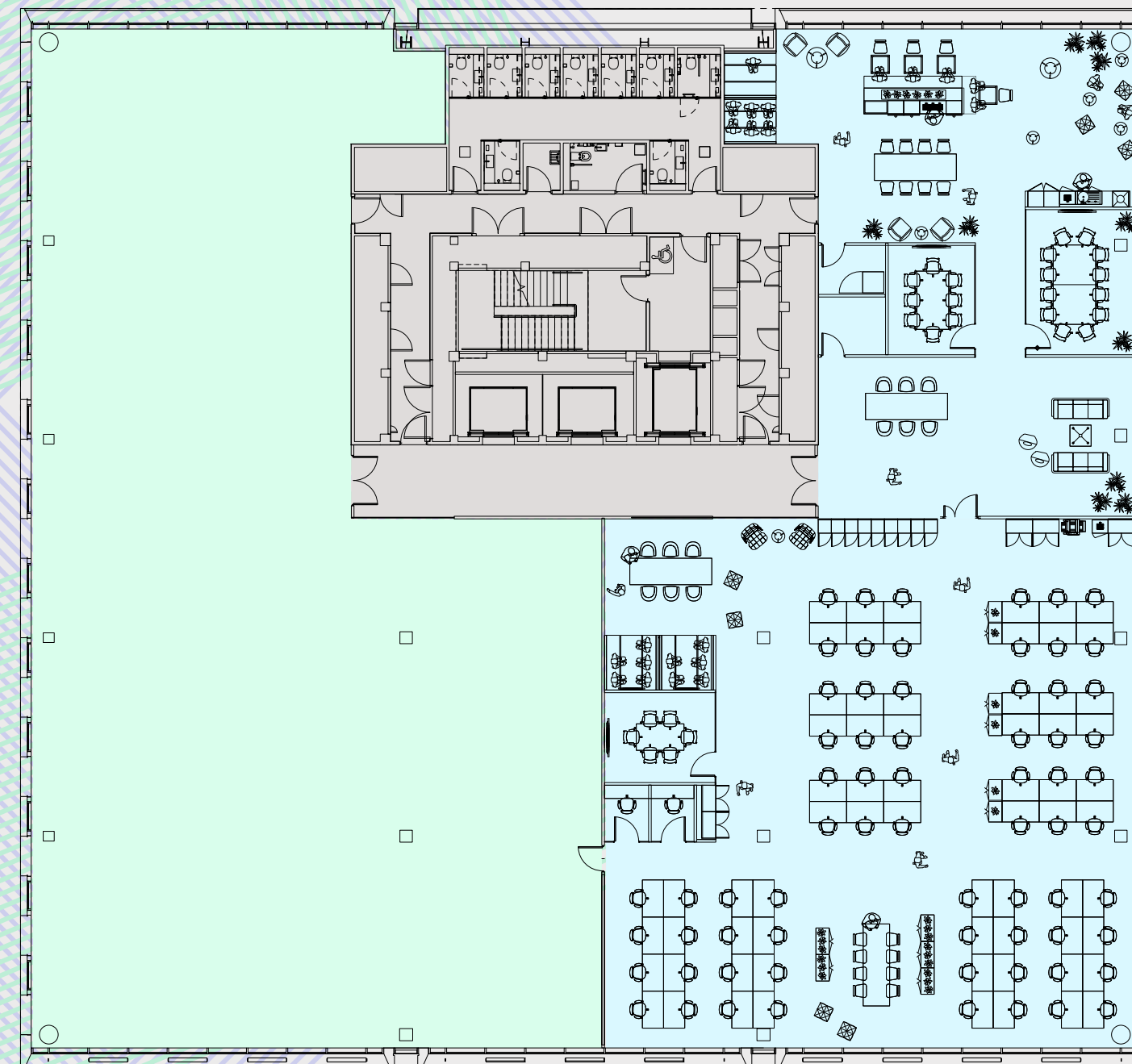


No.2 The Future Works

Floor plans

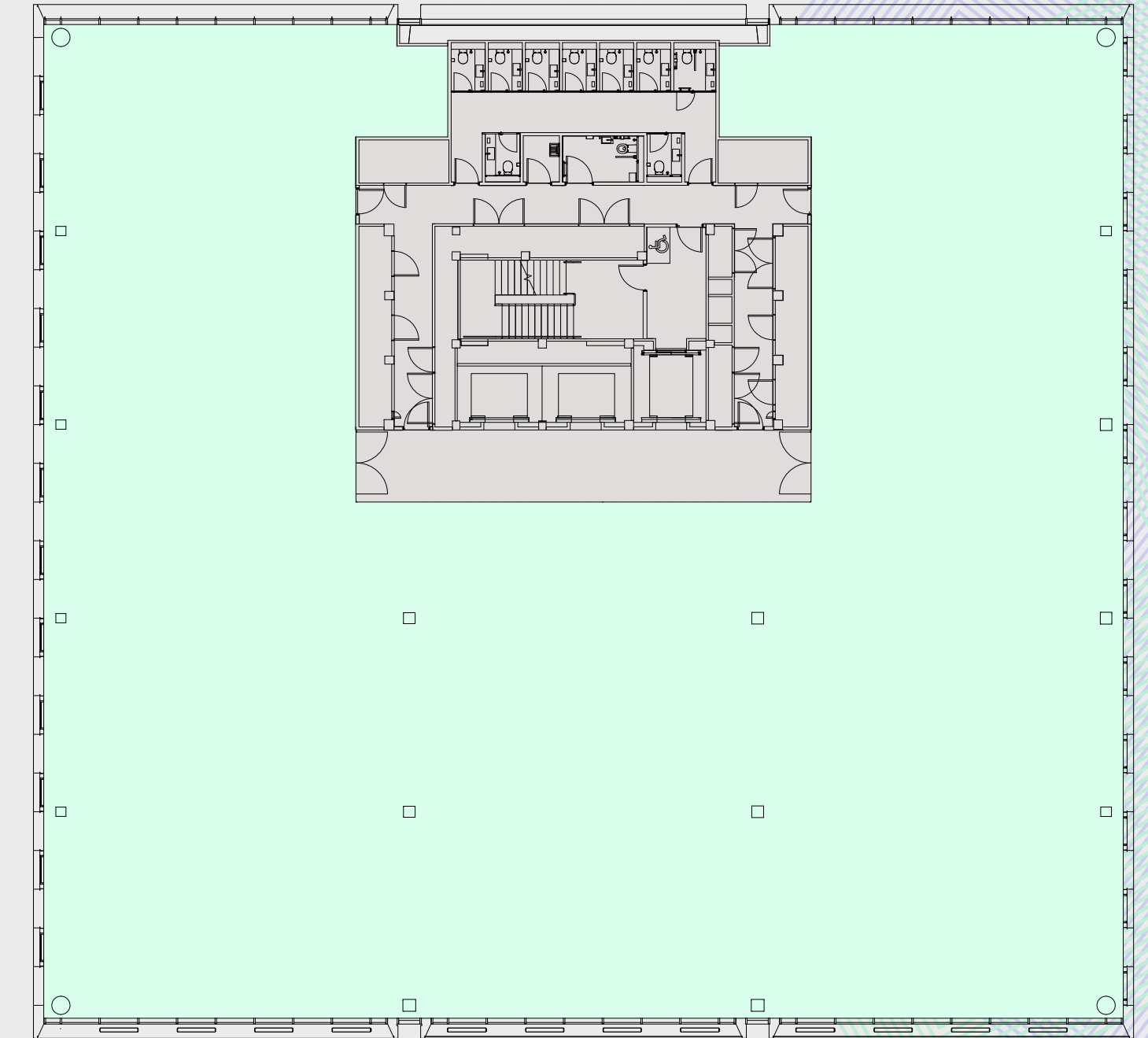
SECOND FLOOR

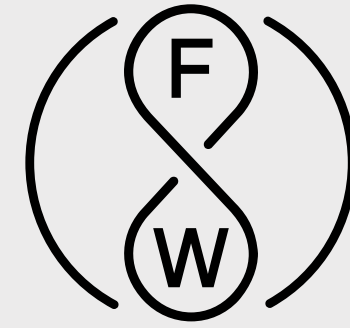
- AVAILABLE SPACE 7,329 SQ FT (IPMS 3)
- FWI - PLUG AND PLAY 7,004 SQ FT (IPMS 3)



TYPICAL FLOOR

FLOORPLATE 14,800 SQ FT (IPMS 3)



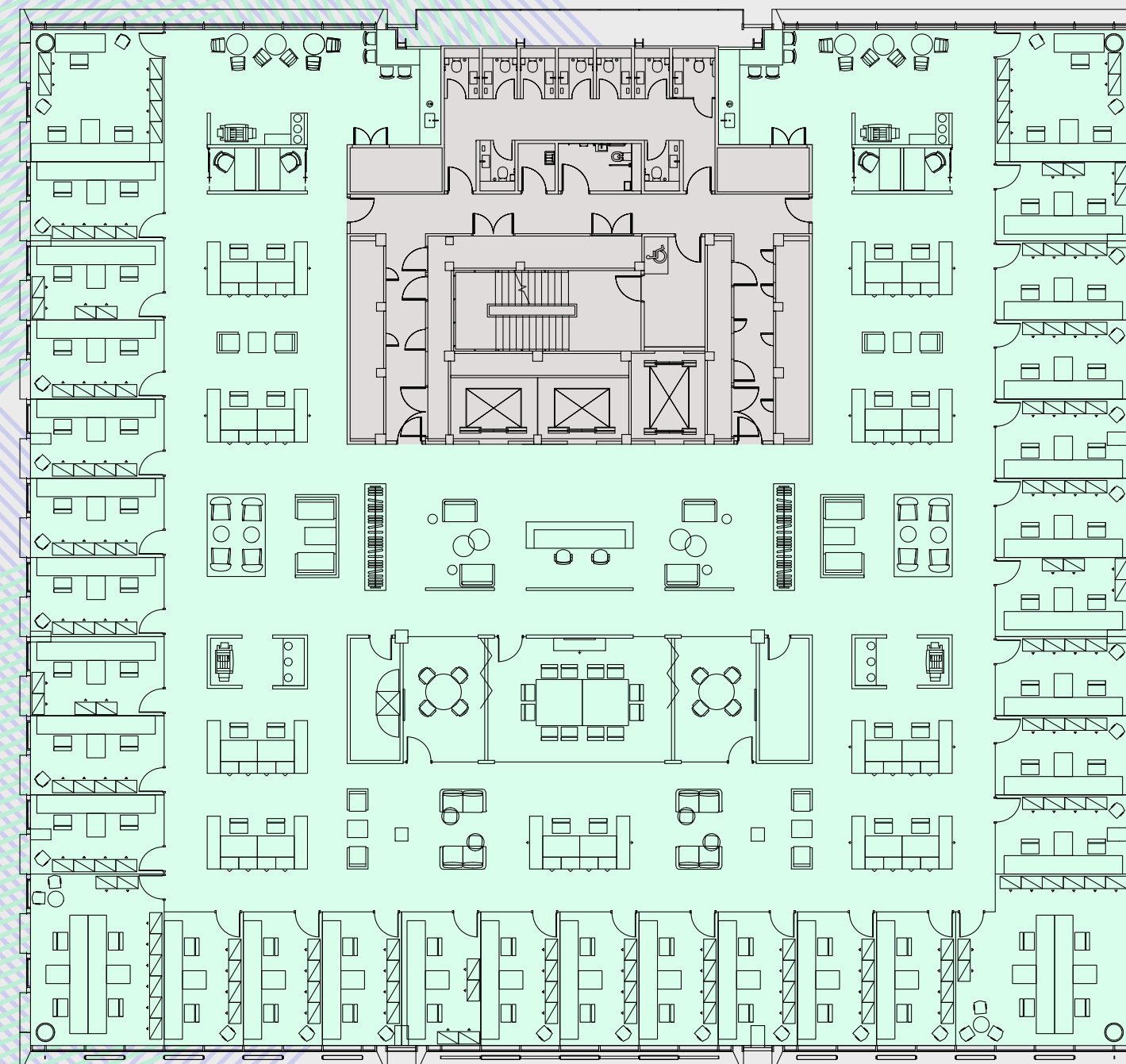


No.2 The Future Works

Space plans

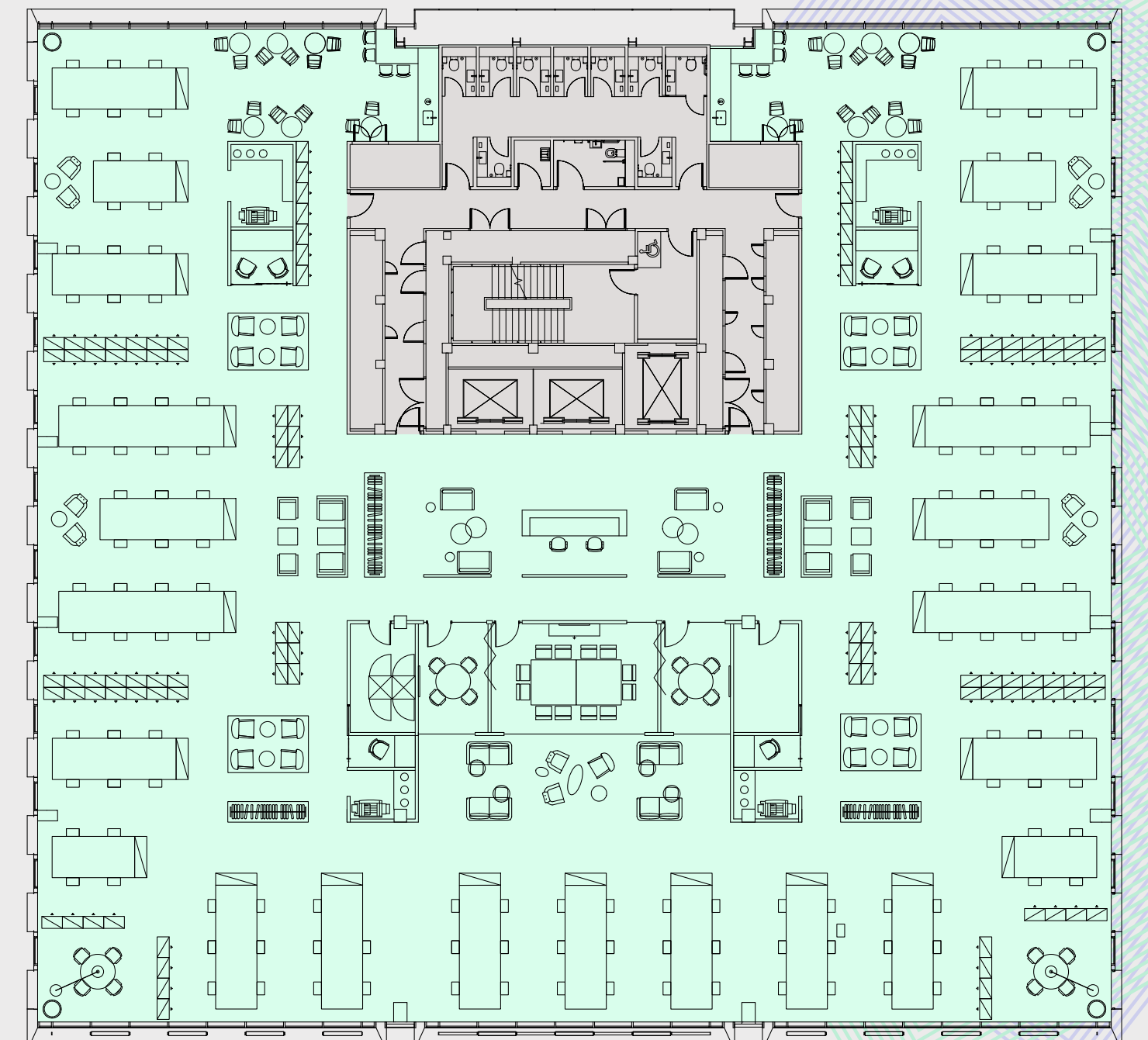
1. CELLULAR LAYOUT FOR 90 PEOPLE

TYPICAL FLOORPLATE 14,800 SQ FT



2. OPEN PLAN LAYOUT FOR 140 PEOPLE

TYPICAL FLOORPLATE 14,800 SQ FT



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

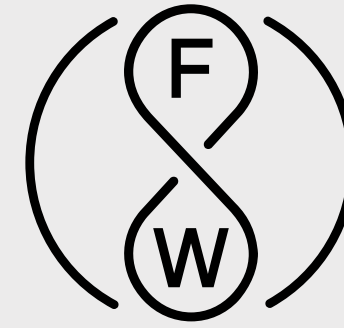
Occupancy	140 people
3-4 person meeting room	8
12 person meeting room	1
Quiet room	4
Break-out space	9
Tea point	2



