



Think different, work different.

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







## The Future Works

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

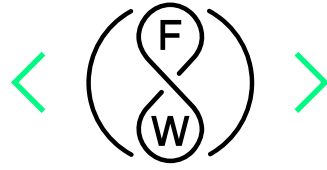


Explore the  
building





## Overview



# 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



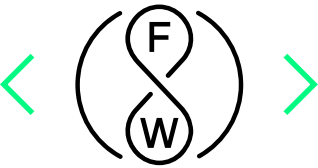
AIMING TO FACILITATE  
A NET ZERO CARBON  
FUTURE



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

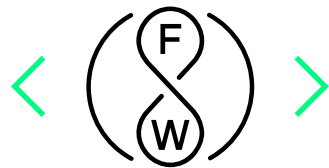


SMARTPHONE ACCESS  
FROM STREET TO DESK VIA  
SECURITY GATES AND LIFTS





## 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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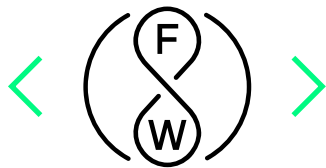




THE FUTURE WORKS COMMUNAL ROOF TERRACE



## 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.

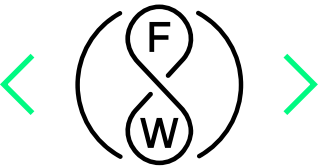
Lucy's Kitchen is open NOW

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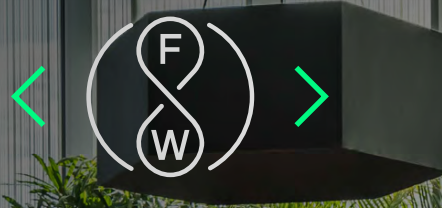
Overview



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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

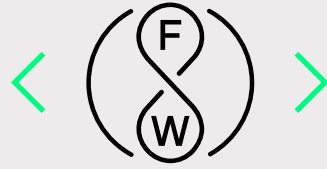
Shy and retiring, The Future Works is most definitely not. As soon as you step through the door into the double-height reception, you know this is no ordinary work environment. Spacious, light, modern and stylish. Perfect for any organisation that wants to make a powerful first impression.

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Accommodation

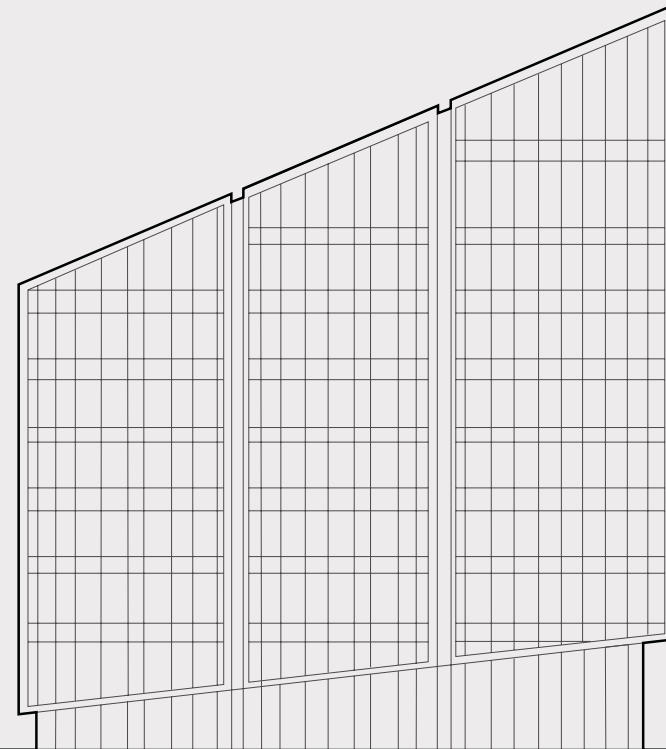


The Future Works

## Schedule of Areas



	SQ M	SQ FT	AVAILABILITY
8 - TERRACE	291	3,136	COMMUNAL
7	-	-	BYBOX
6	1,375	14,795	AVAILABLE
5	1,374	14,793	AVAILABLE
4	1,374	14,794	AVAILABLE
3	-	-	LIKEWISE
2 (PART)	-	-	TESCO MOBILE
2 (PART)	-	-	PLUS X INNOVATION
1	-	-	PLUS X INNOVATION
G (OFFICES)	-	-	PLUS X INNOVATION
G (CAFÉ)	-	-	LUCY'S KITCHEN
TOTAL	4,123	44,382	





