

THE  
FUTURE WORKS

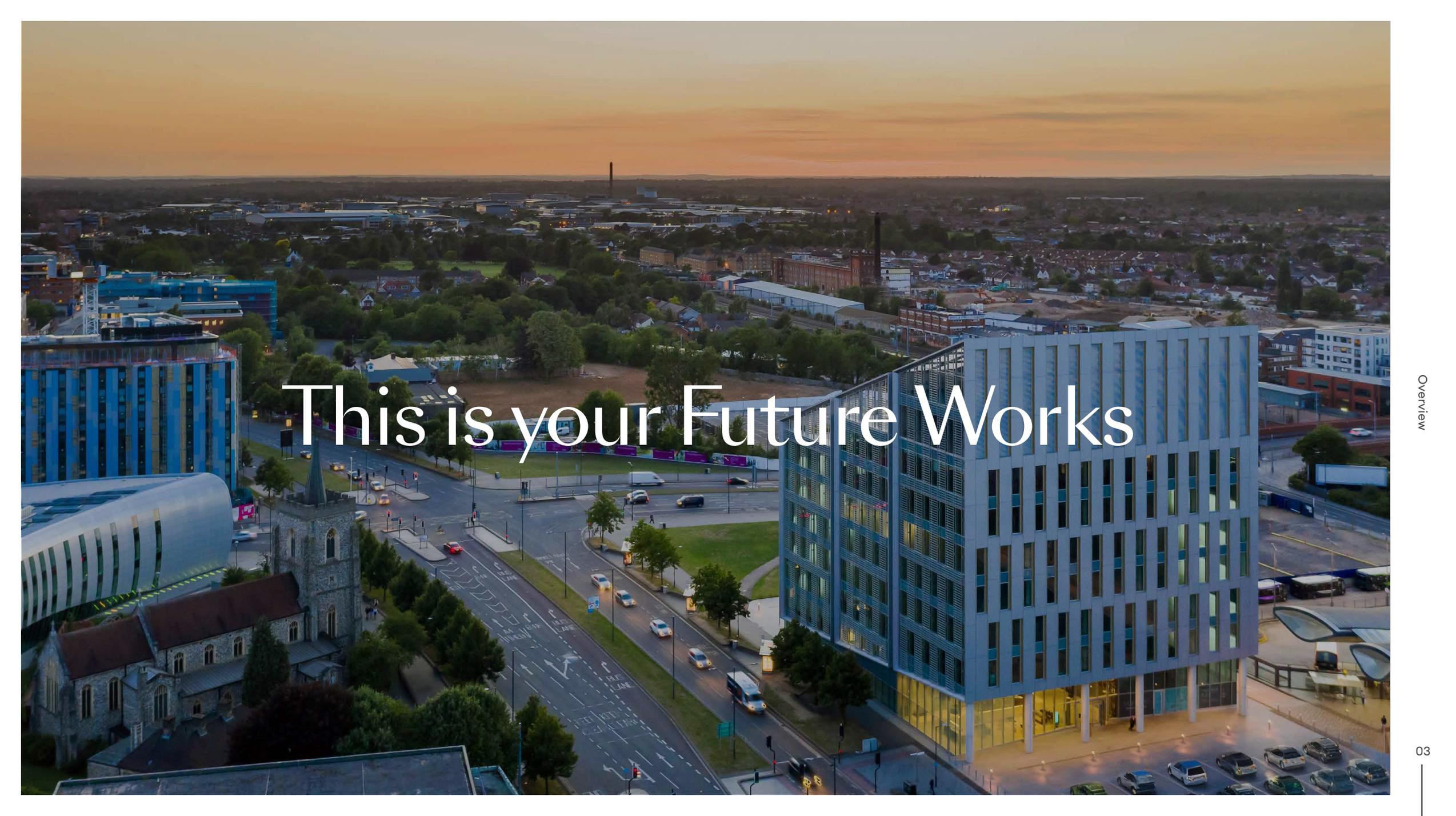
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“We wanted to design a workplace that genuinely supports people, not just accommodates them. From the roof terrace to the calming, light-filled interiors, wellbeing is embedded in every detail of The Future Works.”