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No.2 The Future Works

Specification

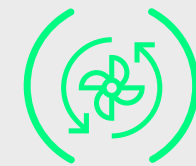
FLOOR TO CEILING HEIGHT
2.9m

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

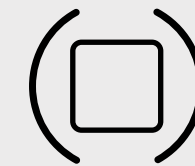
OCCUPATIONAL DENSITIES AT 1:10 SQ M WITH THE FLEXIBILITY TO ENHANCE TO 1:8 SQ M
1:10



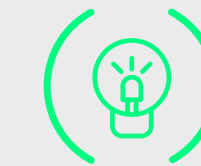
BREEAM RATING EXCELLENT



4 PIPE FAN COIL AIR CONDITIONING



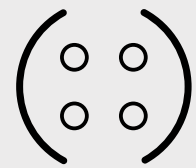
FULLY ACCESSIBLE PERFORATED METAL SUSPENDED CEILING TILES



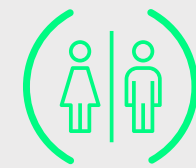
LG 7 COMPLIANT LED LIGHTING WITH PIR DETECTION AND DAYLIGHT DIMMING



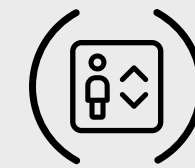
EPC RATING B



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



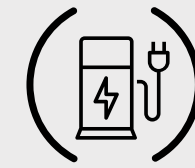
MALE, FEMALE AND ACCESSIBLE SUPERLOOS



PASSENGER LIFTS SERVICE DESIGNED TO MEET BCO GUIDELINES



3 X 21 PERSONS PASSENGER LIFTS WITH DESTINATION CONTROL



5 ELECTRIC CAR CHARGING POINTS



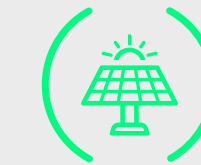
SUSTAINABLE DESIGN INCLUDING GREEN ROOFS, BMS, RAINWATER HARVESTING & PHOTOVOLTAIC PANELS



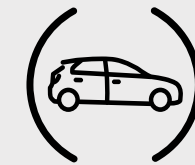
SHOWER AND CHANGING FACILITIES WITH 84 STORAGE LOCKERS



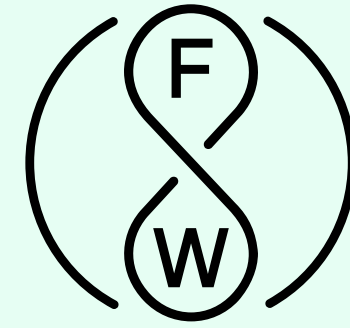
6 MOTORCYCLE SPACES



ENERGY EFFICIENCY BETTERS CURRENT PART L OF THE BUILDING REGULATIONS



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

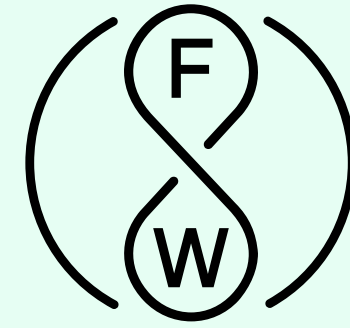


No.2 The Future Works

Future Works Instant

FWI gives you a serious workplace without the serious commitment. Fully furnished at 7,000 sq ft, with meeting rooms, breakout spaces, a roof terrace and your own branding throughout. It's the sort of space that says your business means business.





No.2 The Future Works

WRK

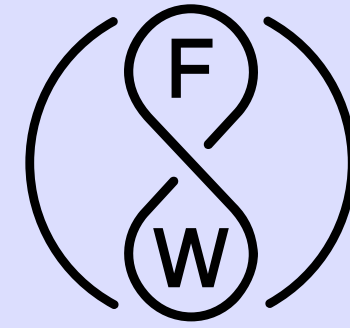
Need flexibility? WRK bends over backwards for you. Our serviced offices and co-working spaces are ideal for startups or companies that sometimes need to scale-up. Meeting rooms, a 25-seat auditorium, WiFi, printing and use of on-site amenities – all included. Expand, contract; flex any way you want.



Overview

The Buildings

Location



Gallery

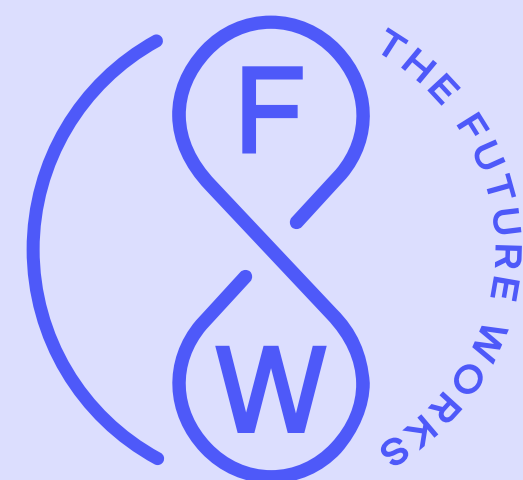
The Team

Contact

No.1 THE FUTURE WORKS

170,000 SQ FT

Pre-Let Opportunities Available



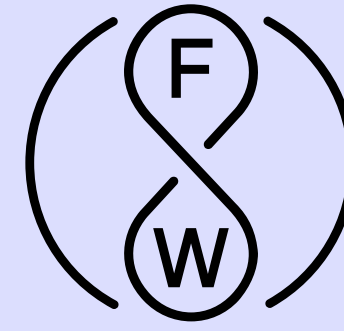
1



No.1 The Future Works

No.2 The Future Works

No.3 The Future Works



EXTERNAL CAMPUS SPACE AND OUTSIDE AMENITY OFFERING IN No.1 THE FUTURE WORKS



Think different, work different.
thefutureworksslough.com

No.1 The Future Works

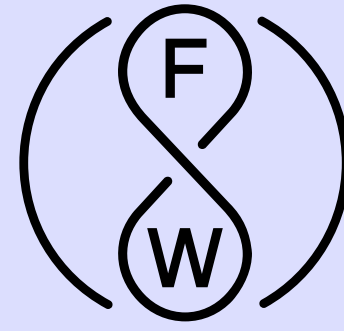
No.2 The Future Works

No.3 The Future Works

Overview

The Buildings

Location



Gallery

The Team

Contact

EXTERNAL CAMPUS SPACE AND AMENITY OFFERING
ADJACENT TO No.1 AND No.2 THE FUTURE WORKS

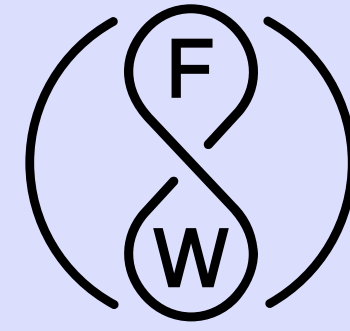


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No.1 The Future Works

No.2 The Future Works

No.3 The Future Works



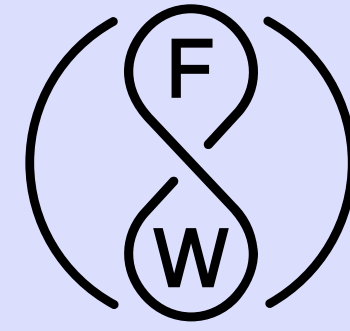
No.1 THE FUTURE WORKS
COMMUNAL ROOF TERRACE



Overview

The Buildings

Location



Gallery

The Team

Contact



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No.1 The Future Works

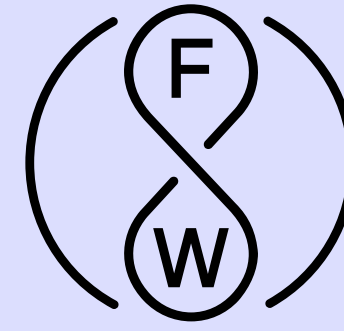
No.2 The Future Works

No.3 The Future Works

Overview

The Buildings

Location



Gallery

The Team

Contact

No.1 THE FUTURE WORKS
CGI

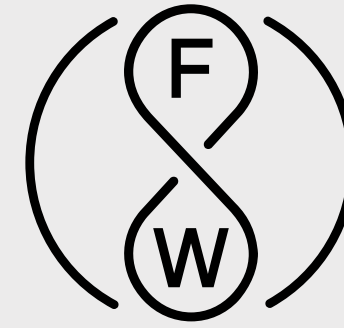


Think different, work different.
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No.1 The Future Works

No.2 The Future Works

No.3 The Future Works

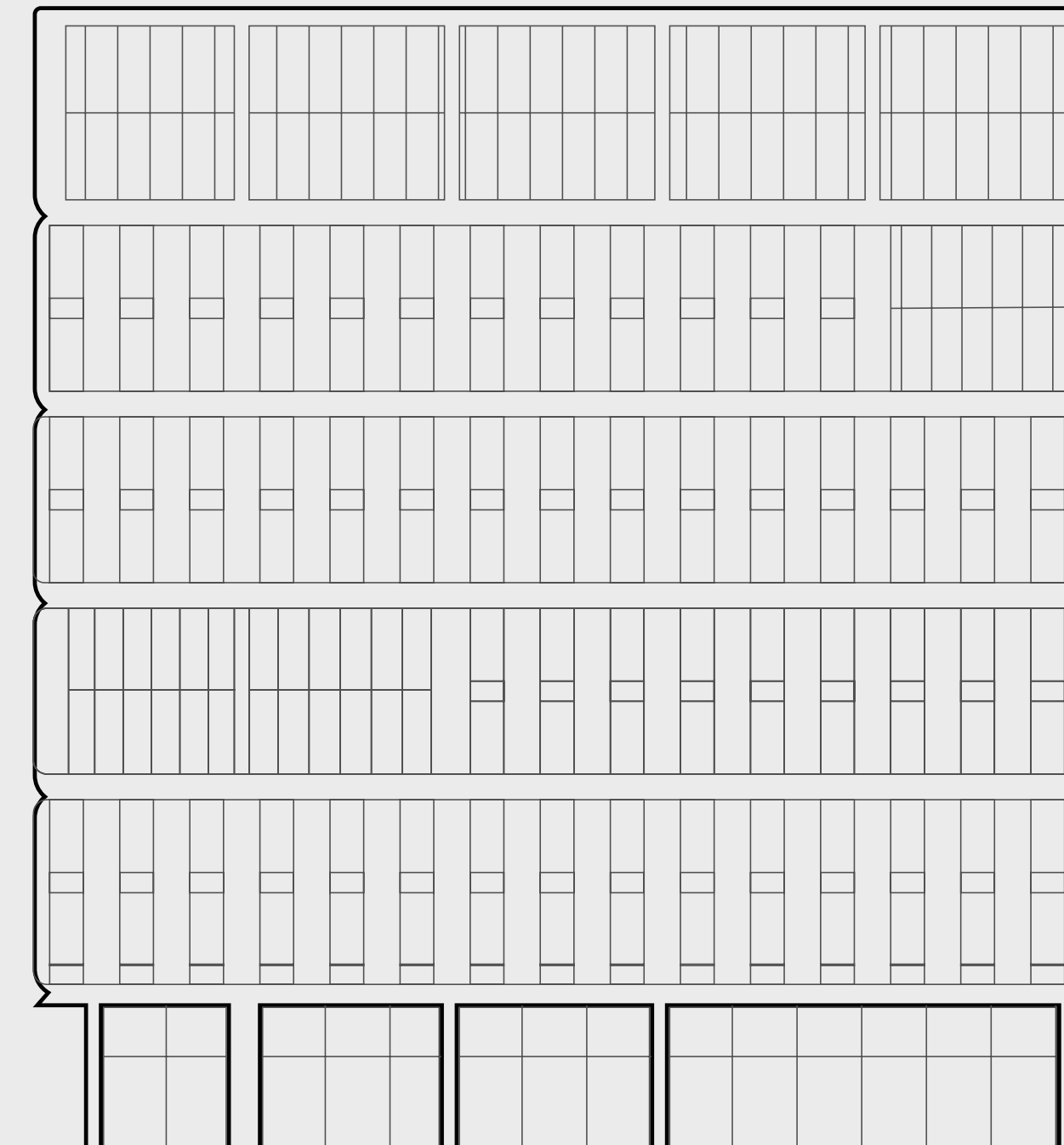


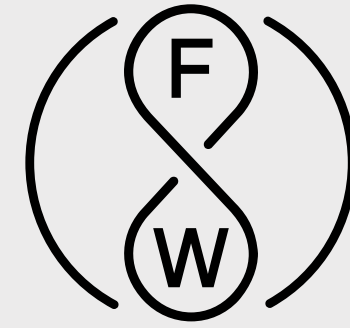
No.1 The Future Works

Schedule of Areas



	Office Net internal		Retail Net internal		Terraces Net internal	
	Sq m	Sq ft	Sq m	Sq ft	Sq m	Sq ft
10 (Communal roof terrace)	-	-	-	-	717	7,725
9	1,877	20,205	-	-	-	-
8	1,877	20,205	-	-	32	339
7	1,870	20,130	-	-	-	-
6	1,870	20,130	-	-	39	418
5	1,842	19,828	-	-	-	-
4	1,842	19,828	-	-	68	727
3	1,870	20,129	-	-	-	-
2	1,725	18,568	-	-	39	414
1	618	6,652	109	1,174	-	-
Ground Floor	166	1,787	198	2,131	-	-
Total	15,557	167,462	307	3,305	178	1,898