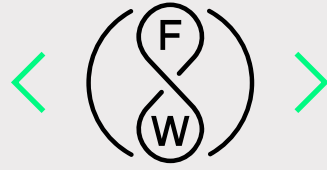
Accommodation



THE FUTURE WORKS OFFICE FLOOR  
OVERLOOKING WINDSOR CASTLE



Accommodation

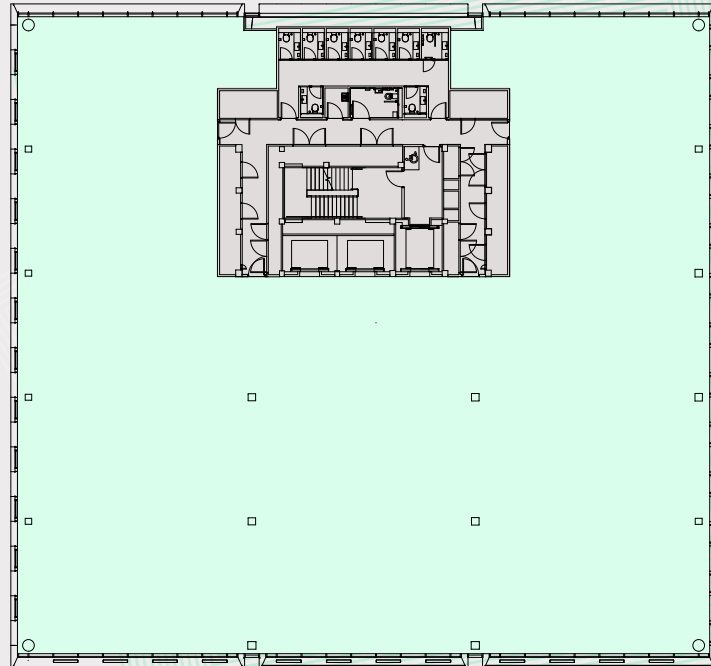


The Future Works

# Floor plan

Typical Floor

FLOORPLATE 14,800 SQ FT (IPMS 3)



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## 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

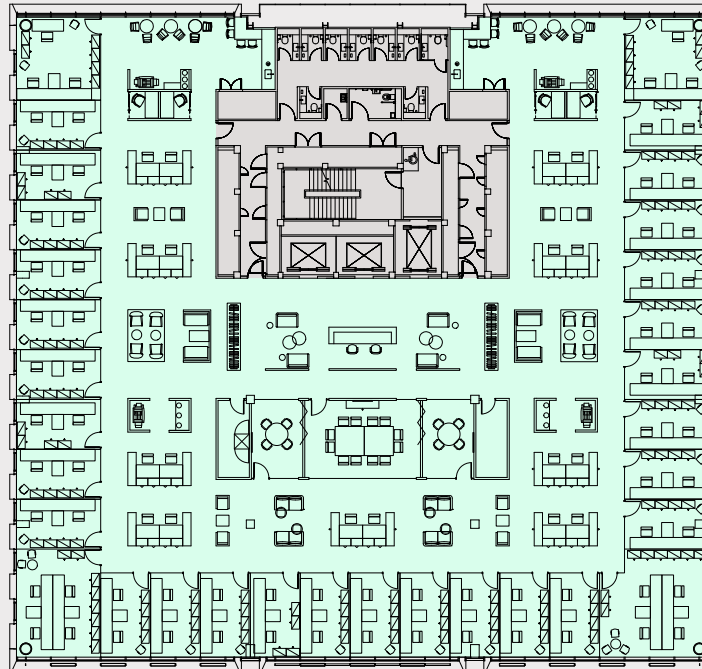
### 2. OPEN PLAN LAYOUT

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



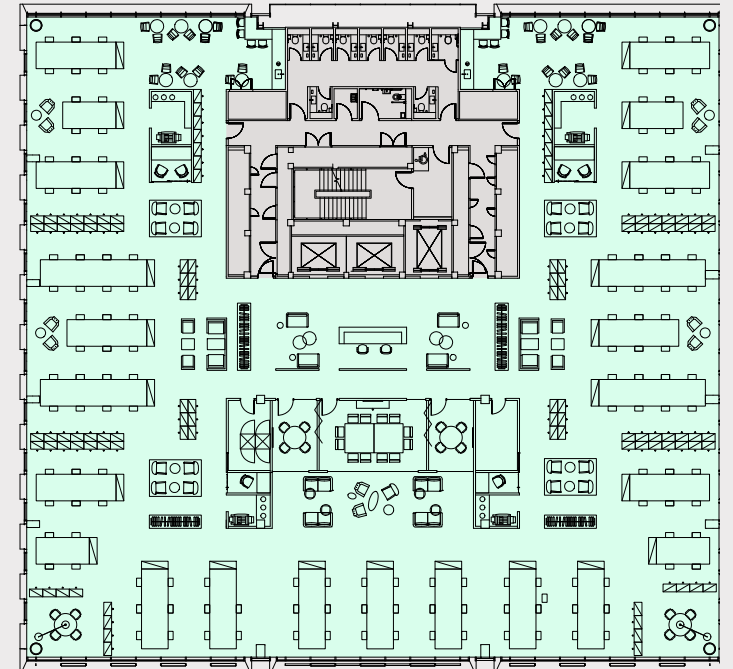
### 1. Cellular layout for 90 people

TYPICAL FLOORPLATE 14,800 SQ FT



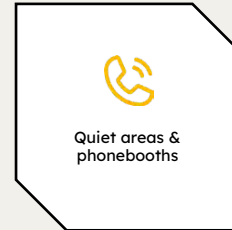
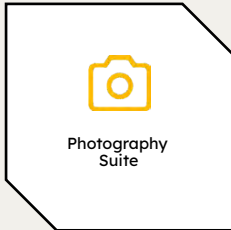
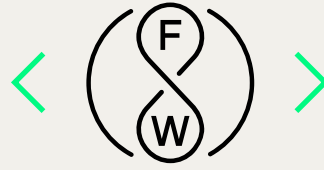
### 2. Open plan layout for 140 people