Linda Morey-Burrows - Principle Director

MOREYSMITH



An aerial photograph of a city at sunset. The sky is a mix of orange, yellow, and light blue. In the foreground, a large, modern building with a blue and white facade and a grid of windows is prominent. To its left is a stone church with a tall spire. A road with traffic and a green field are visible in the middle ground. The background shows a dense urban area with various buildings and trees.

# This is your Future Works

# 100,000 sq ft Premium office space Flexible options Amenity rich

The Future Works is a state-of-the-art, Grade A office building in the heart of Slough - offering 100,000 sq ft of premium workspace designed with wellbeing and sustainability in mind, it features a stunning 3,100 sq ft rooftop terrace with Windsor Castle views, an on-site café and gym, smart building technology and best-in-class amenities.

Explore the building





Designed with **flexibility** at its core

A workplace that adapts to the way you want to work. From fully serviced offices and fitted suites to ready-to-fit and conventional space, the building offers a range of options to suit businesses of every size and stage. It's a place that can evolve with you, supporting growth, collaboration and wellbeing in equal measure.

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- Conventional space

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- Ready to fit

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- Fitted space

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- Serviced offices

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[Find out more >](#)

## Make an entrance

As soon as you step through the doors into the double-height reception, you know this is no ordinary workplace – spacious, light-filled, modern, and stylish.

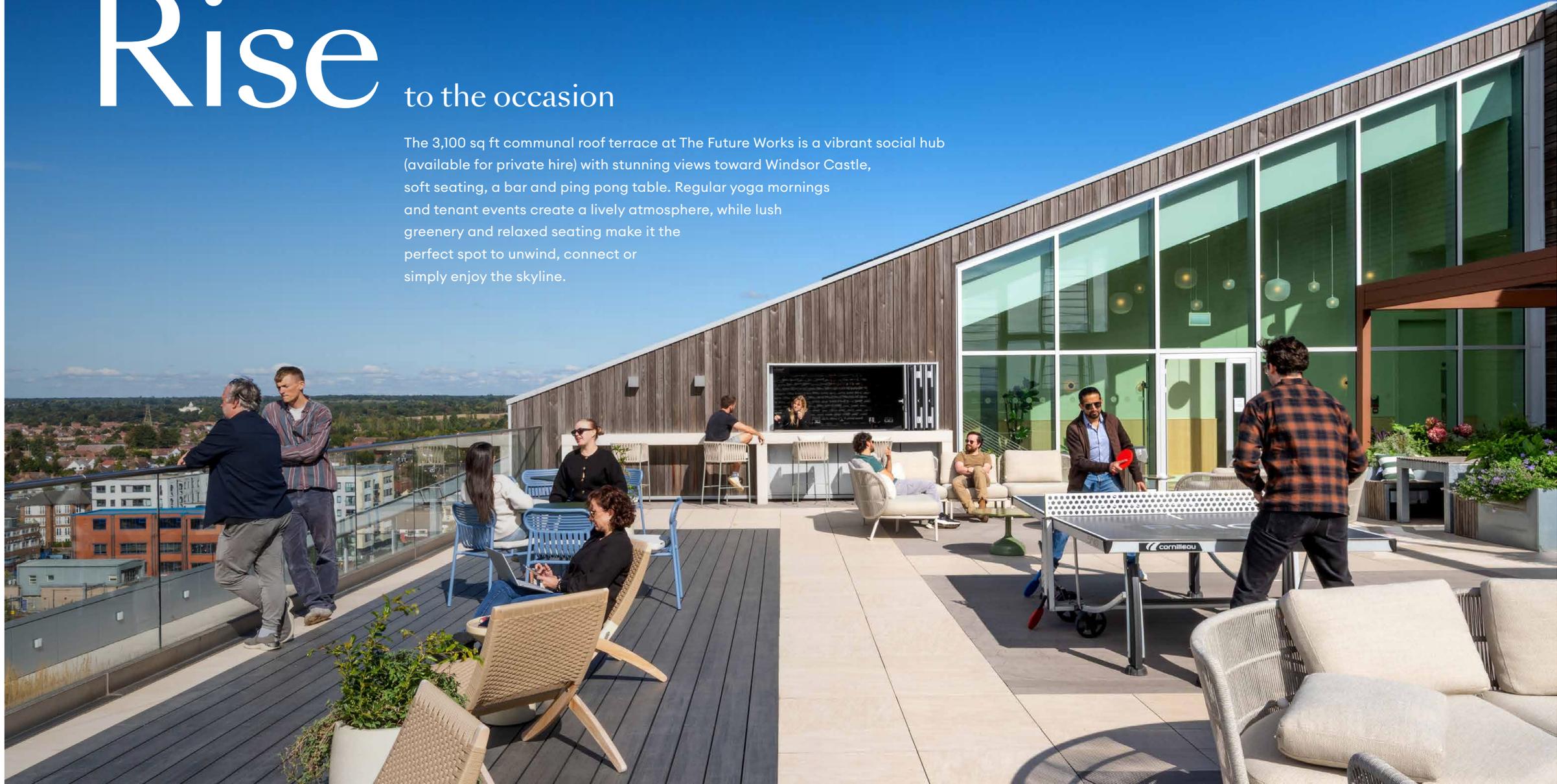
Designed by leading interiors studio MoreySmith, the space creates an impressive arrival experience, complete with break out space with direct access to the on-site café for informal meetings and everyday convenience.