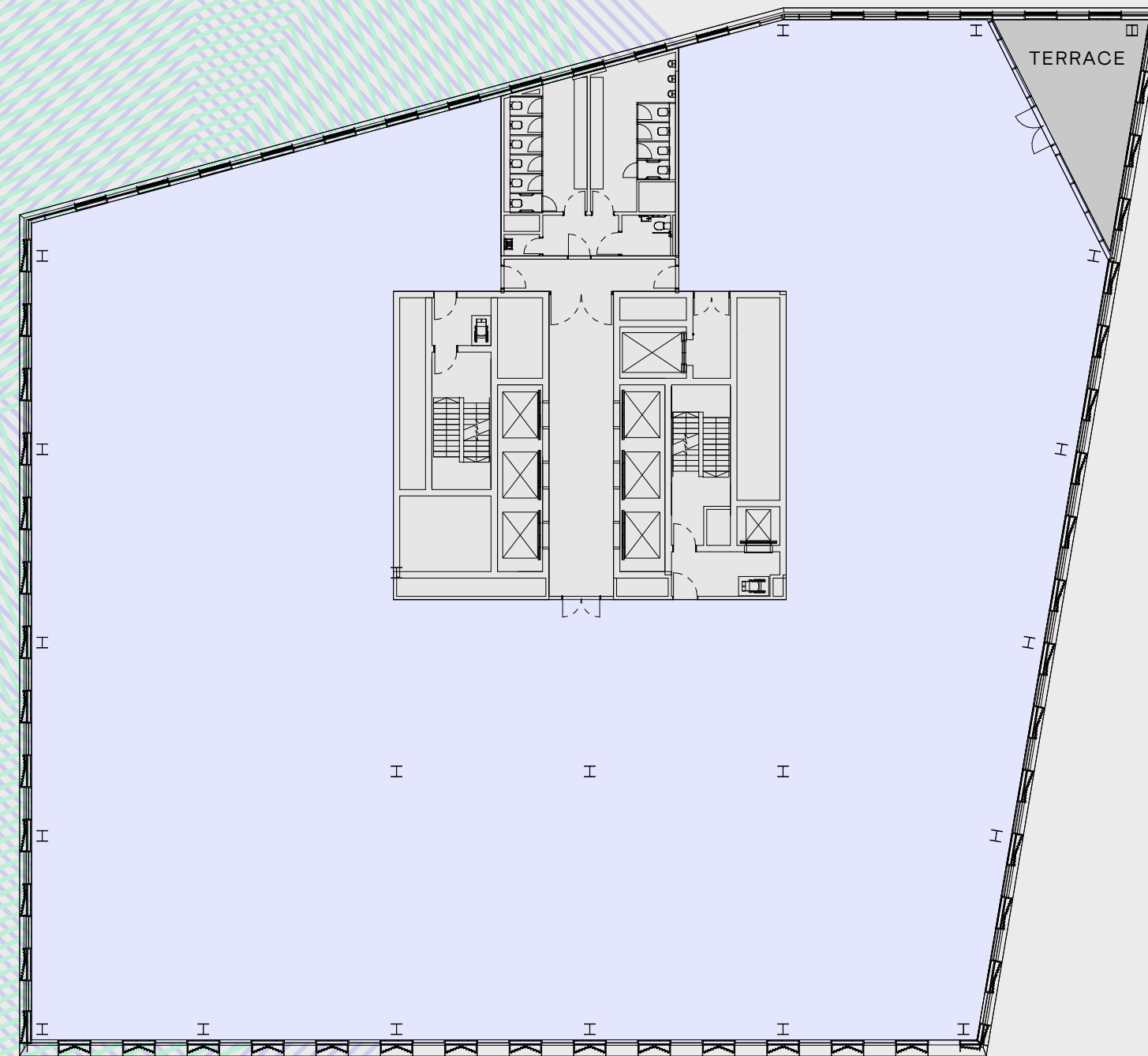


No.1 The Future Works

Floor plans

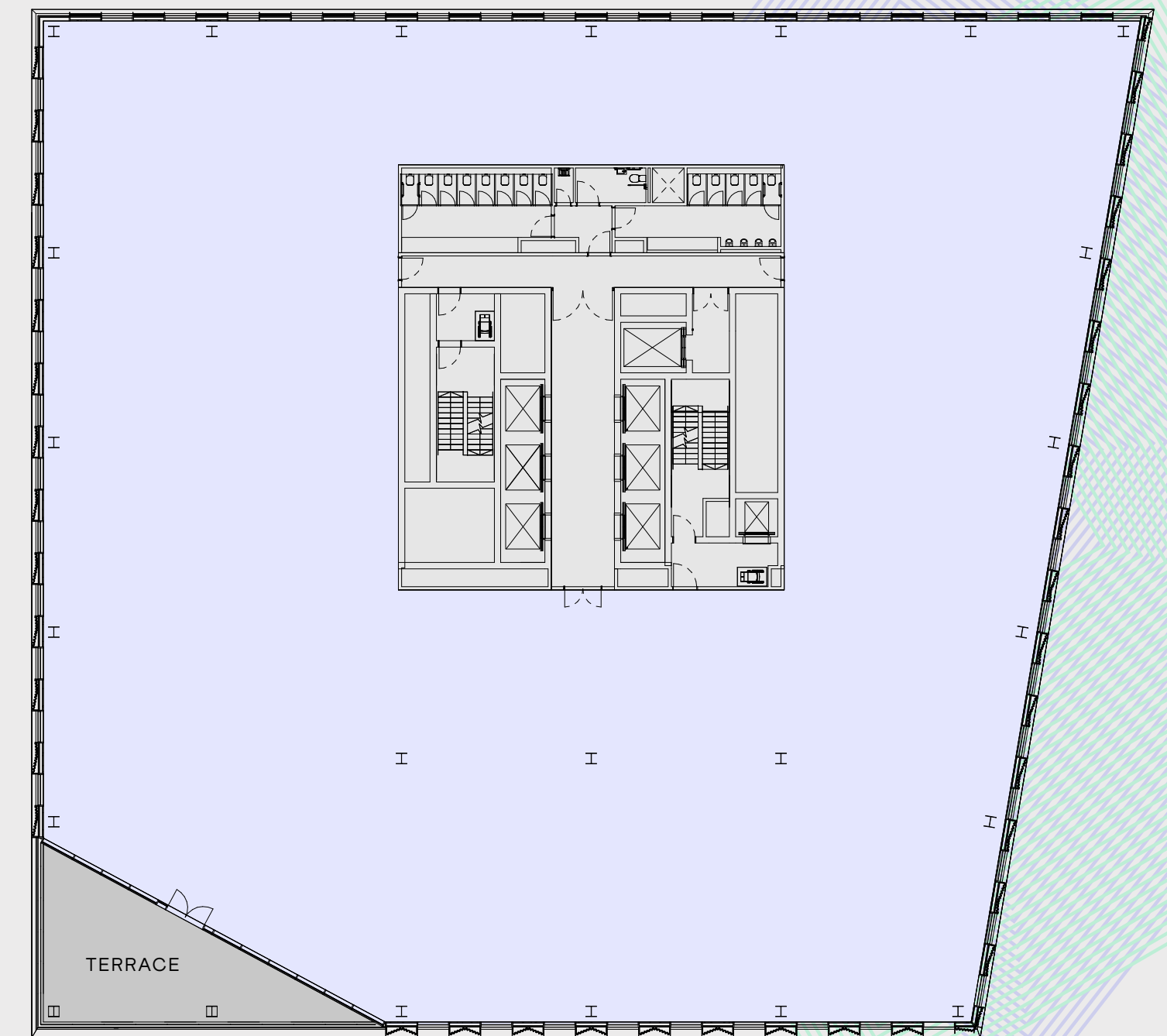
SECOND FLOOR

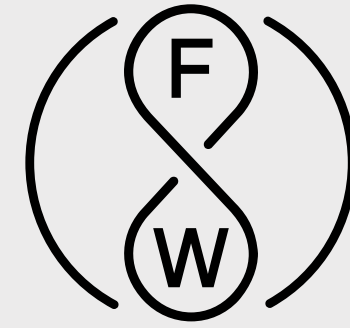
FLOORPLATE 18,568 SQ FT (IPMS 3)
TERRACE 414 SQ FT



FOURTH FLOOR

FLOORPLATE 19,828 SQ FT (IPMS 3)
TERRACE 727 SQ FT



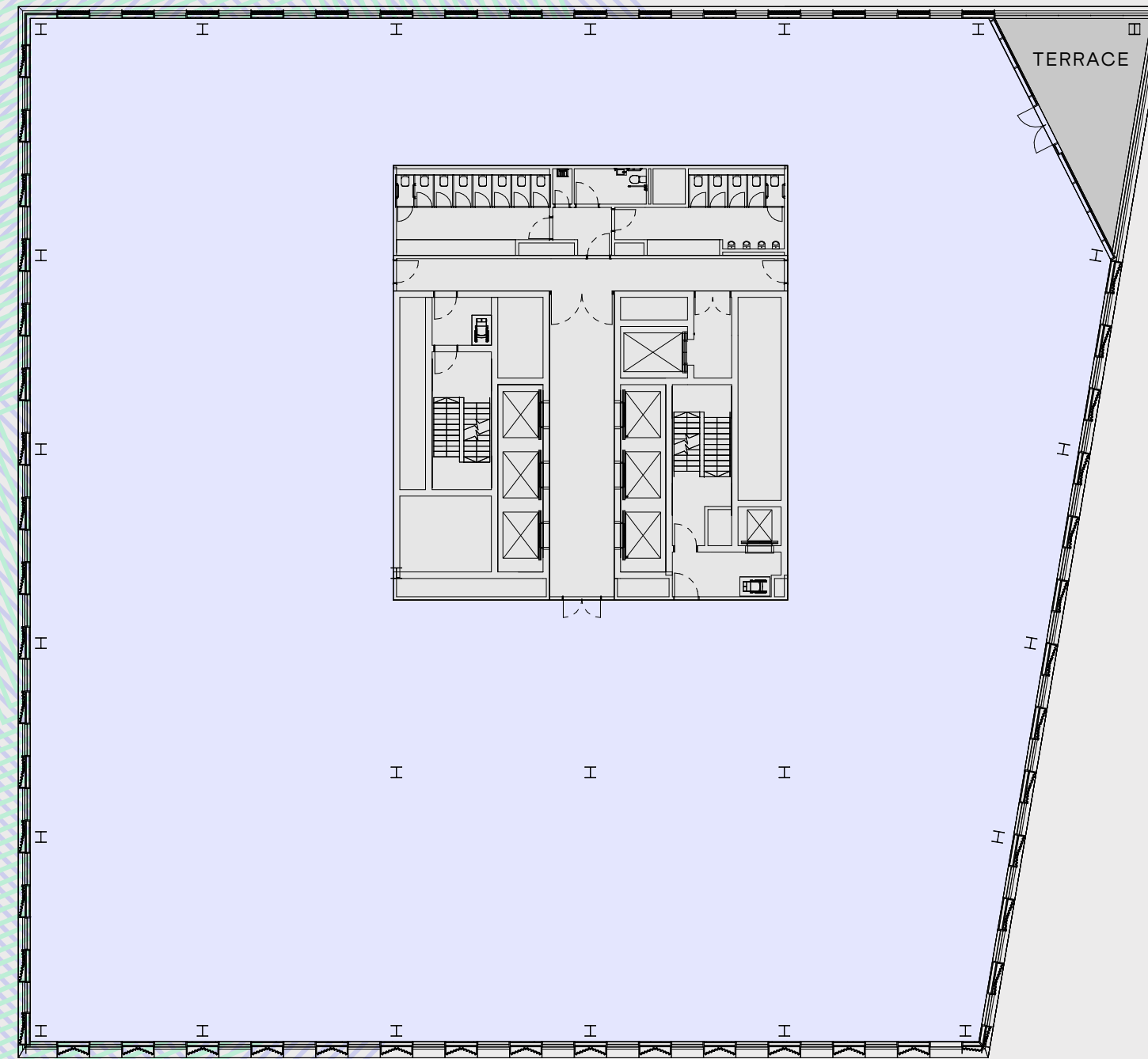


No.1 The Future Works

Floor plans

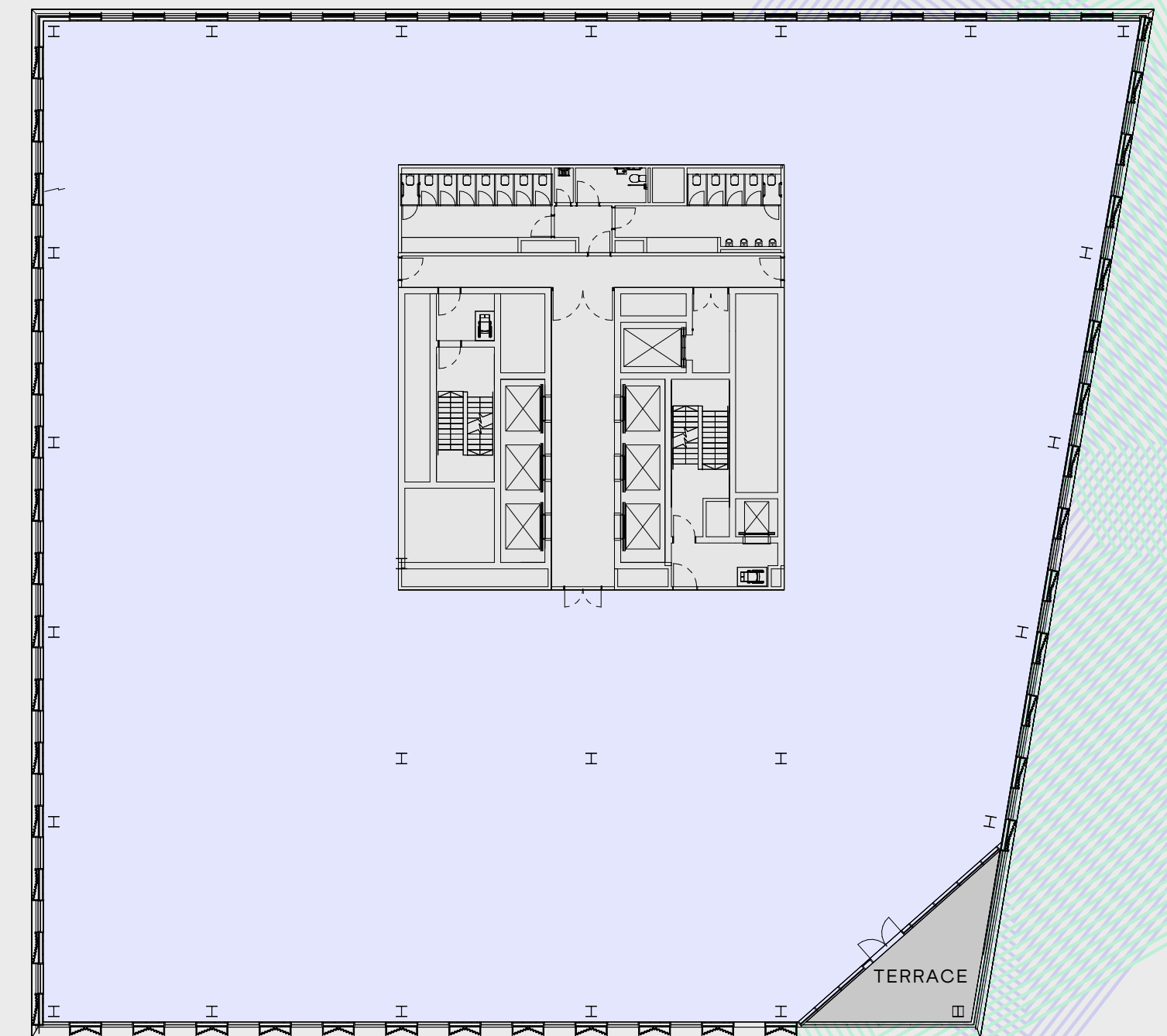
SIXTH FLOOR

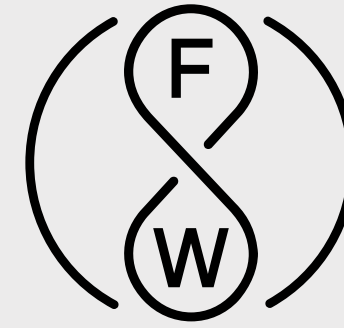
FLOORPLATE 20,130 SQ FT (IPMS 3)
TERRACE 418 SQ FT