TYPICAL FLOORPLATE 14,800 SQ FT

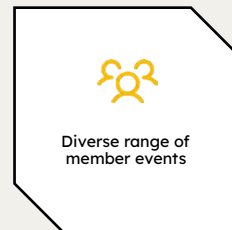




## Accommodation



Plus X Innovation actively collaborates with local business and community groups, local and national government and educational institutions to host community events and deliver innovation programmes to ambitious businesses. Reflecting the Plus X Innovation mission to be an integral part of the local community, the space is not only run by local staff but offers work experience to local students and free space to local charities and not-for-profit organisations.



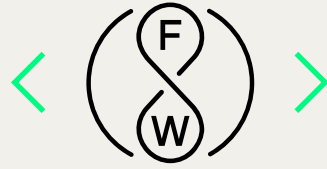
# Take your place in Slough's most innovative workspace

Plus X Innovation has launched a unique and inspiring workplace on the lower floors of The Future Works. Plus X Innovation brings together state-of-the-art equipment and facilities, game-changing innovation programmes and vibrant member communities helping to drive business growth.





Accommodation

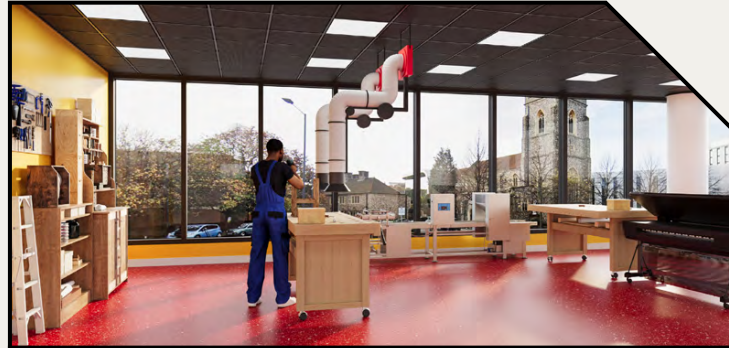


# This is more than just a workspace



**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.



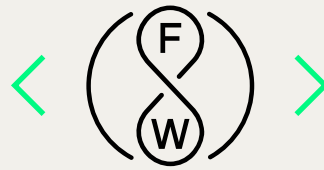
**Grow & evolve with expert innovation programmes.**

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.



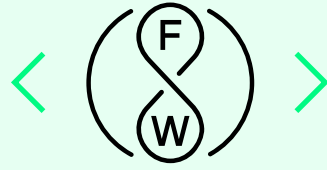
### Private Studios

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

(✓) 44,382 sq ft

CURRENTLY AVAILABLE

(↑ 2.9m) FLOOR TO CEILING HEIGHT  
2.9m

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

(3 people) 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

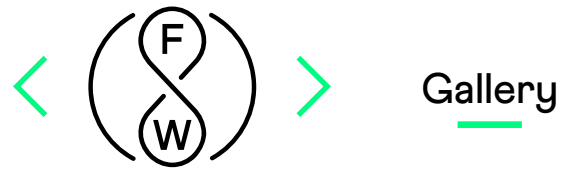
# Dressed to impress

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

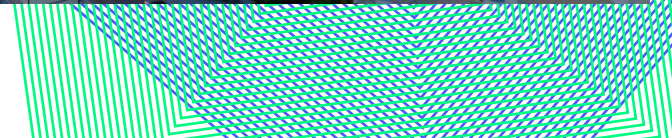


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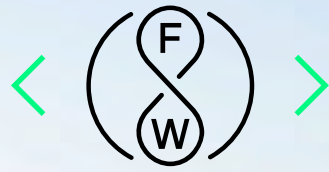




Gallery

THE FUTURE WORKS  
COMMUNAL ROOF TERRACE





Gallery

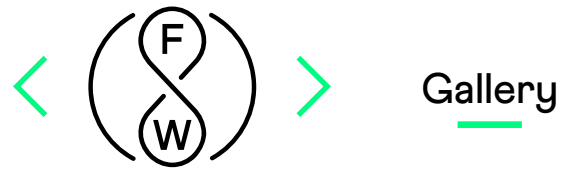
YOGA ON THE FUTURE WORKS  
COMMUNAL ROOF TERRACE