# Rise

to the occasion

The 3,100 sq ft communal roof terrace at The Future Works is a vibrant social hub (available for private hire) with stunning views toward Windsor Castle, soft seating, a bar and ping pong table. Regular yoga mornings and tenant events create a lively atmosphere, while lush greenery and relaxed seating make it the perfect spot to unwind, connect or simply enjoy the skyline.



## Meet Your New Favourite Lunch Spot

Peckish? Good, because the best little café in town just happens to be right where you work. We're talking breakfast pots, bruschetta, fresh salads, wraps, daily hot dishes, club sarnies and cakes straight from the oven.

“It's more than a café - it's where we grab five minutes to reset. The food's great, with lots of choice”

Plus X Innovation





# You'll work it out

Building upon a sense of wellbeing and to counter the demands of the workday, occupiers enjoy exclusive access to a first class fitness studio. Located on the lower ground floor, this compact gym is zonally spaced to accommodate a range of exercises including mat-based workouts, a free weights area and cardio with Technogym treadmill and bike. An easy and efficient way to incorporate movement into your day.

## 5 star facilities

Enjoy best-in-class end of journey facilities with luxurious changing rooms, towel service, hairdryers and straighteners. Other amenities include bike store, digital lockers and drying room.



Concierge style reception



Showers and changing facilities



Hairdryers and straighteners



Complimentary towels



Smart vending machine



Digital lockers



Cycle Store



Gym and fitness studio



Drying room





An office with a

view

# Greater choice to suit your business

Change is constant for every business – which is why office space at The Future Works is designed with flexibility at its core. Whether you're a start-up or scaling up, the spaces can adapt to your needs, helping your business thrive today and grow into the future.

All options have access to building facilities:

- Fitness studio
- Changing rooms, showers and lockers
- All day café
- Communal 3,100 sq ft roof terrace
- Reception and business lounge
- Cycle storage
- Building events



Conventional

A traditional lease that gives you complete freedom to design and manage your space your way. From layout to finishes, you decide exactly how your workplace looks and functions.



Ready to Fit

Choose the size of your suite—small or large, it's up to you. You can fit it out yourself or we can do it for you. Simple and flexible to suit your needs.



Fitted Space

Move into a space that's furnished and equipped with essential features, allowing you to get started quickly with minimal setup.



Serviced Offices

Step into a fully equipped, ready-to-use office with all the amenities you need—furniture, internet, utilities, tea points and more—so you can focus on your business from day one.

# Conventional

Ideal for companies looking for high quality, contemporary office space to tailor and design.