EIGHTH FLOOR

FLOORPLATE 20,205 SQ FT (IPMS 3)
TERRACE 339 SQ FT





No.1 The Future Works

Space plans

1. TECH/KNOWLEDGE OPT 1

Formal Desks (1400x800mm)	77
Project Desks (1300x800mm)	74
Workplace Touchdown	34
Total solo work settings	185
<i>Alternative Working Positions / Collaboration</i>	55
Total work settings	240
Lockers	<i>Approx 240</i>

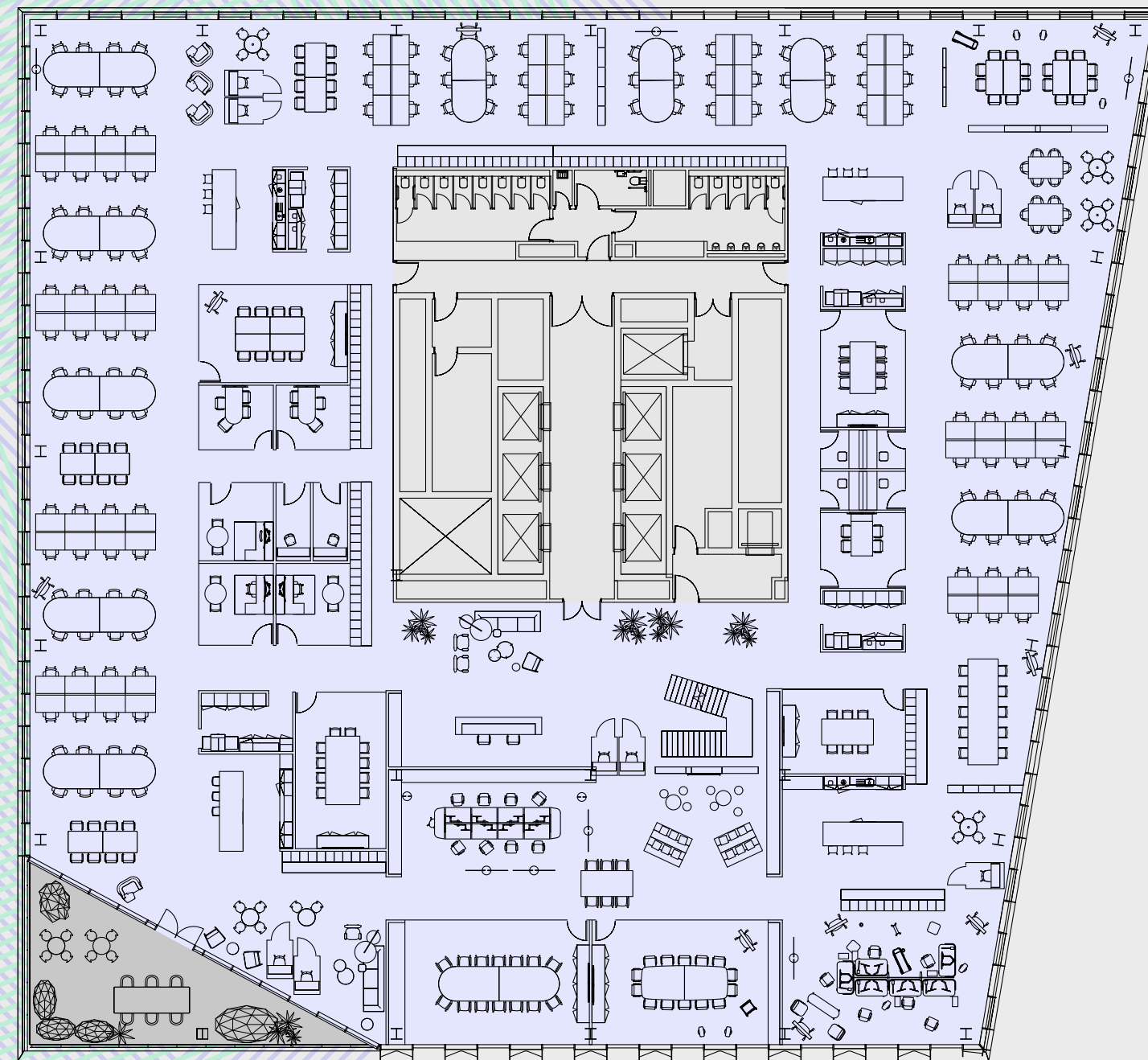
2. TECH/KNOWLEDGE OPT 2

Formal Desks (1400x800mm)	49
Project Desks (1300x800mm)	44
Workplace Touchdown	26
Total solo work settings	119
<i>Alternative Working Positions / Collaboration</i>	99
Total work settings	218
Lockers	<i>Approx 220</i>



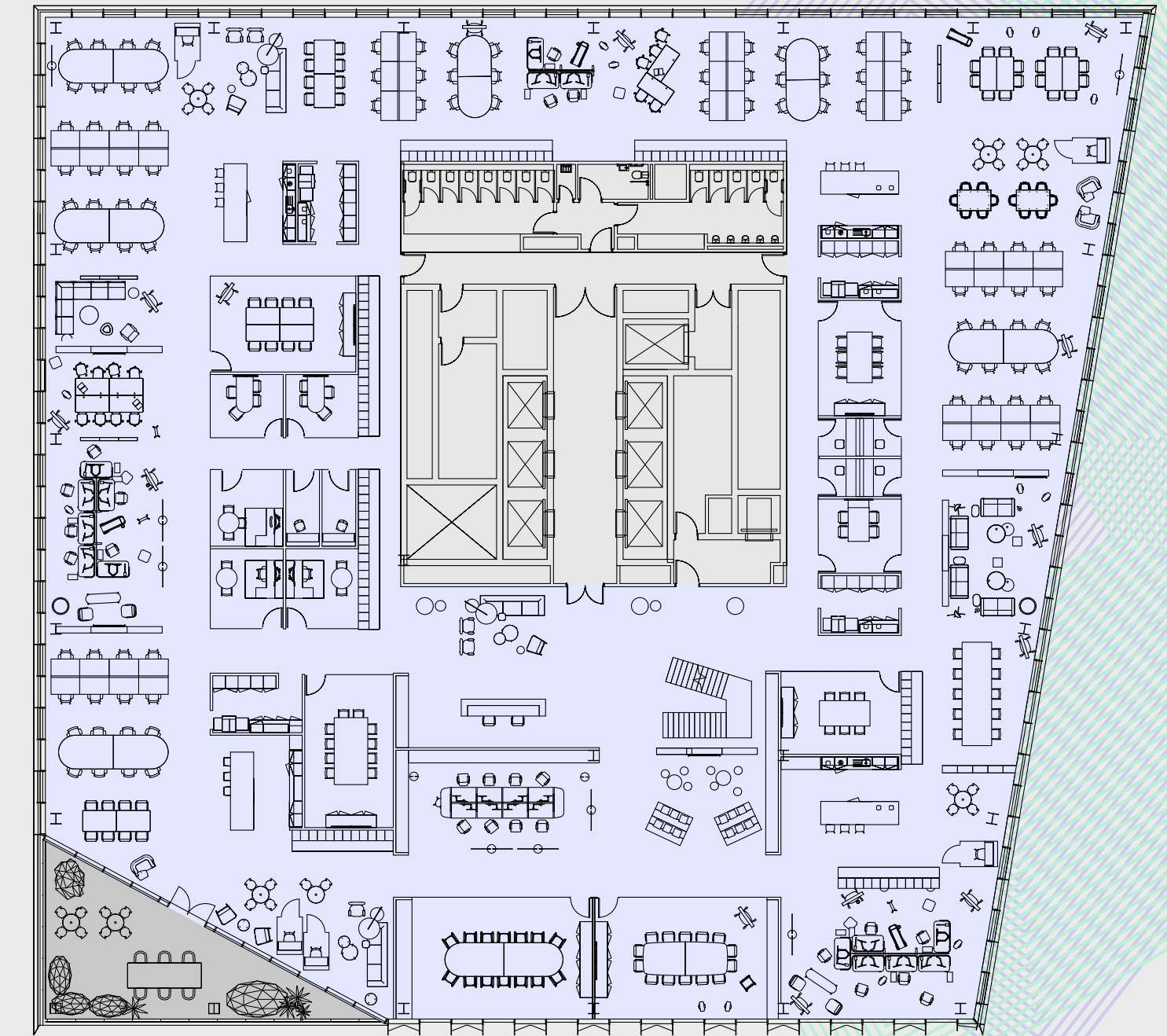
1. TECH/KNOWLEDGE SECTOR OPT 1

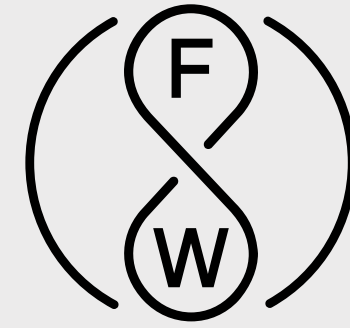
TYPICAL FLOORPLATE 19,828 SQ FT
1:8 OCCUPANCY (230 PEOPLE)



2. TECH/KNOWLEDGE SECTOR OPT 2

TYPICAL FLOORPLATE 19,828 SQ FT
1:12 OCCUPANCY (154 PEOPLE)





No.1 The Future Works

Specification

FLOOR-TO-SOFFIT HEIGHT
(EXPOSED SERVICES)

3.7m

FLOORPLATES UP TO (IPMS 3)