Gallery





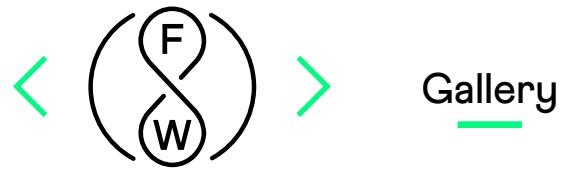
EXAMPLE OF FITTED OFFICE SPACE



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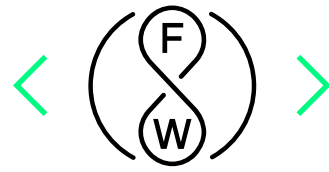
EXAMPLE OF FITTED BREAKOUT SPACE



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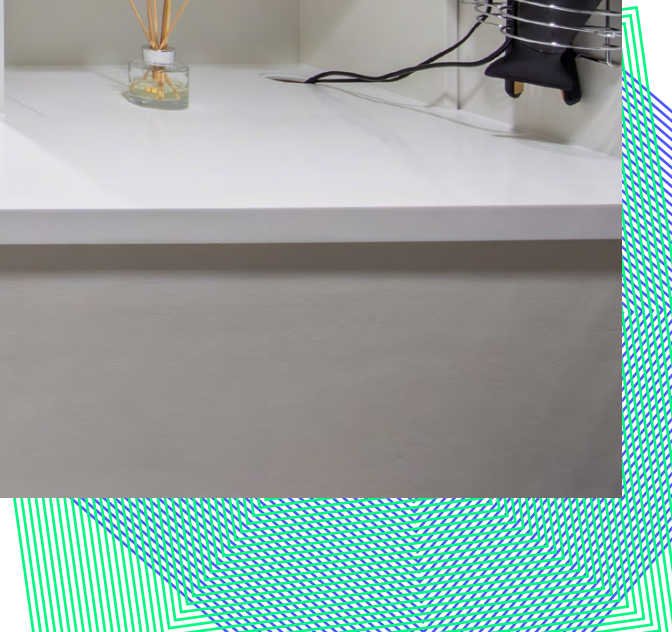


Gallery

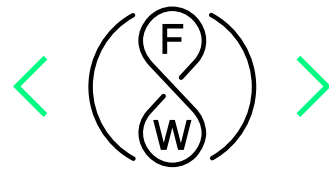
THE FUTURE WORKS CHANGING ROOMS, SHOWERS AND LOCKERS



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Gallery

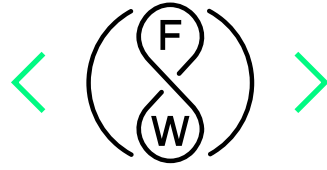
SPACE FOR 84 BICYCLES  
THE FUTURE WORKS



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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.