Key information:

3,000 - 59,000

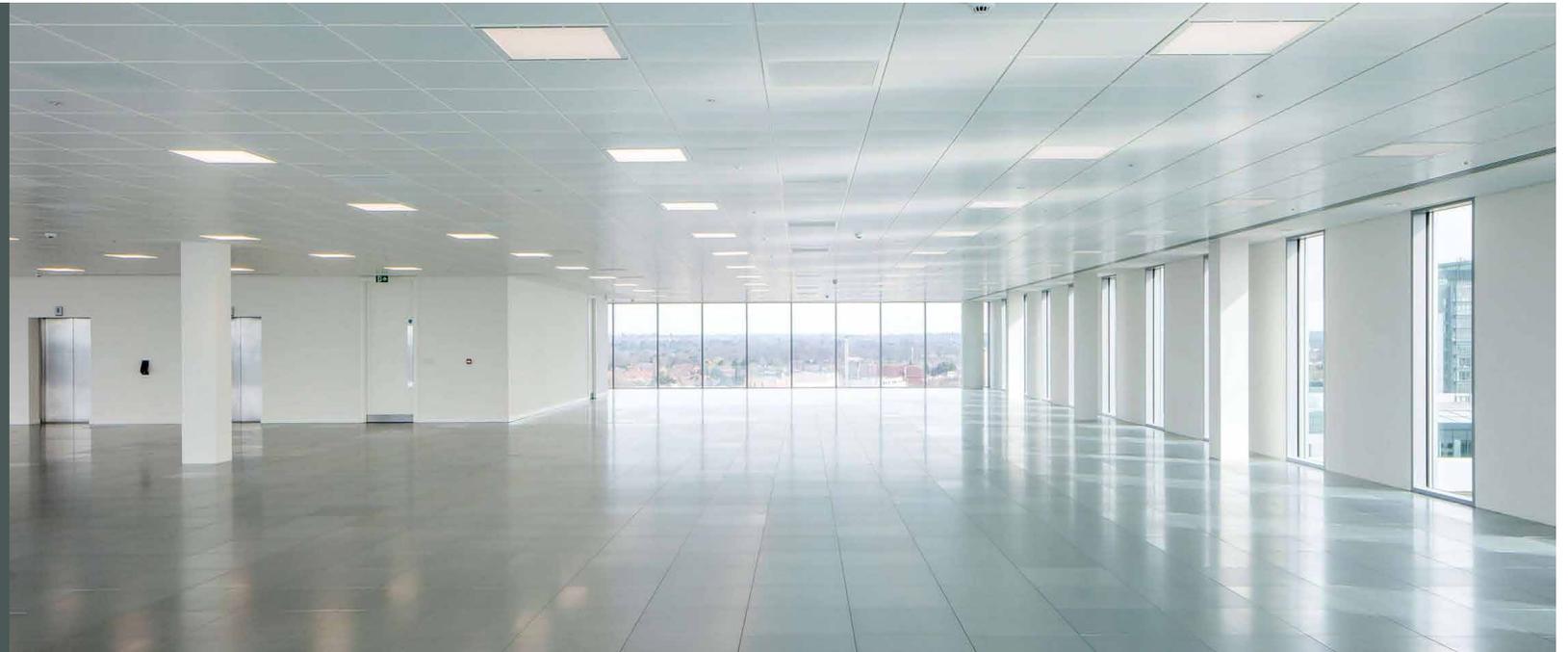
sq ft available

2.9m

ceiling height

A

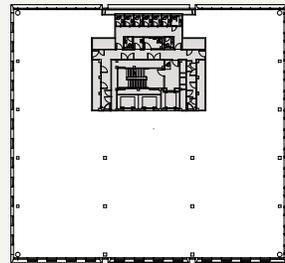
grade



# Conventional:

3rd, 4th, 5th & 6th floor

3,000 - 59,000 sq ft

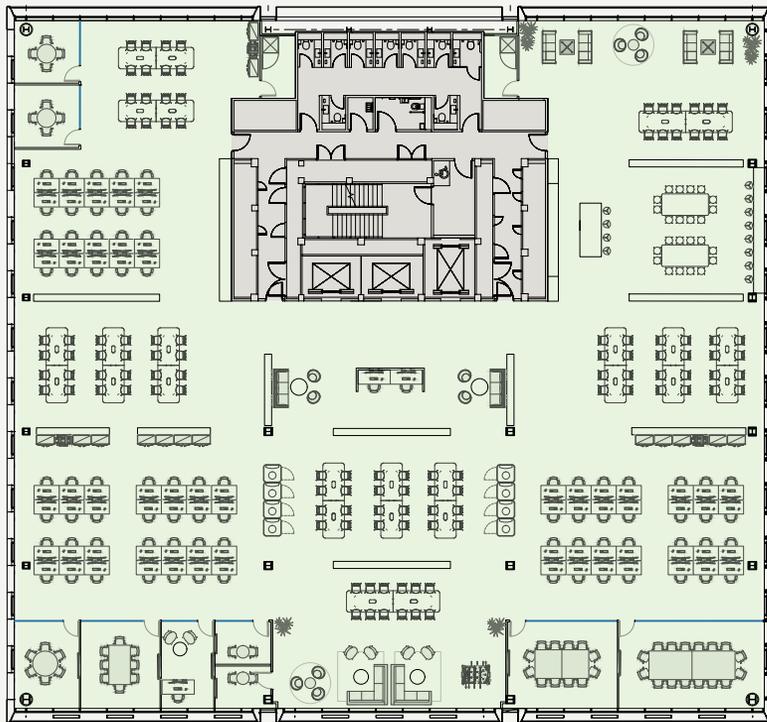