20,000
sq ft

COMMUNAL ROOF TERRACE

5,125
sq ft



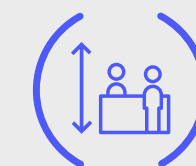
TARGET:
BREEAM RATING
OUTSTANDING



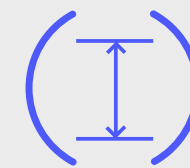
TARGET EPC
RATING **A**



6 PASSENGER LIFTS
WITH DESTINATION
CONTROLS



DOUBLE HEIGHT
RECEPTION SPACE



1:8 SQ M
OCCUPATIONAL
DENSITY WITH THE
FLEXIBILITY TO
ENHANCE TO 1:6



SHOWER
AND CHANGING
FACILITIES



DEDICATED
GOODS LIFT



2,600 SQ FT
COMMUNAL WINTER
GARDEN



94 SECURE
CAR PARKING
SPACES



INTEGRATED ELECTRIC
CAR-CHARGING POINTS



98 CYCLE STORAGE
SPACES

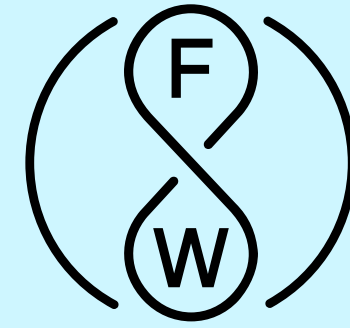


GROUND AND
MEZZANINE SPACE FOR
AMENITIES SUCH AS
GYM, YOGA STUDIO OR
AUDITORIUM

Overview

The Buildings

Location



Gallery

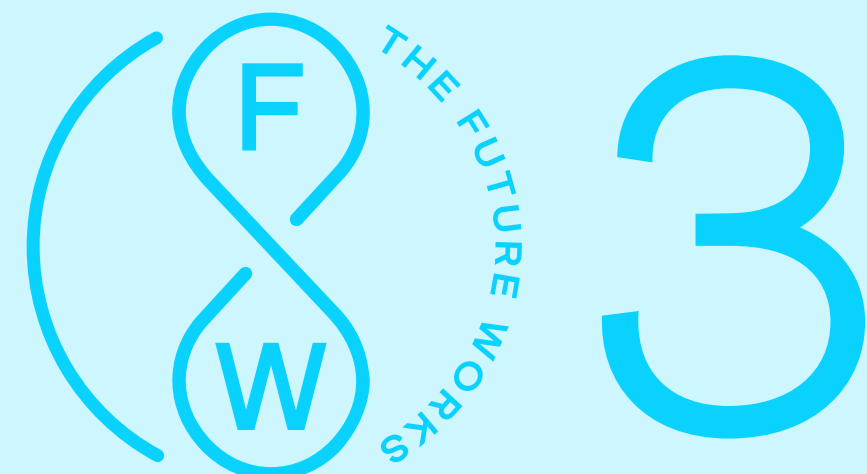
The Team

Contact

No.3 THE FUTURE WORKS

90,000 SQ FT

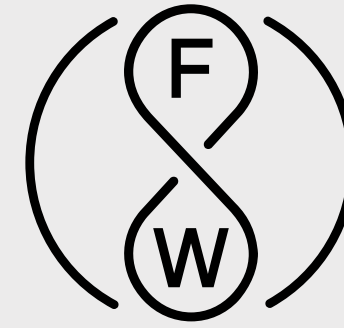
Pre-Let Opportunities Available



No.1 The Future Works

No.2 The Future Works

No.3 The Future Works

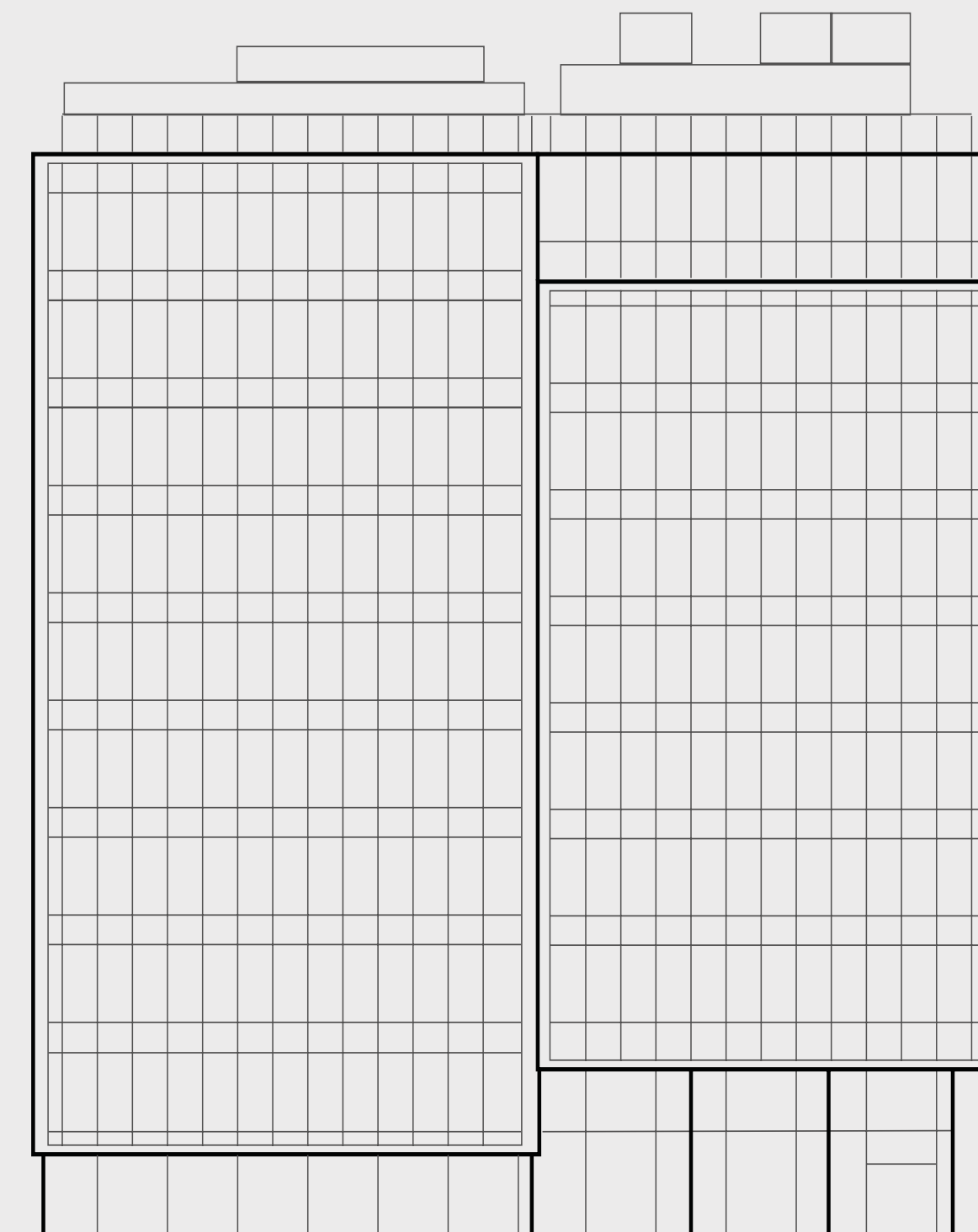


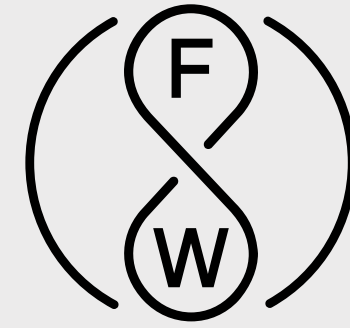
No.3 The Future Works

Schedule of Areas



	Office Net internal		Terraces Net internal	
	Sq m	Sq ft	Sq m	Sq ft
10 (Communal roof terrace)	-	-	329	3,539
9	389	4,182	349	3,757
8	796	8,570	-	-
7	1,223	13,164	-	-
6	1,223	13,164	-	-
5	1,223	13,164	-	-
4	1,223	13,164	-	-
3	1,223	13,164	-	-
2	1,223	13,164	-	-
1	-	-	-	-
Ground Floor	-	-	-	-
Total	8,523	91,736	678	7,296

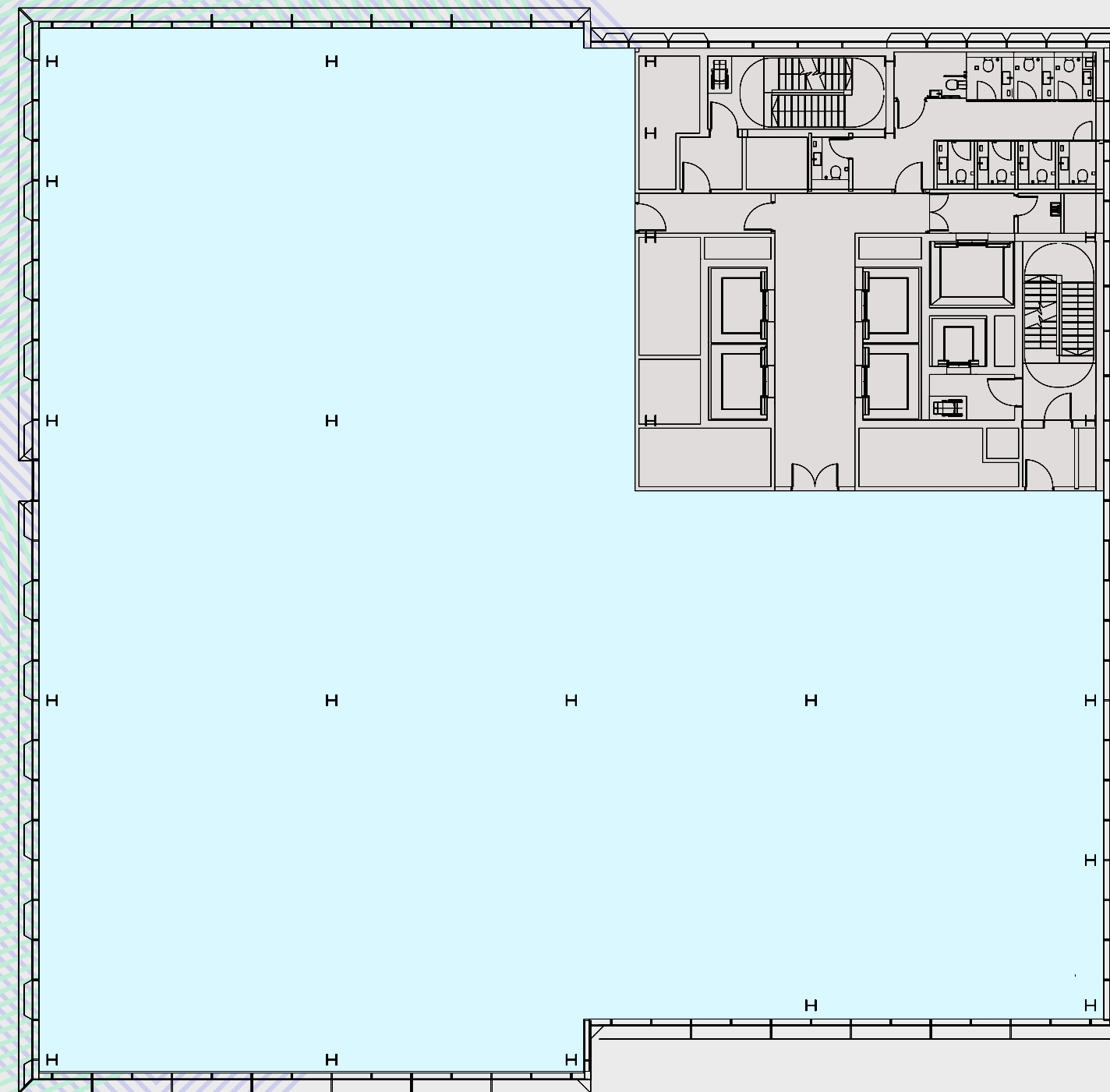




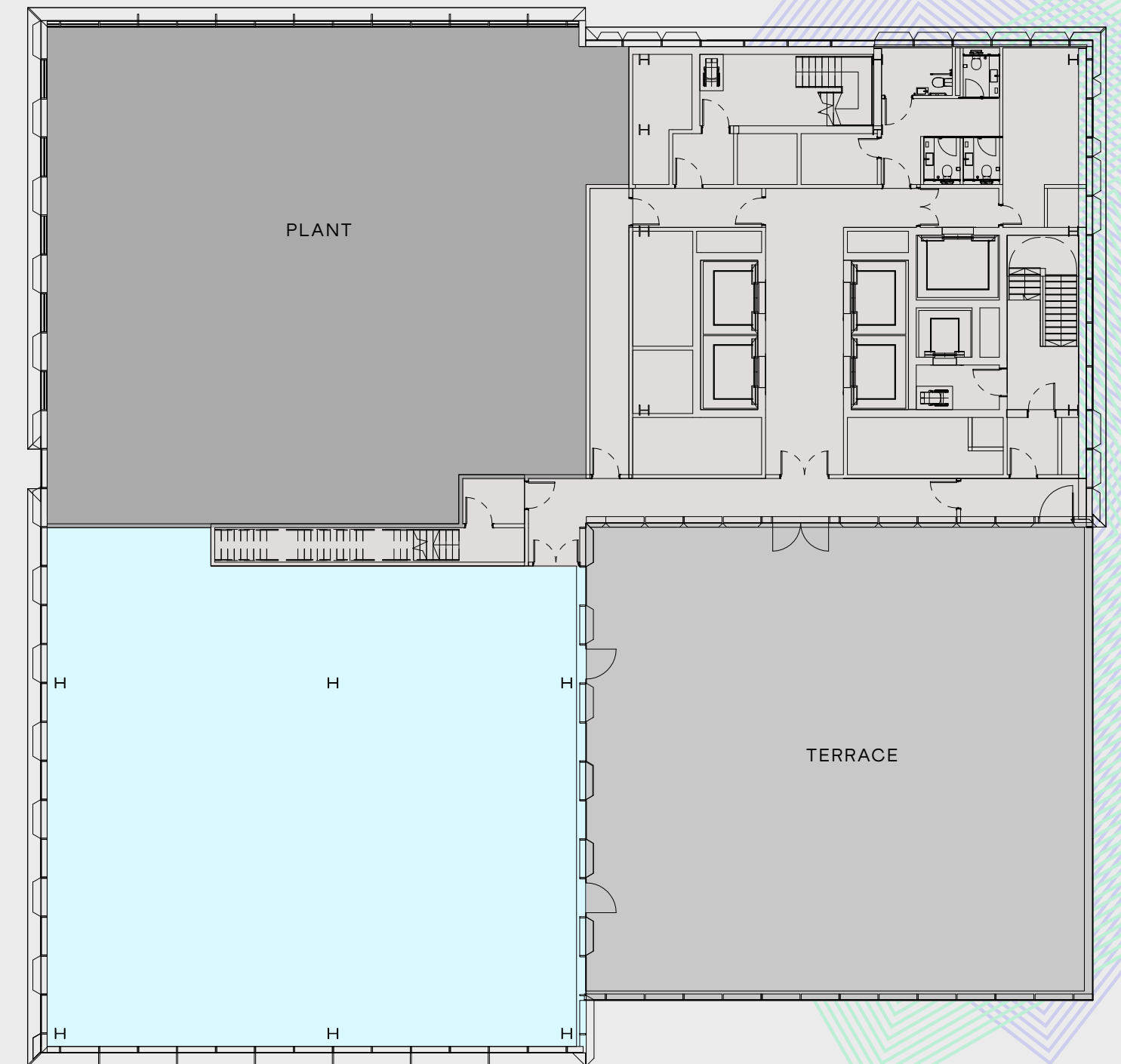
No.3 The Future Works

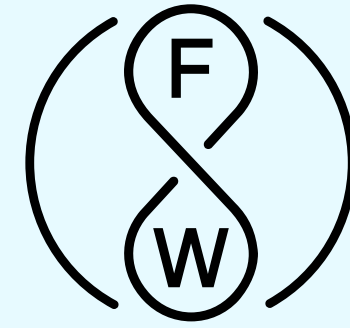
Floor plans

TYPICAL FLOOR
FLOORPLATE 13,164 SQ FT



NINTH FLOOR
FLOORPLATE 4,182 SQ FT
TERRACE 3,757 SQ FT

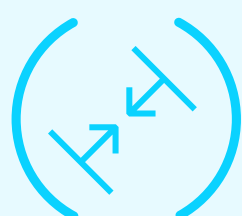





No.3 The Future Works

Specification

 FLOOR-TO-SOFFIT HEIGHT
(EXPOSED SERVICES)
3.7m

 FLOORPLATES UP TO (IPMS 3)
13,000
sq ft

 COMMUNAL ROOF TERRACE
3,539
sq ft



TARGET:
BREEAM RATING
OUTSTANDING



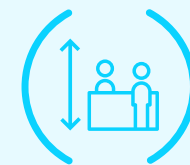
EPC RATING
A



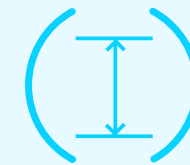
**DEDICATED
GOODS LIFT**



**4 PASSENGER LIFTS
WITH DESTINATION
CONTROLS**



**DOUBLE HEIGHT
RECEPTION SPACE**



**1:8 SQ M OCCUPATIONAL
DENSITY WITH THE
FLEXIBILITY TO ENHANCE**



**63 SECURE
CAR PARKING
SPACES**



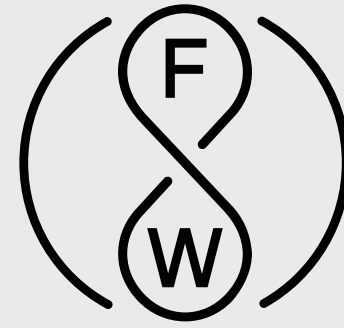
**INTEGRATED ELECTRIC
CAR-CHARGING
POINTS**



**54 CYCLE STORAGE
SPACES**



**SHOWER
AND CHANGING
FACILITIES**



THE
FUTURE WORKS

Location

Right here, right Slough

Local Area

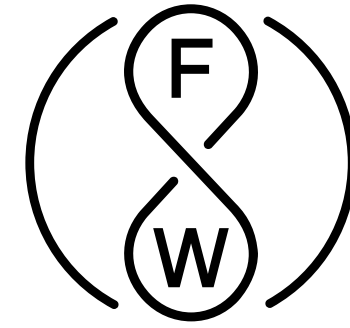
Travel Connections

Car Parking

Slough's Got Talent

Think different, work different.