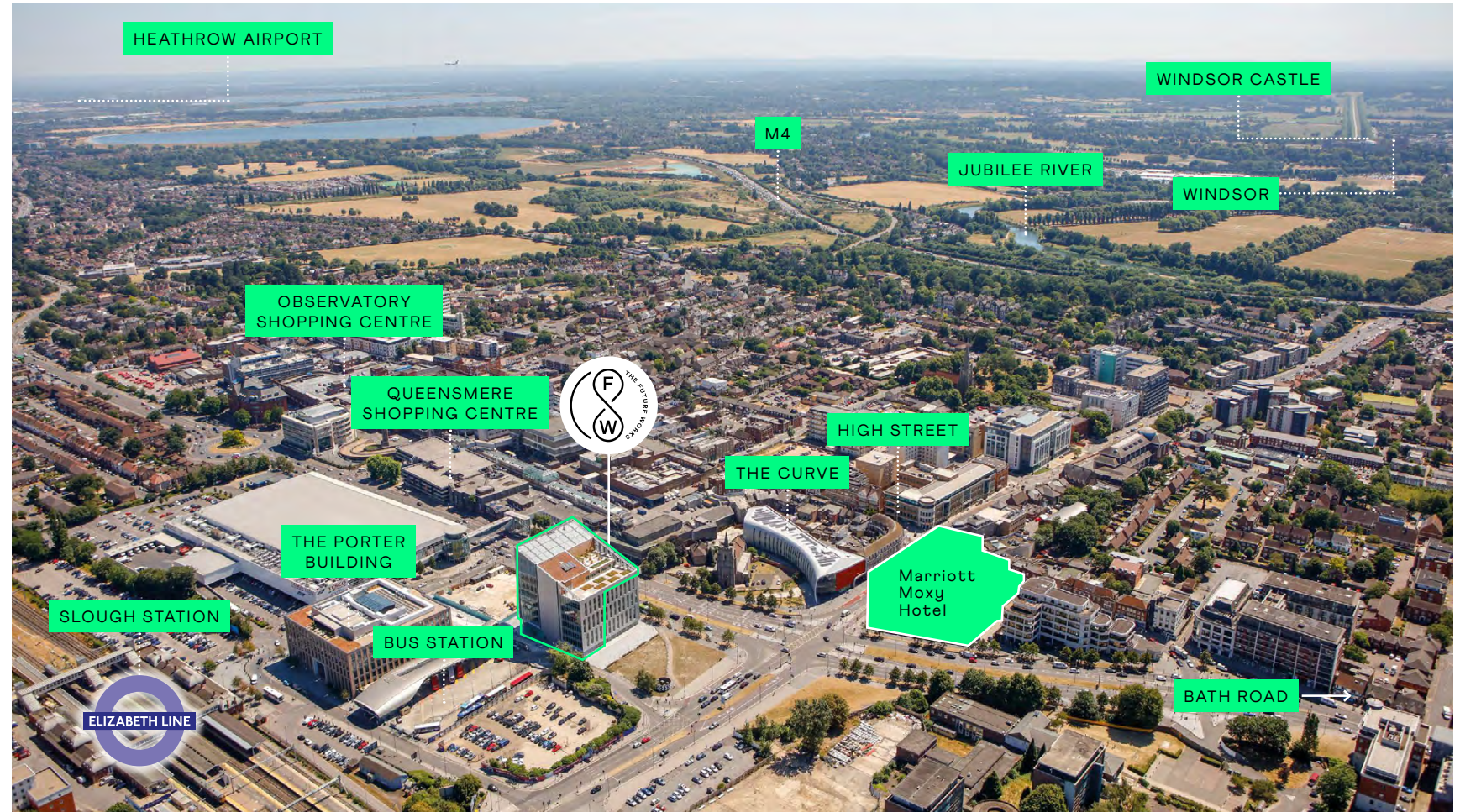


Paddington (rail) 14 mins



Bond St (Elizabeth Line) 30 mins

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Right her, right Slough



# 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

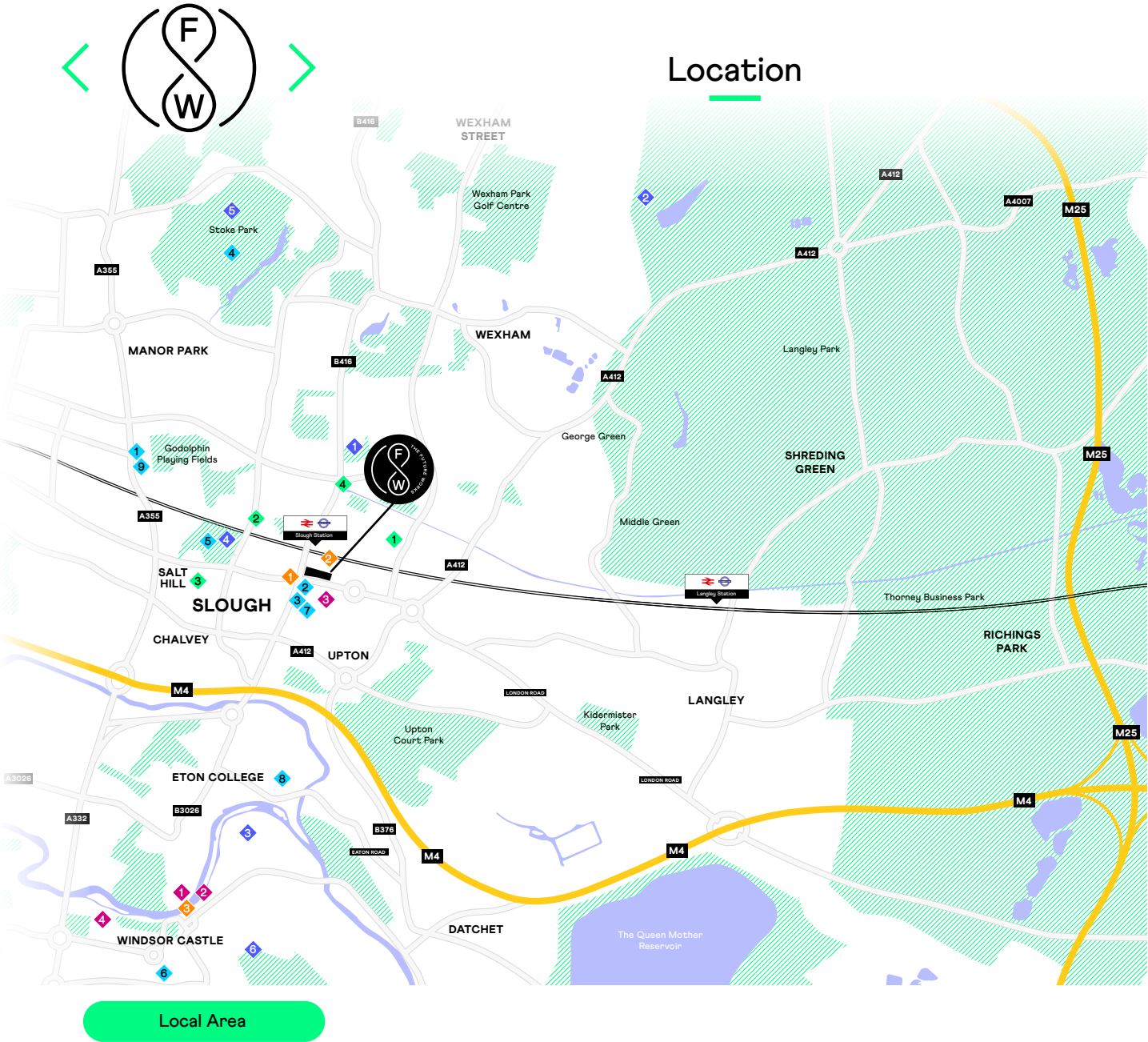
- 1 Arbour Park
- 2 Black Park
- 3 Home Park
- 4 Salt Hill Park
- 5 Stoke Park
- 6 Windsor Great Park