Typical floor plate 14,975 sq ft



## 1. Cellular layout for 90 people:

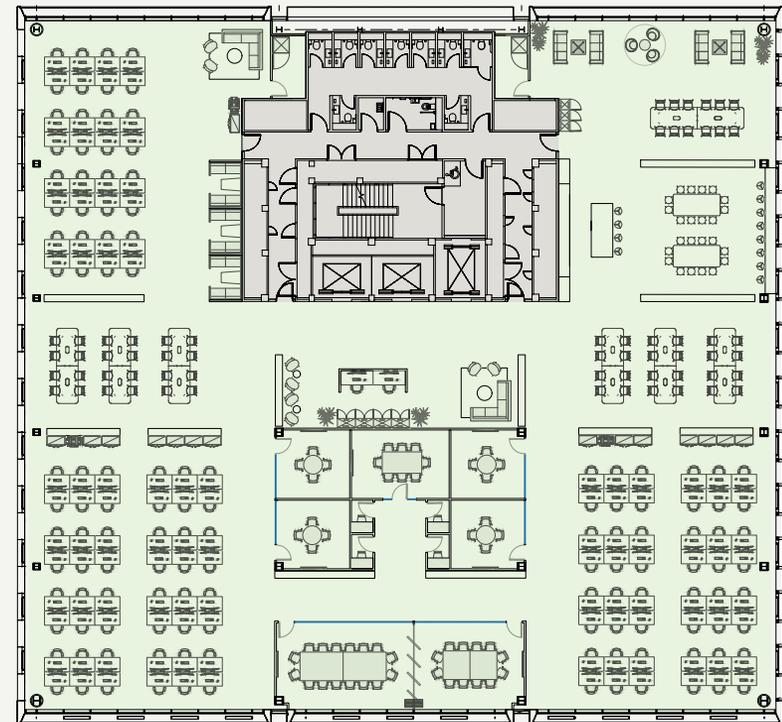
Occupancy	90 people
Desk space	18
Enclosed offices	32
3-4 person meeting room	4
12 person meeting room	1
Quiet room	4
Break-out space	10
Tea point	2