thefutureworksslough.com



Right here, right Slough

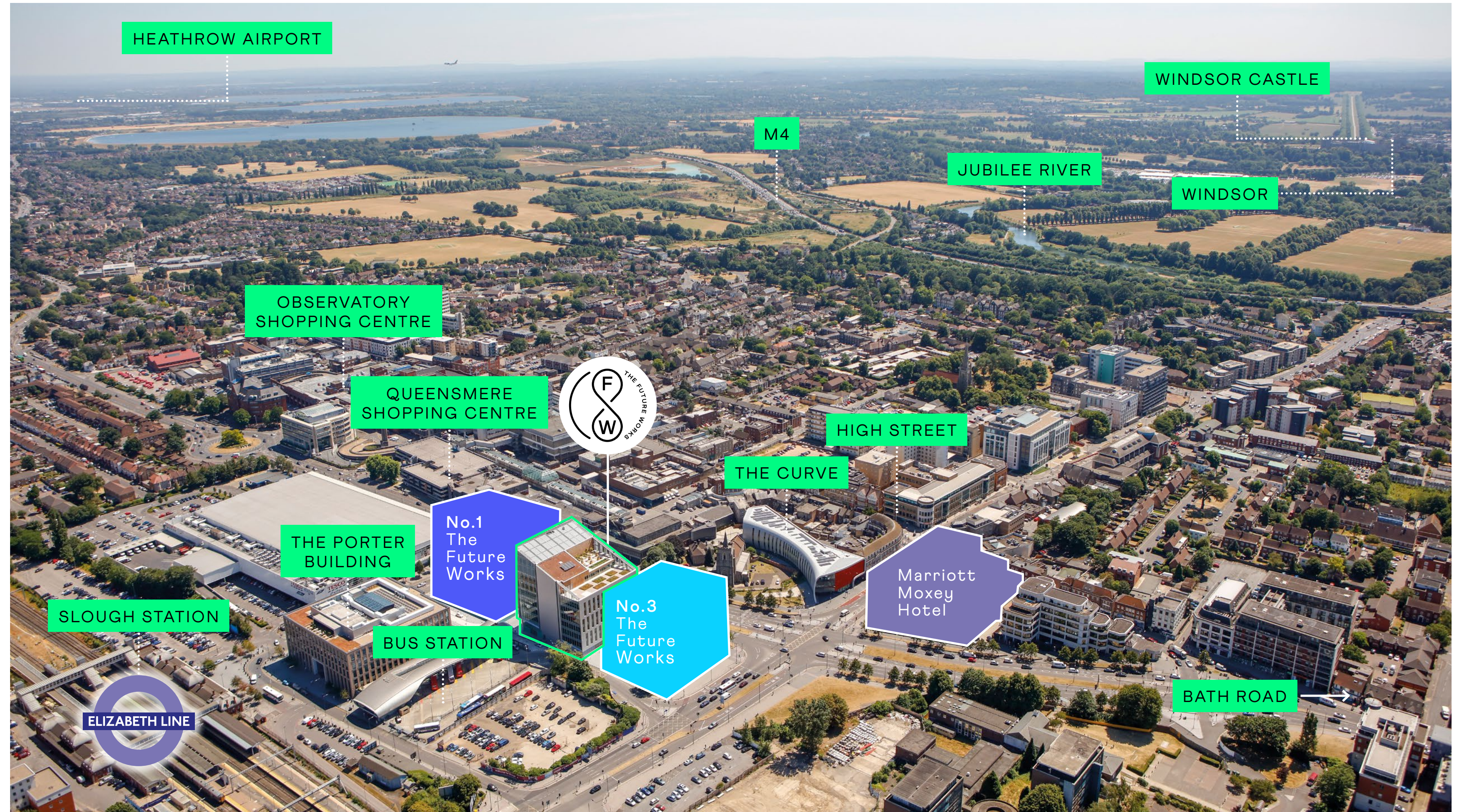
Slough. 14 minutes by train from Paddington and Heathrow, and slap bang in the middle of the Thames Valley. Centre for Cities calls it ‘the most productive location in the UK’. And at the heart of it all is The Future Works. Two minutes to the train station, right next to the bus station, surrounded 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



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Right here, right Slough

Local Area

Travel Connections

Car Parking

Slough's Got Talent

Overview

The Buildings

Location



Gallery

The Team

Contact



Think different, work different.
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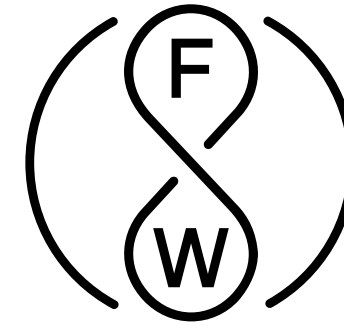
Right here, right Slough

Local Area

Travel Connections

Car Parking

Slough's Got Talent



Local area

RESIDENTIAL

- 1 Akzo Nobel
- 2 Horlicks Factory
- 3 Montem Lane
- 4 Slough Basin
- 5 North West Quadrant

COMMERCIAL

- 1 Moxy Hotel – Marriott
- 2 North West Quadrant
- 3 The Porter Building
- 4 Station Square
- 5 Sir Christopher Wren Hotel

PARKS & GREEN SPACE

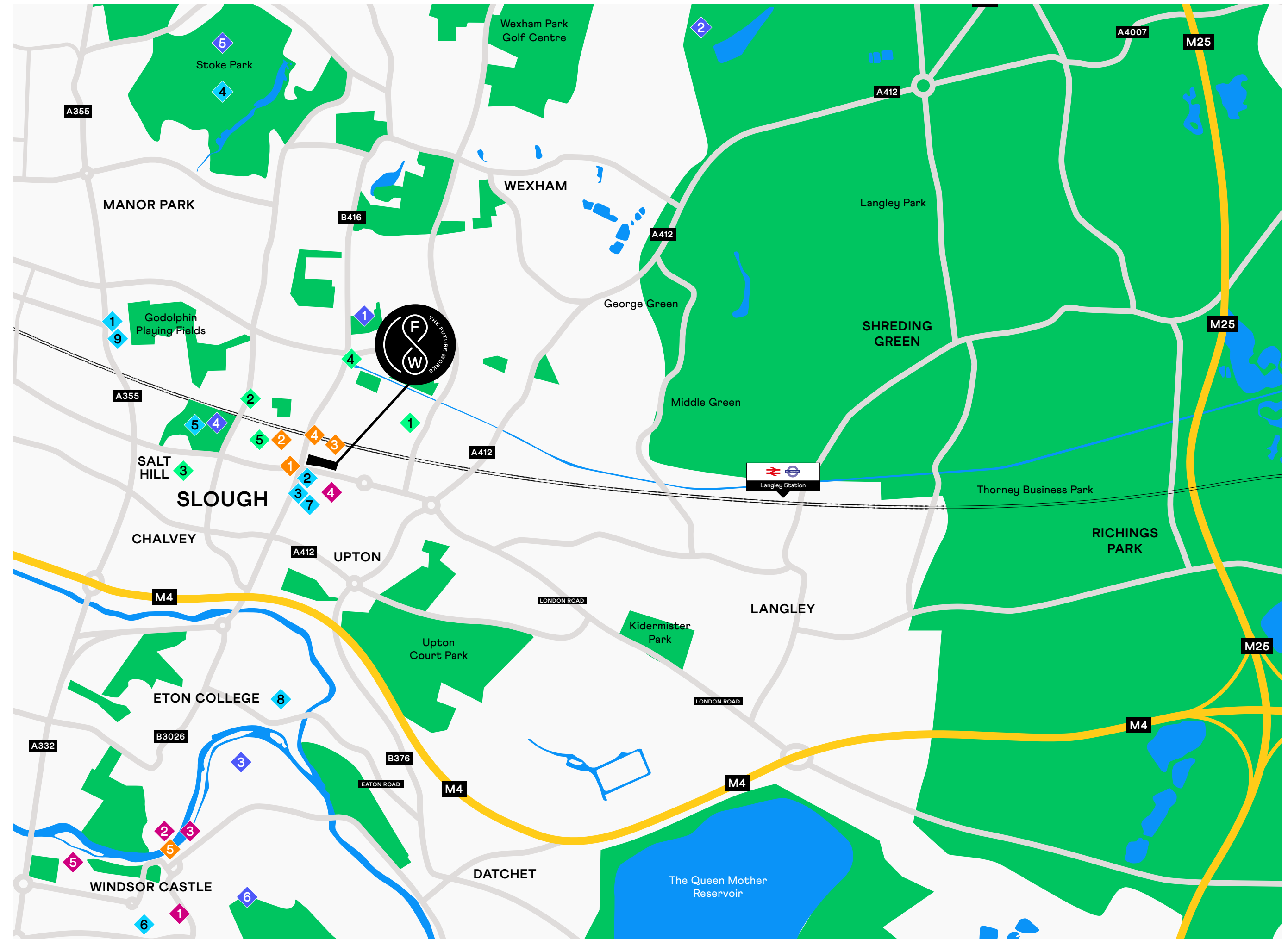
- 1 Arbour Park
- 2 Black Park
- 3 Home Park
- 4 Salt Hill Park
- 5 Stoke Park
- 6 Windsor Great Park

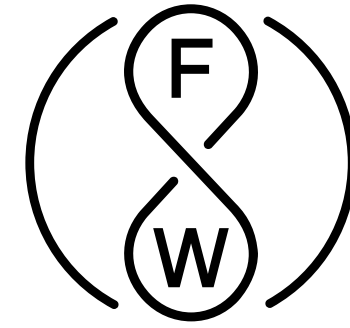
RETAIL, FOOD & DRINK

- 1 Farrow & Ball Windsor Showroom
- 2 Gilbey's Bar & Restaurant Eton
- 3 The Boatman
- 4 Queensmere Observatory Shopping Centre
- 5 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



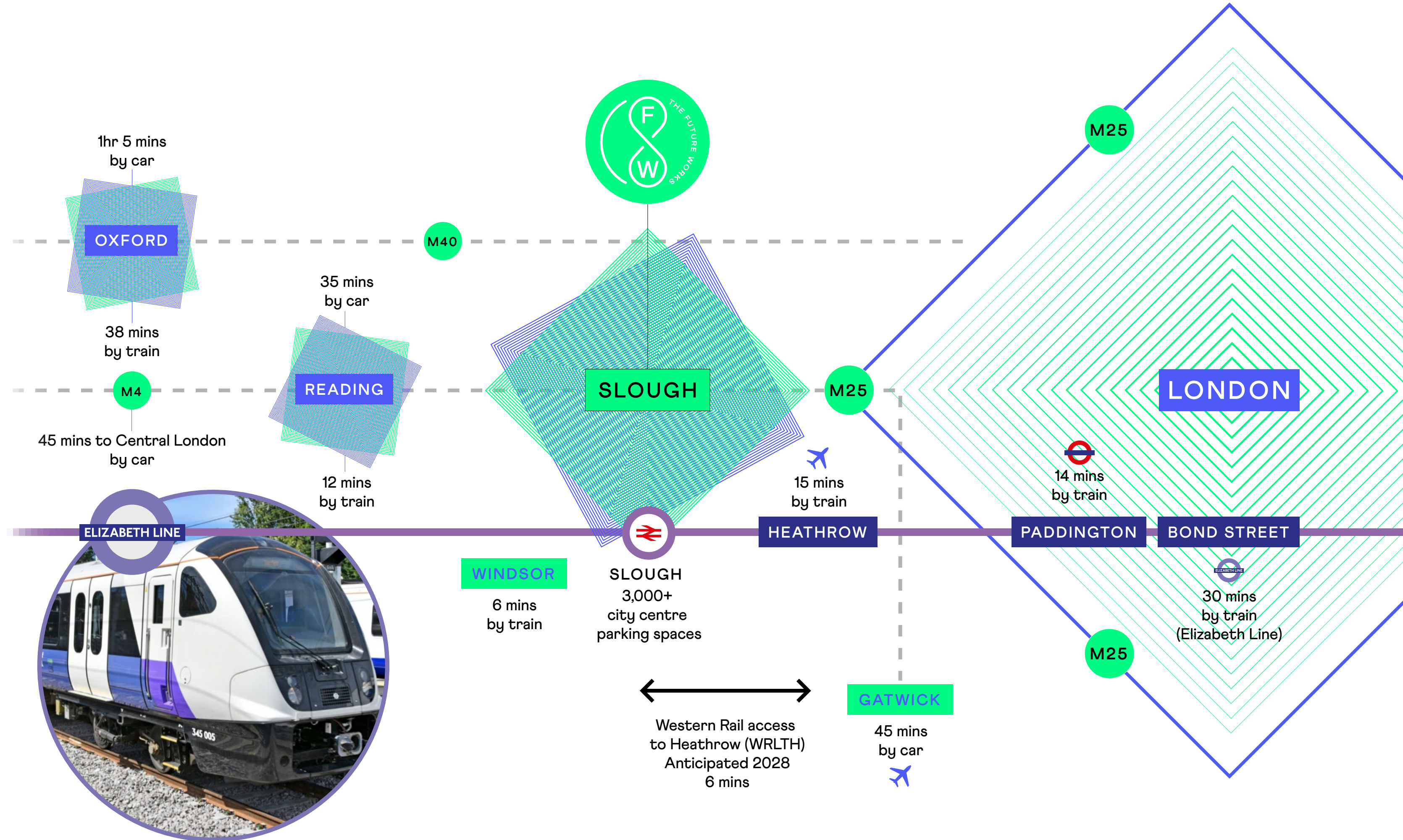


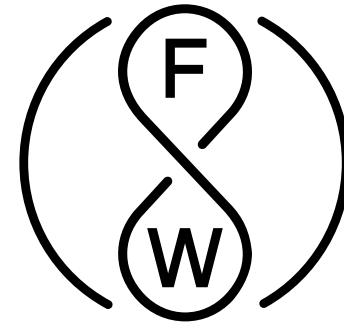
Just a step outside London

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 new Elizabeth Line is coming in 2022, which will zip to Bond Street in 30 minutes flat.





We're going places

With the Elizabeth Line opening in 2022, you can be in Bond Street in 30 minutes.