## Retail, Food & Drink

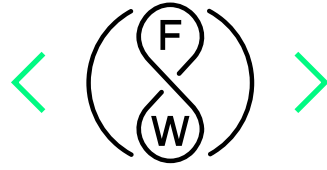
- 1 Gilbey's Bar & Restaurant Eton
- 2 The Boatman
- 3 Queensmere Observatory Shopping Centre
- 4 Windsor & Eton Brewery

## 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







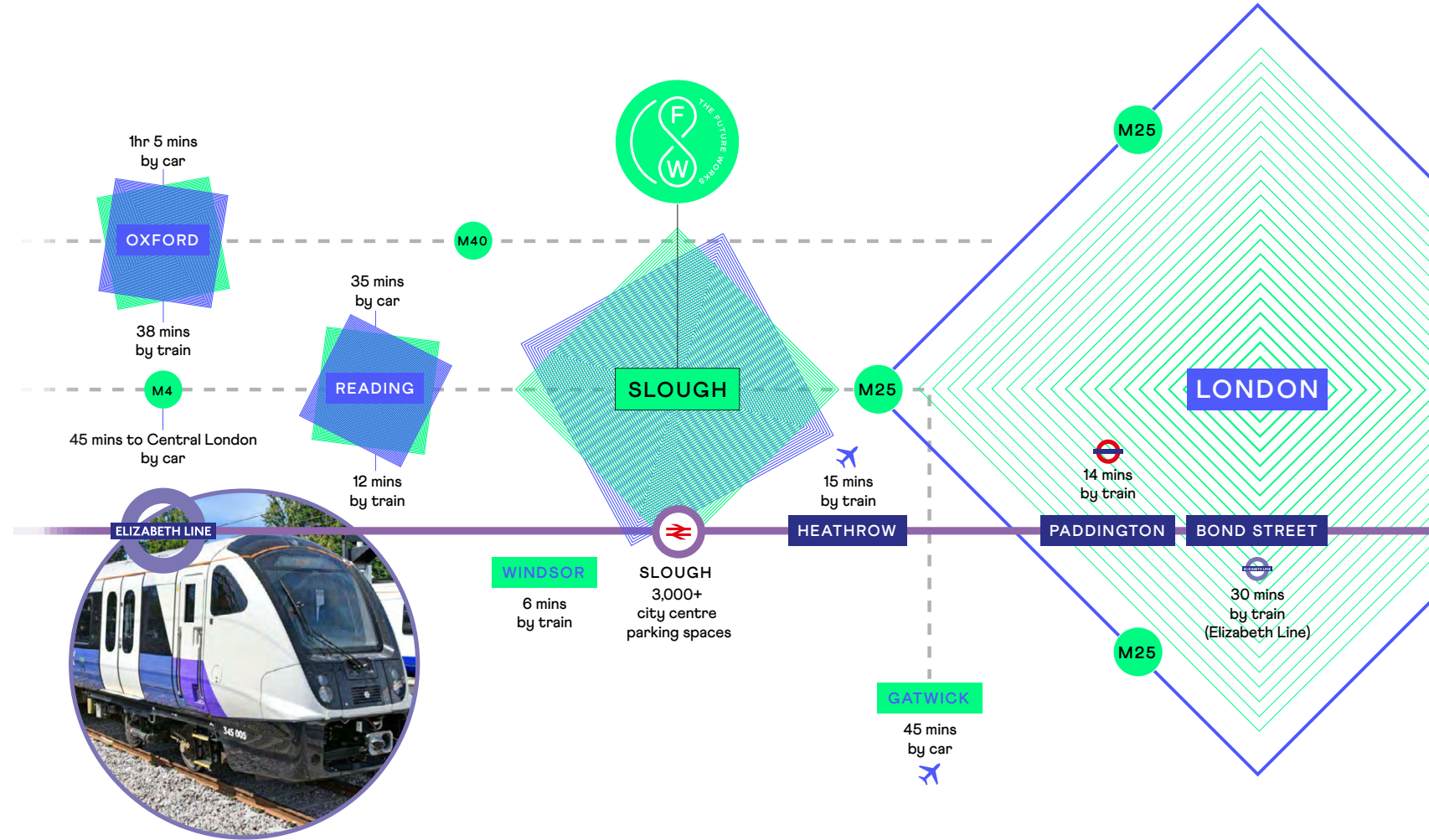
Location

# 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.

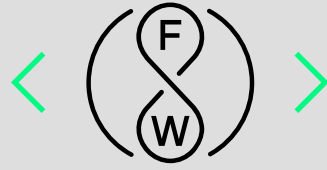
There's lots of secure basement parking and charging points on site. And with so much bike space, it's an eco-commuters dream come true. Plus, the Elizabeth Line is up and running, which zips to Bond Street in 30 minutes flat.