Indicative space plan

## 2. 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



Indicative space plan

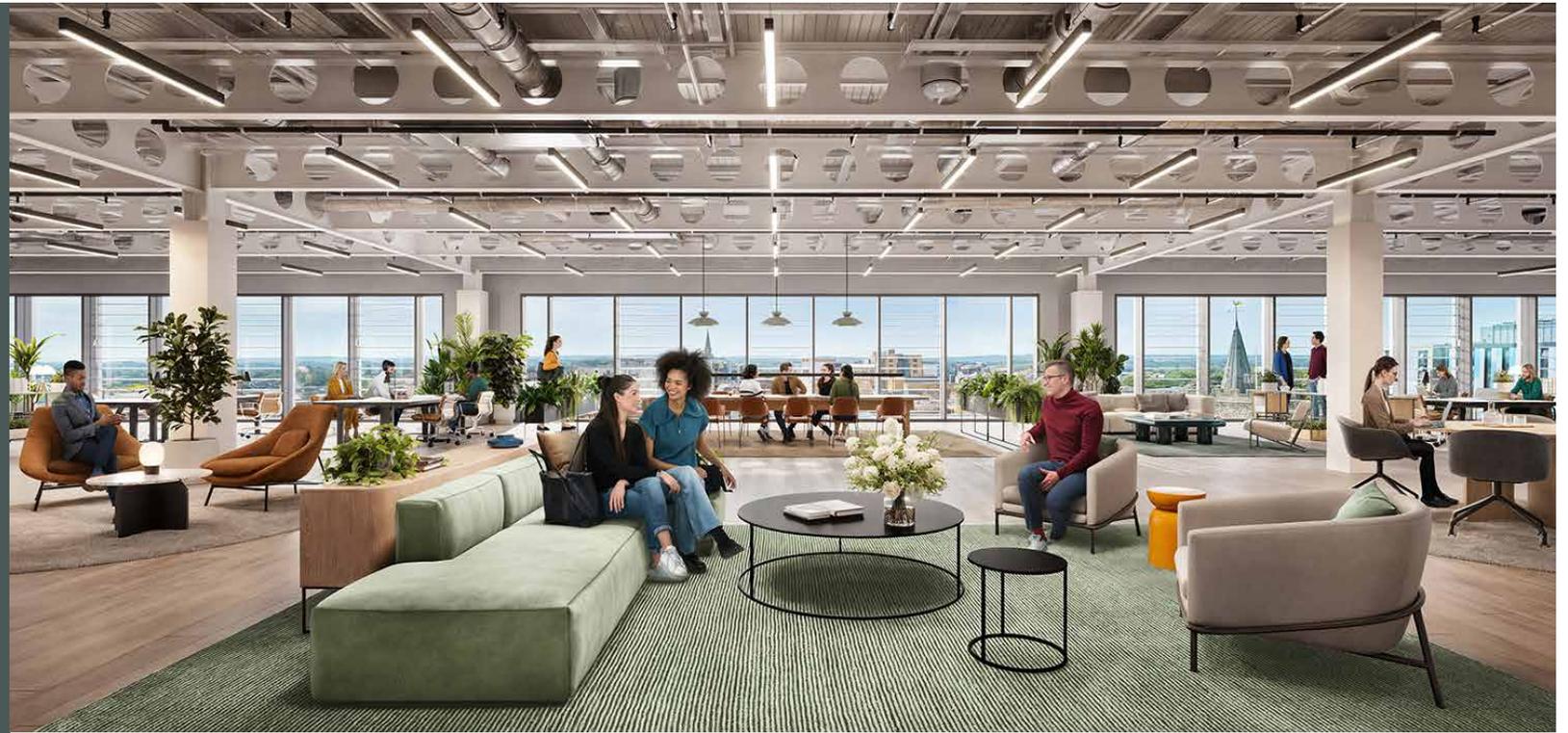
# Ready to Fit

Step into a brand new space that we can design for you and build just how you want it.

Ideal for businesses with specific requirements or those wanting a bespoke environment that reflects their identity and way of working.

Key information:

- 4,000 – 7,000 sq ft
- Option to be fully managed
- Flexible terms



Private reception



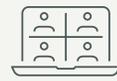
Meeting rooms



Kitchen



Wifi



Breakout spaces



Fully furnished

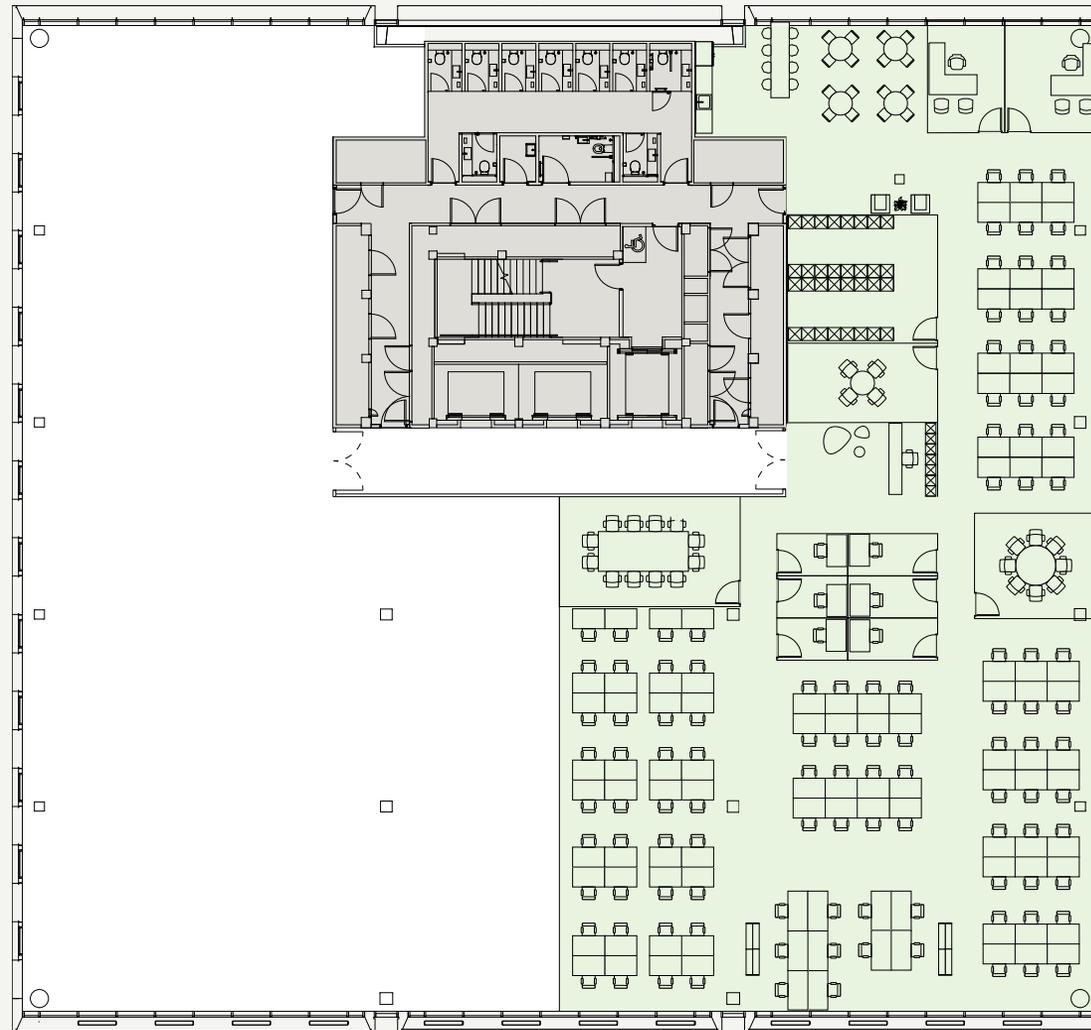
# Ready to Fit:

4th Floor

4,000 - 7,000 sq ft

## Layout

Occupancy	150
Private offices	2
4 person meeting room	1
8 person meeting room	1
12 person board room	1
Phone booths	6
Tea point and break out	1



Indicative space plan - 7,000 sq ft

# Fitted Space

Ready to go space including 3 meeting rooms. All you need to do is move in.

Perfect for growing teams who need a polished environment without the time and cost of a full fit out.