NATIONAL RAIL

Windsor	6 minutes
Maidenhead	7 minutes
Hayes & Harlington	11 minutes
Paddington	14 minutes
Reading	15 minutes
Ealing Broadway	19 minutes
Oxford	41 minutes
Bristol	94 minutes
Birmingham	132 minutes



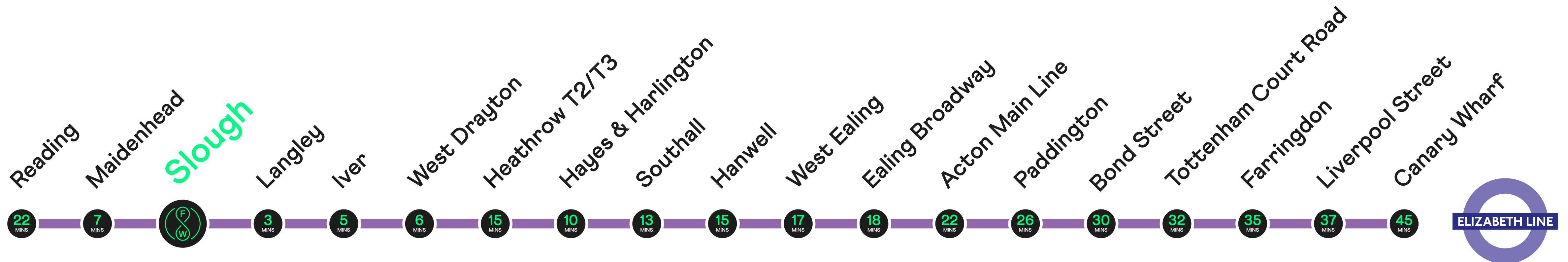
BY CAR

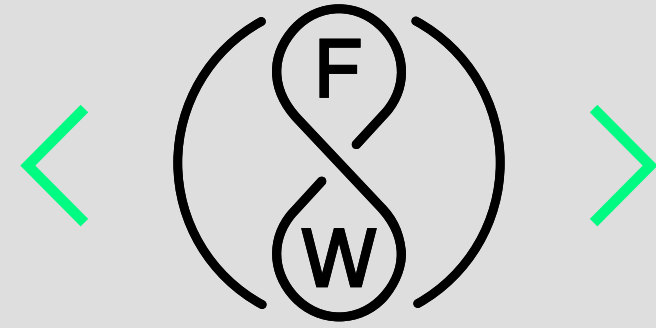
M4 (J6)	1 mile
M25 (J15)	5 miles
M40 (J1A)	5 miles
Heathrow Airport	8 miles
M3 (J2)	10 miles
M1 (J6A)	22 miles
Central London	29 miles
Oxford	45 miles
Bristol	97 miles



ELIZABETH LINE

Maidenhead	7 minutes
Heathrow T2/ T3	15 minutes
Reading	22 minutes
Paddington	26 minutes
Bond Street	30 minutes
Tottenham Court Rd	32 minutes
Farringdon	35 minutes
Liverpool Street	37 minutes
Canary Wharf	45 minutes

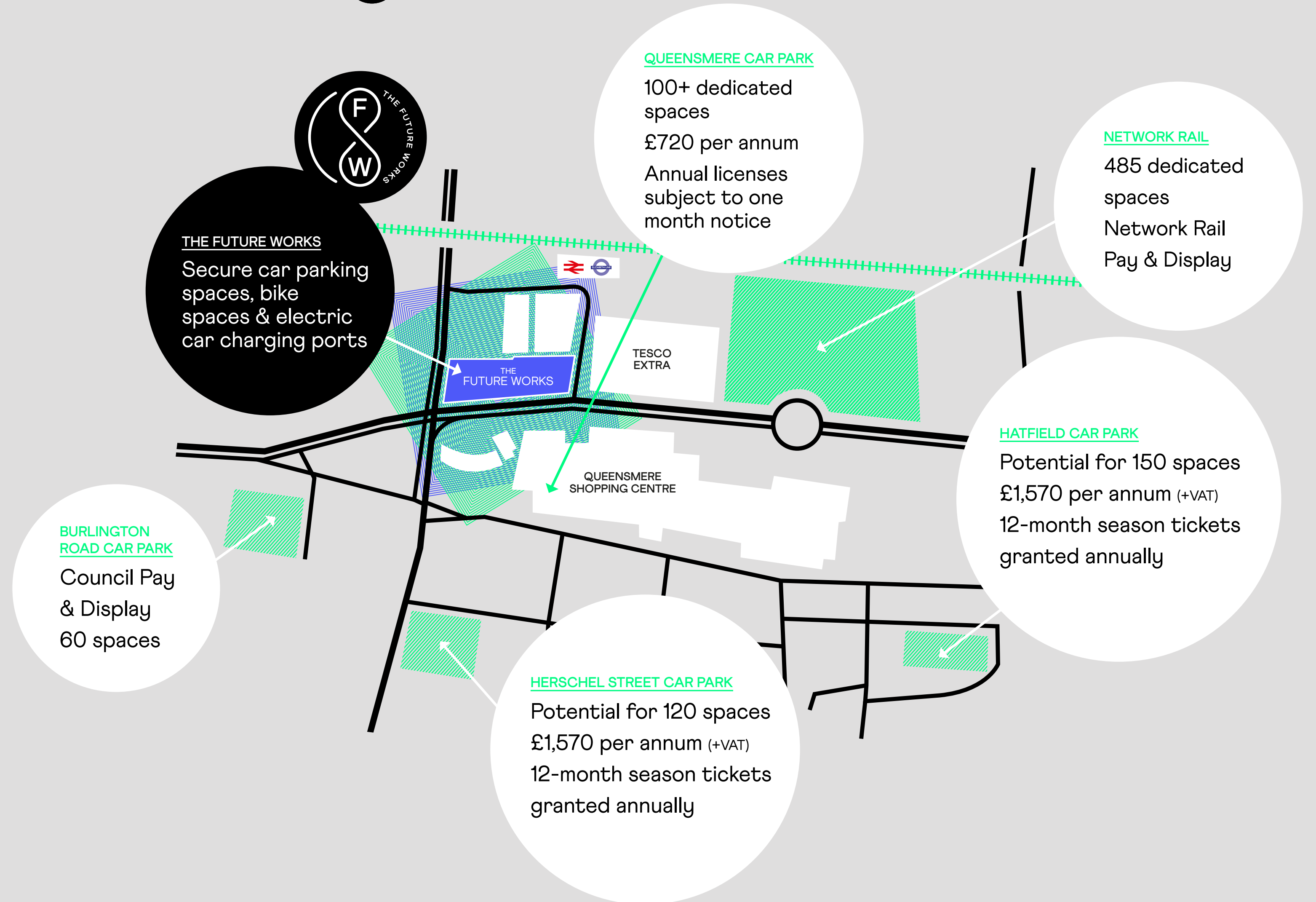


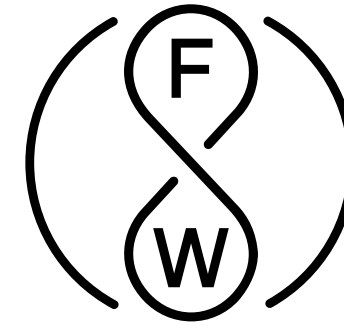


A walk in the (car) park

Getting here is easy-peasy. And if you're coming by car, we've got car parking space 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.

- No.1 The Futureworks = 94 car parking spaces
- No.2 The Futureworks = 48 car parking spaces
- No.3 The Futureworks = 63 car parking spaces





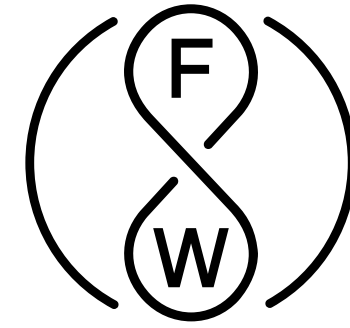
Slough's got talent

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.



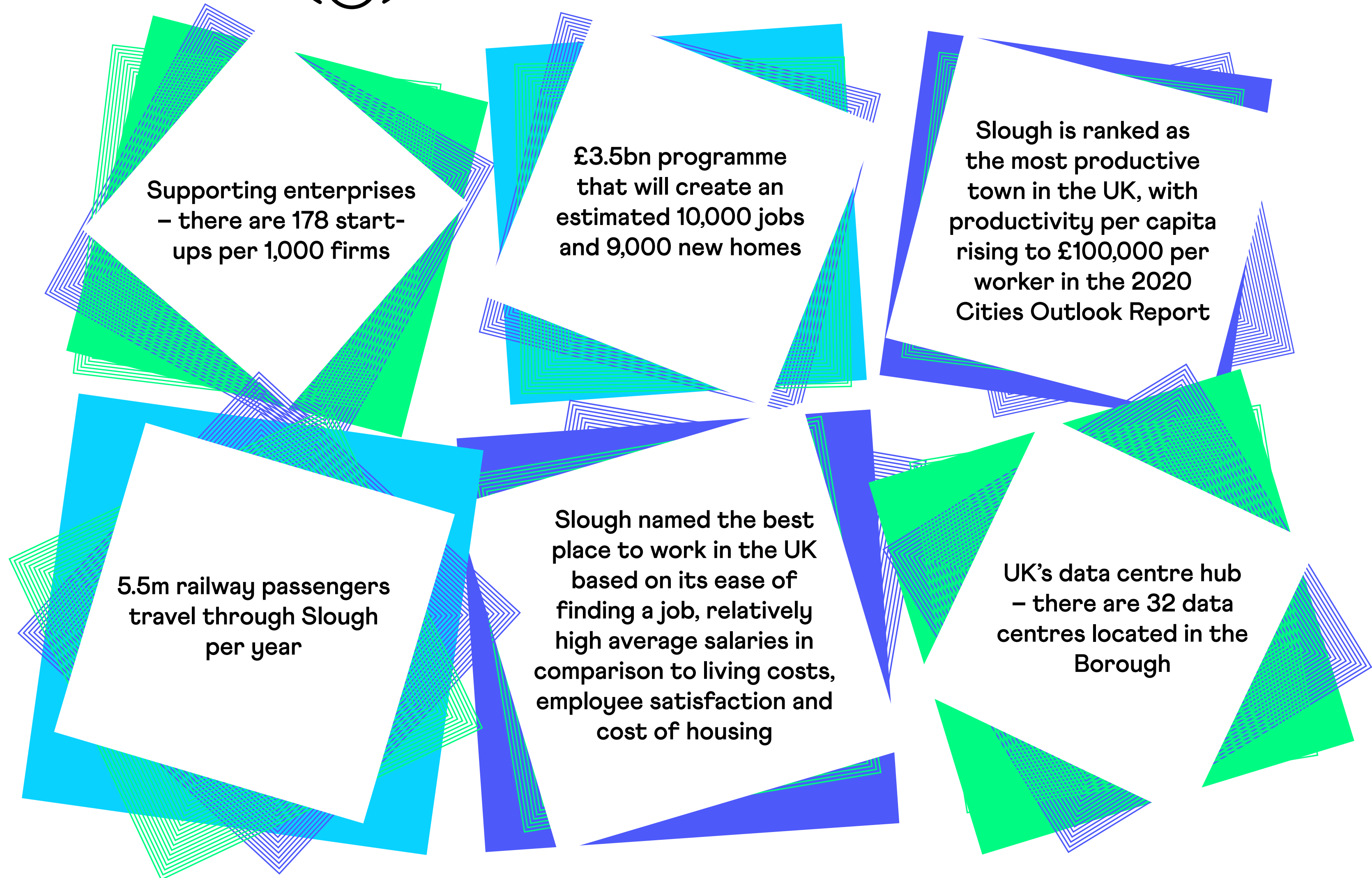


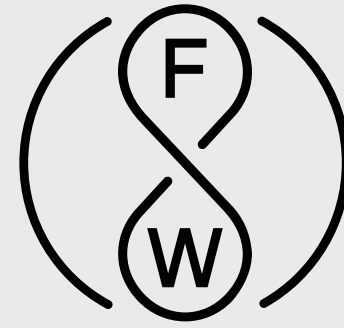
The future's Slough-shaped

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 and 2019.**

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

** Glassdoor, Best Places to Work





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Dressed to impress

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



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AERIAL VIEW OF No.1, No.2 AND No.3 THE FUTURE WORKS WITH SLOUGH TRAIN STATION BEHIND



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OUTDOOR CAMPUS SPACE BETWEEN
No.1 AND No.2 THE FUTURE WORKS



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No.1 THE FUTURE WORKS RETAIL UNIT AND CAMPUS AREA
BETWEEN No.1 AND No.2 THE FUTURE WORKS



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No.1 THE FUTURE WORKS COMMUNAL ROOF TERRACE



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No.2 THE FUTURE WORKS



No.2 THE FUTURE WORKS

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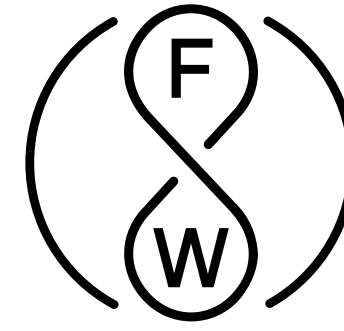
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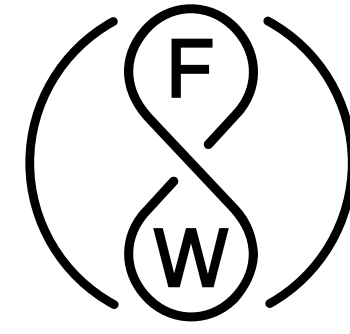
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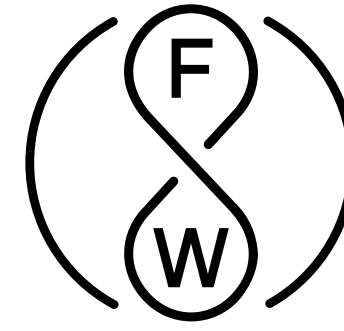
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PING PONG ON THE No.2 THE FUTURE WORKS
COMMUNAL ROOF TERRACE



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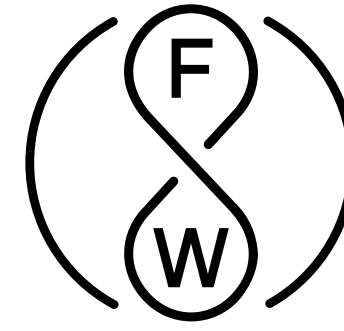
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YOGA ON THE No.2 THE FUTURE WORKS
COMMUNAL ROOF TERRACE



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Come on in

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



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OPEN NOW



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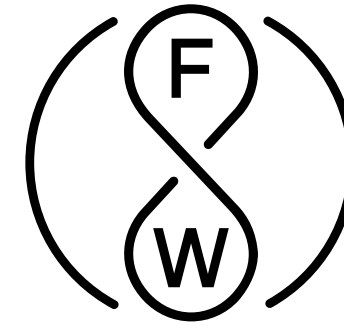
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No.2 THE FUTURE WORKS OFFICE FLOOR
OVERLOOKING WINDSOR CASTLE



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AND COWORKING (WRK)



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No.2 THE FUTURE WORKS PLUG & PLAY WORKSPACE (FW)



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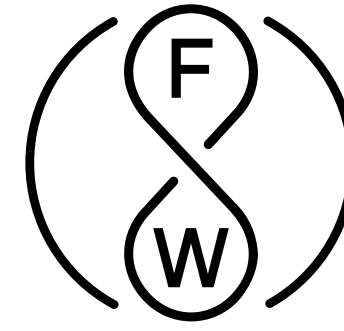
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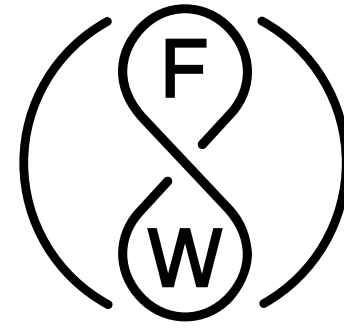
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No.2 THE FUTURE WORKS CHANGING ROOMS, SHOWERS AND LOCKERS



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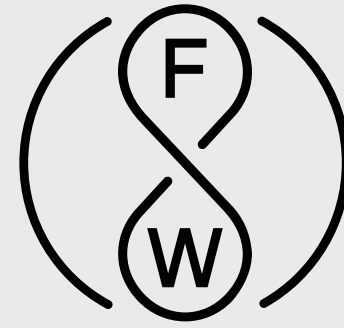
SPACE FOR 84 BICYCLES
No.2 THE FUTURE WORKS



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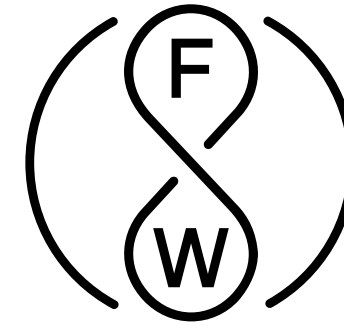
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The team that designed the future

This isn't just a workplace, it's the future of work. And a space like this could never happen without the collaboration of an extraordinary team. Intrepid, creative, determined – not afraid to re-write the rulebook. From the first germ of an idea, it's been an incredible journey; one we're all proud to be a part of.