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Travel Connections





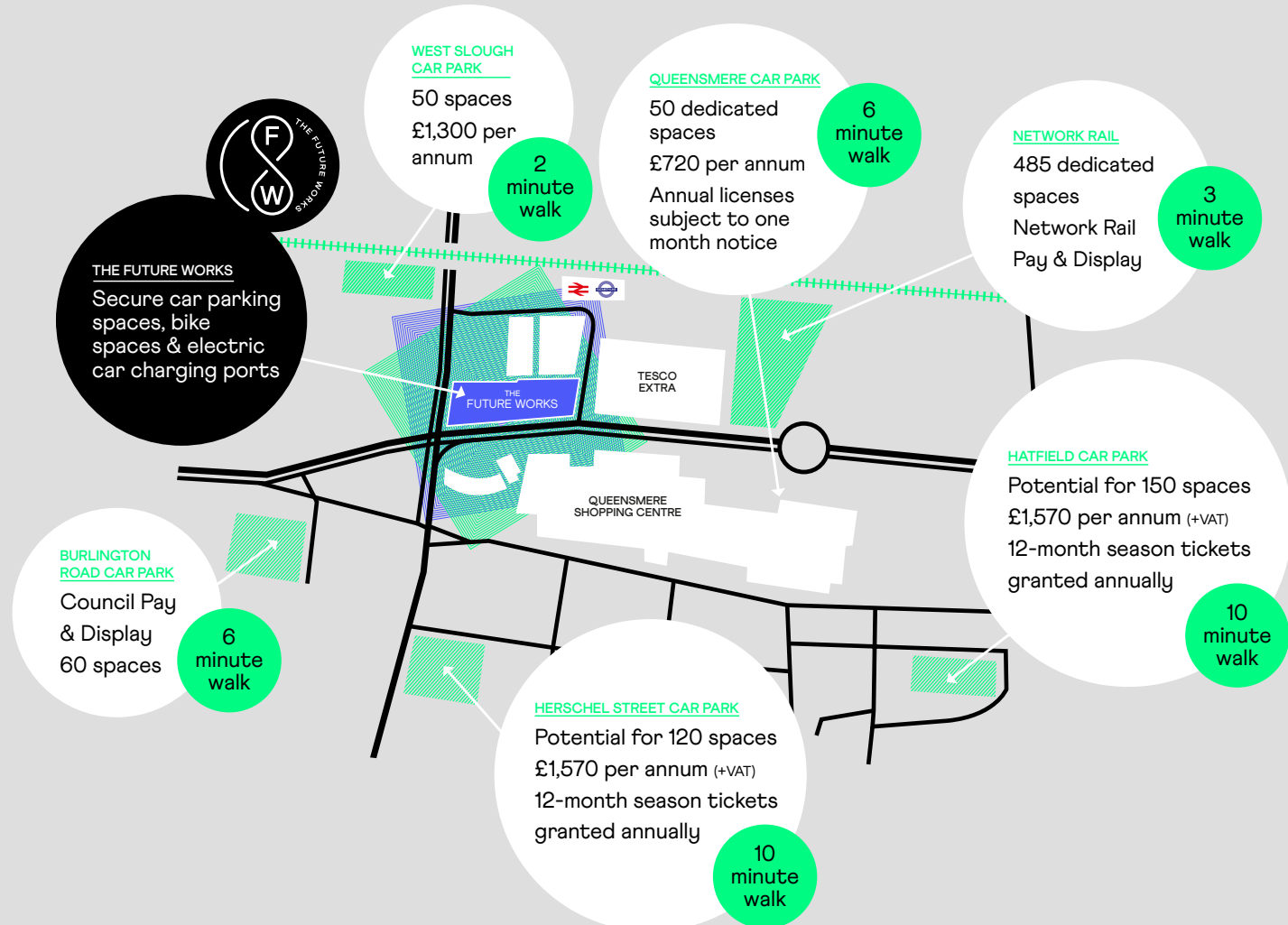
## Location

# A walk in the (car) park

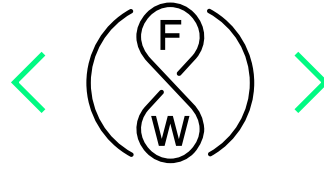
Getting here is easy-peasy. And if you're coming by car, we've got secure car parking on site (along with bike spaces and electric charging points). Then there are hundreds more parking spaces close by, with options for annual season tickets or pay and display.