Here's to the future.

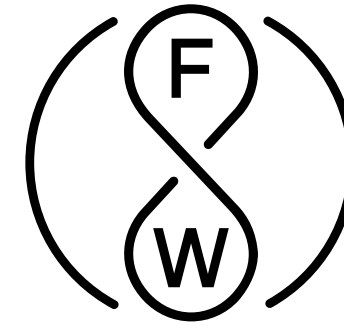
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AshbyCapital

AshbyCapital LLP is one of the UK's most active real estate investors. We work with established and respected partners – creating sustainable, future-proofed buildings that prioritise the health and wellbeing of their occupants.

Founded in 2013, our growing property portfolio comprises £1.8bn of assets in various sectors and locations across the UK.

ashbycapital.com



The Avenue, London



Fitzroy Place, London



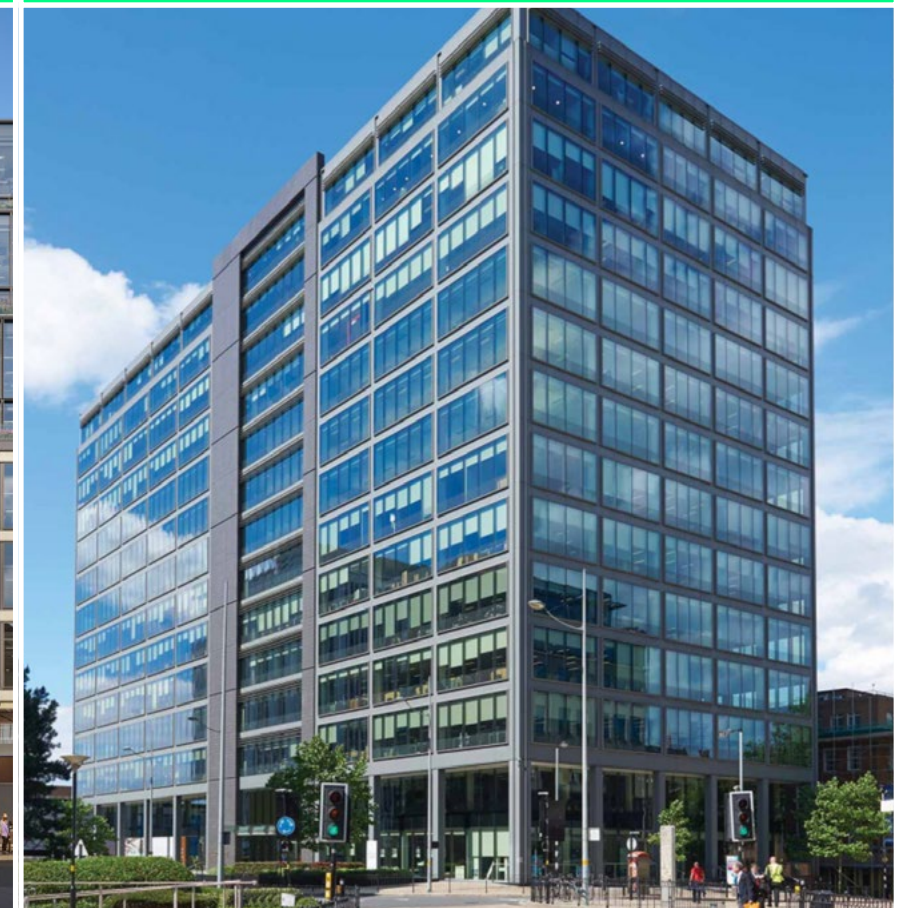
The Kensington Building, London



One Bartholomew, London



33 Charterhouse Street, London



The Colmore Building, Birmingham

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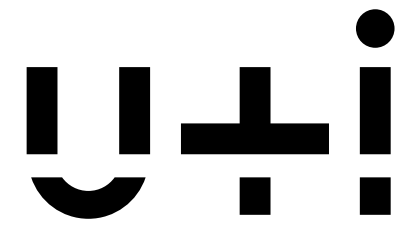
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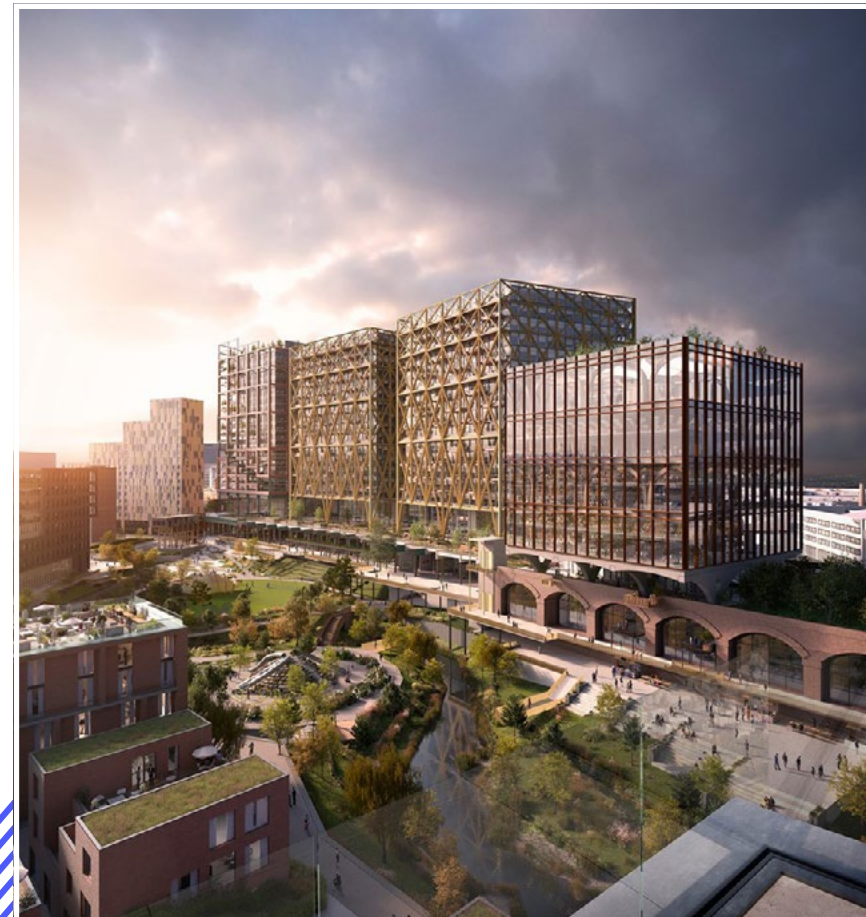
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U+I Group plc is a specialist regeneration developer and investor. Our £11.5bn pipeline of complex, mixed-use developments is designed to create long-term socio-economic benefits for the local communities in which we work.

Incorporated in 2015, following the merger of Development Securities plc and Cathedral Group, U+I is renowned for unlocking the potential of urban sites across the UK and Ireland.

uandiplc.com



Mayfield, Manchester



Morden Wharf, London



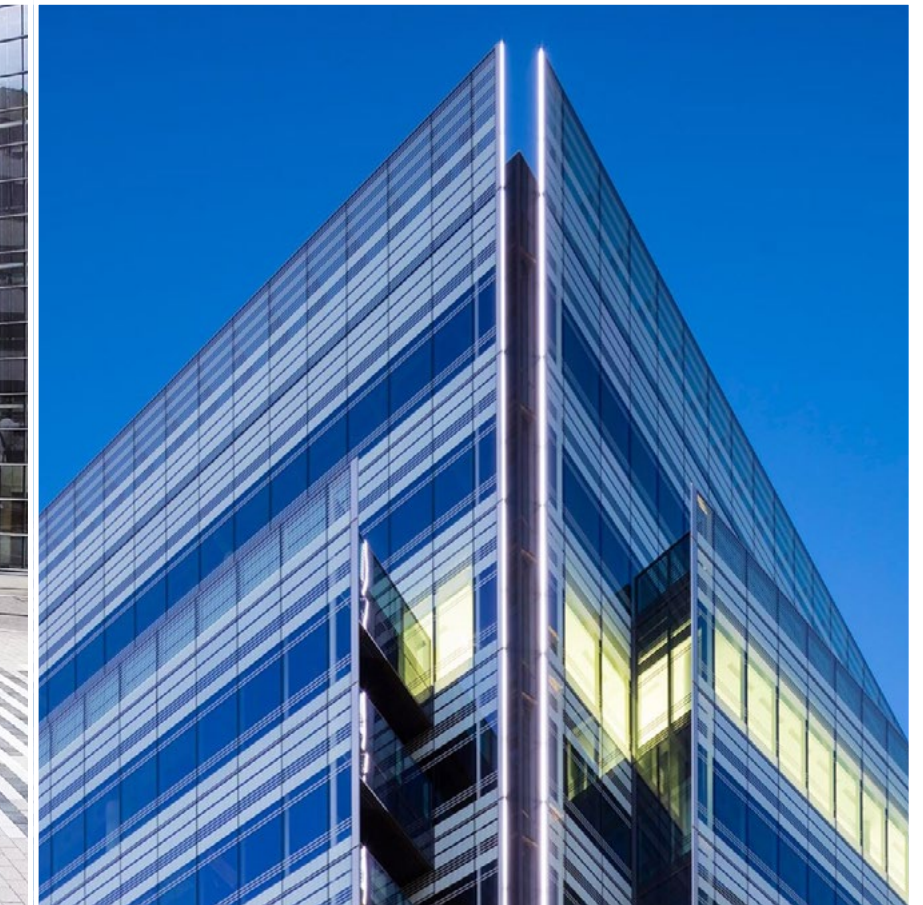
The Liberty of Southwark, London



8 Albert Embankment, London



The Old Vinyl Factory, London



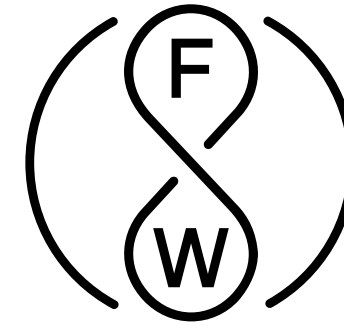
10 and 12 Hammersmith Grove, London

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SHEPPARD ROBSON

Sheppard Robson is an award-winning practice with a portfolio of major international projects spanning architecture, interior design and masterplanning. Our work has been recognised globally for pushing the boundaries of sustainable design, balancing a drive for efficiency and performance with creativity; this approach adds value to the clients, communities and stakeholders we work with.

The practice designs projects around the world from our offices in London, Manchester and Glasgow. Whether delivering the transformation of an urban block in Central London or creating a series of masterplans for four of Africa's fastest growing cities, our work responds to a project's physical and cultural context, and the aspirations of our clients.

Our expertise spans a broad range of typologies, including Masterplanning, Retail, Residential, Hotels, Arts & Culture, Offices, Interior Design (ID:SR), Schools, Colleges, Universities, Student Living, Science and Healthcare.

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Horlicks Factory, Slough



68-86 Farringdon Road, London



Royal Mint Court, London



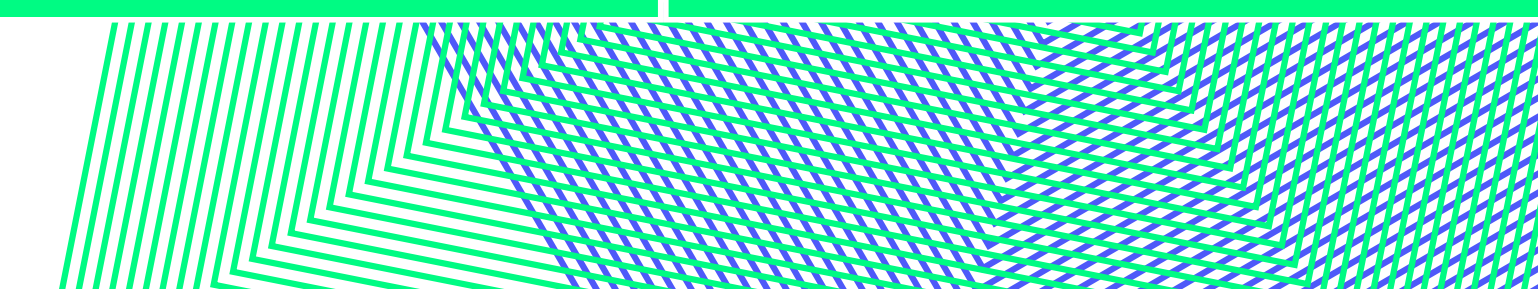
245 Hammersmith Road, London



One Creechurch Place, London



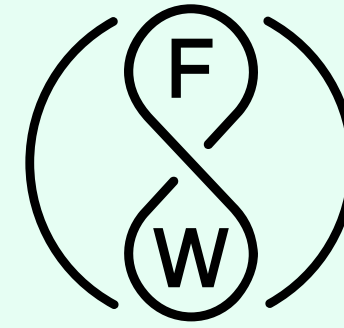
Arup, No. 8 Fitzroy Street, London



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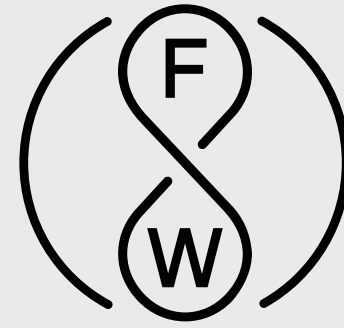


“ *The Future Works is a rare opportunity appealing to the next generation of office occupiers. The brief was to design three buildings with their own identity to an inter-connected campus make up the new campus at the heart of Slough. It will be among the most sustainable and technologically advanced in the Thames Valley, targeting net-zero carbon emissions.*

Wellness is also a focus, with best-in-class amenities, multiple roof terraces and biophilic design to connect those working in the building to the outside world. ”

Mark Kowal

Partner
Sheppard Robson



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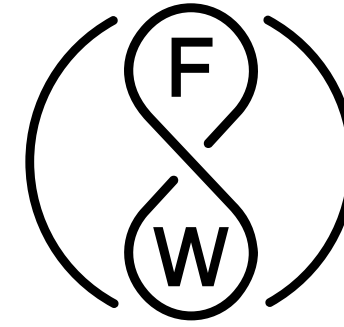
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The future is here, ready for you now..



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