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

**Parking ratio: 1:2200**







Location  
          

# Slough's got talent

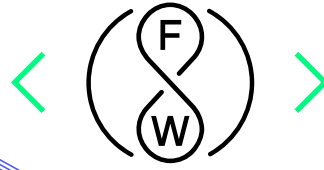
There are big changes coming to Slough: investment, people and business. A massive amount of money is being poured into education, housing, retail and transport. £450m is going into new town centre developments and £3.5bn into regeneration across the borough.

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)

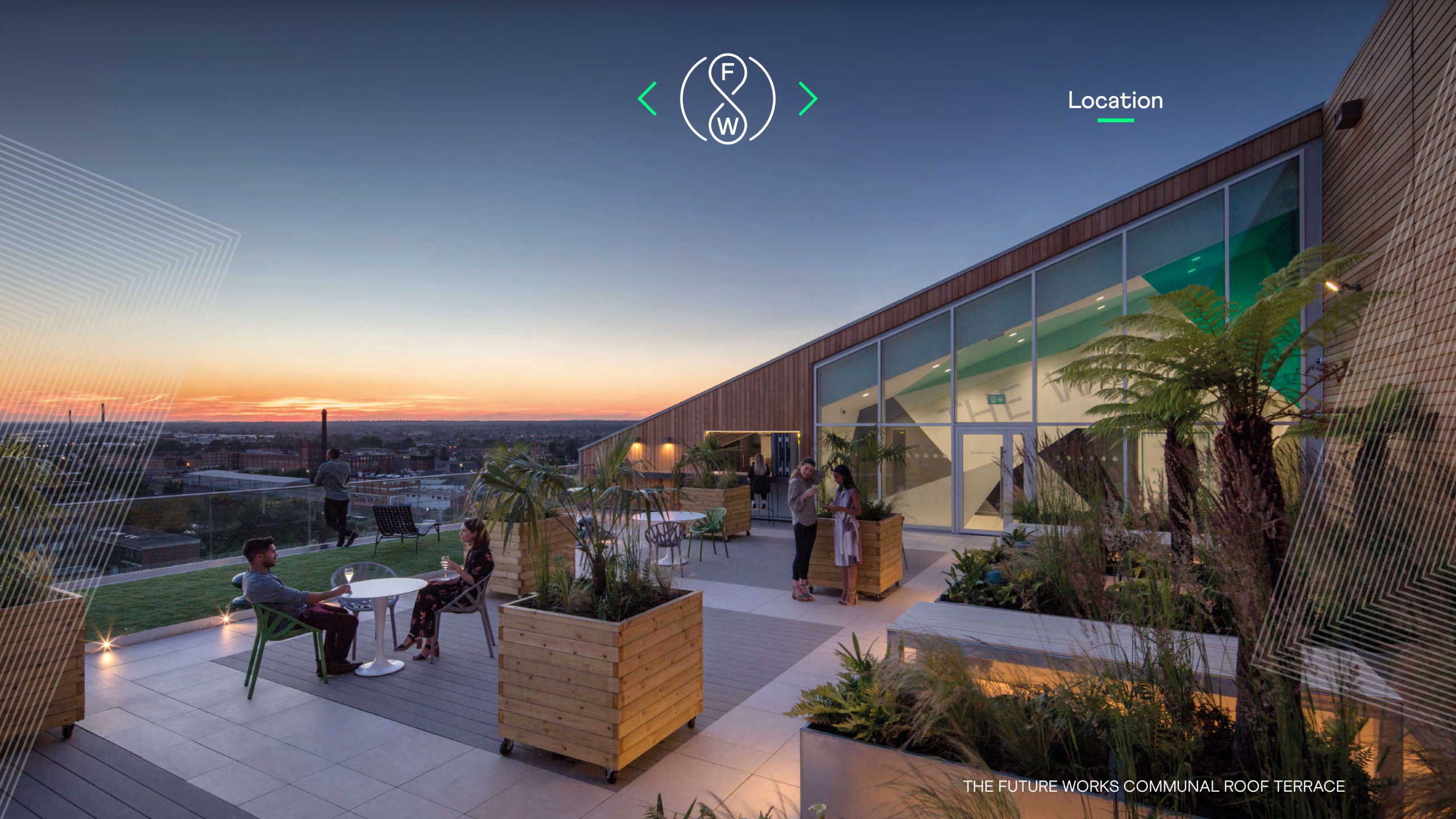
\*\* Glassdoor, Best Places to Work





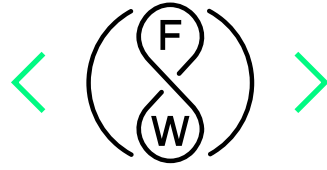


Location



THE FUTURE WORKS COMMUNAL ROOF TERRACE





Contact

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

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HOCKLEY**

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