## Key information:

- 3,125 sq ft
- Price On Application
- Flexible terms



Private reception



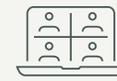
Meeting rooms



Kitchen



Wifi



Breakout spaces



Fully furnished

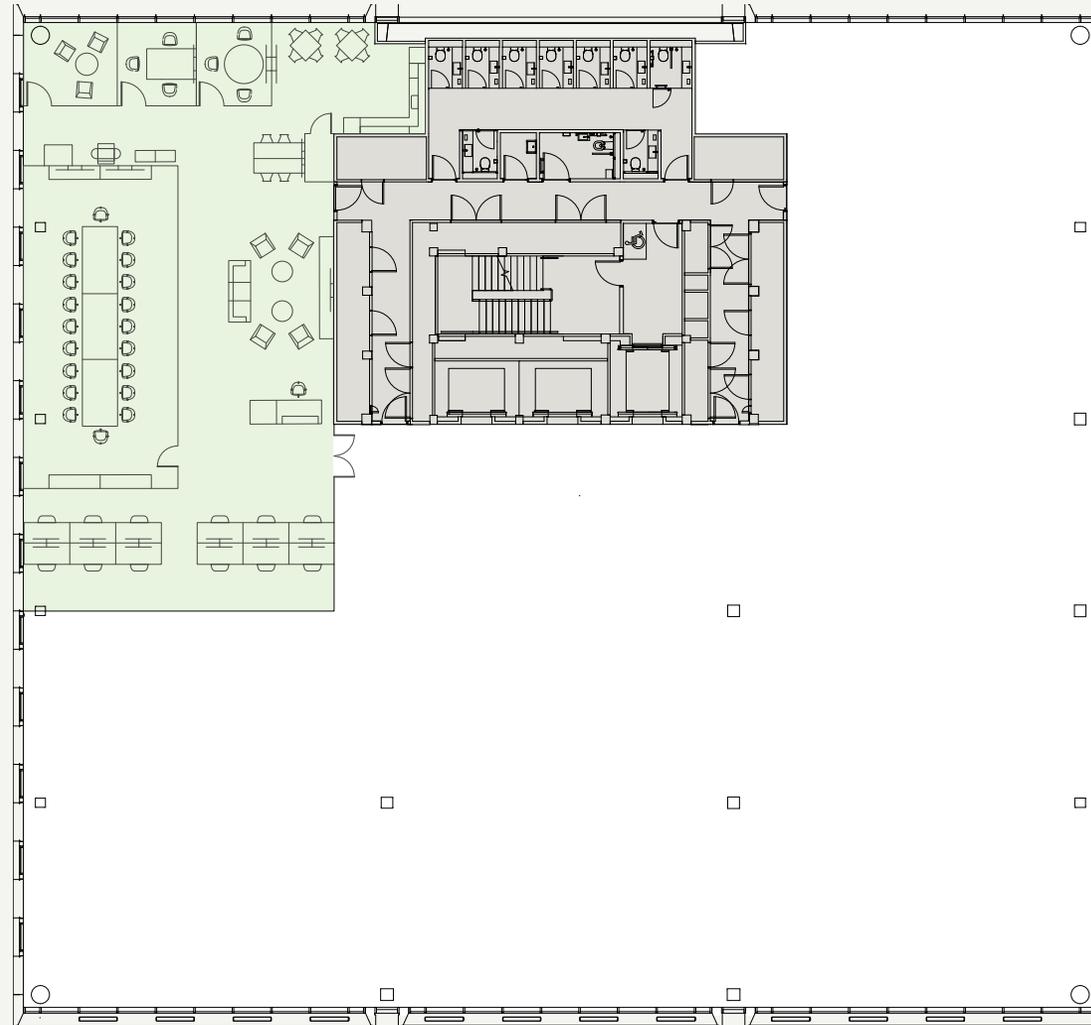
# Fitted Space:

3rd Floor

3,125 sq ft

## Layout

Work stations	12
Private offices	3
20 person board room	1
Breakout space	3
Tea point	1



Indicative space plan

# Serviced Offices

In partnership with Plus X Innovation, our serviced offices provide flexible, fully equipped workspaces with premium furnishings, high-speed internet, shared amenities, and on-site support so you can move in and start work immediately. Enjoy the convenience of a managed space without a long-term lease, giving your business the agility to grow in an innovation-driven environment, and all with your own front door.

Ideal for start-ups and ambitious new businesses.

## Key information:

- |                             |                      |
|-----------------------------|----------------------|
| - 2,000 - 3,000 sq ft       | - All inclusive      |
| - 50 - 80 desks             | - 12 months min term |
| - Desk rate: £300 per month | - Flexible working   |



Plus X Innovation facilities including workshop, podcast room and networking events



Cleaning



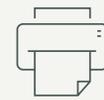
Meeting rooms + Breakout Spaces



Shared kitchen



Wifi



Printing



Business Rates + Bills



Fully Furnished

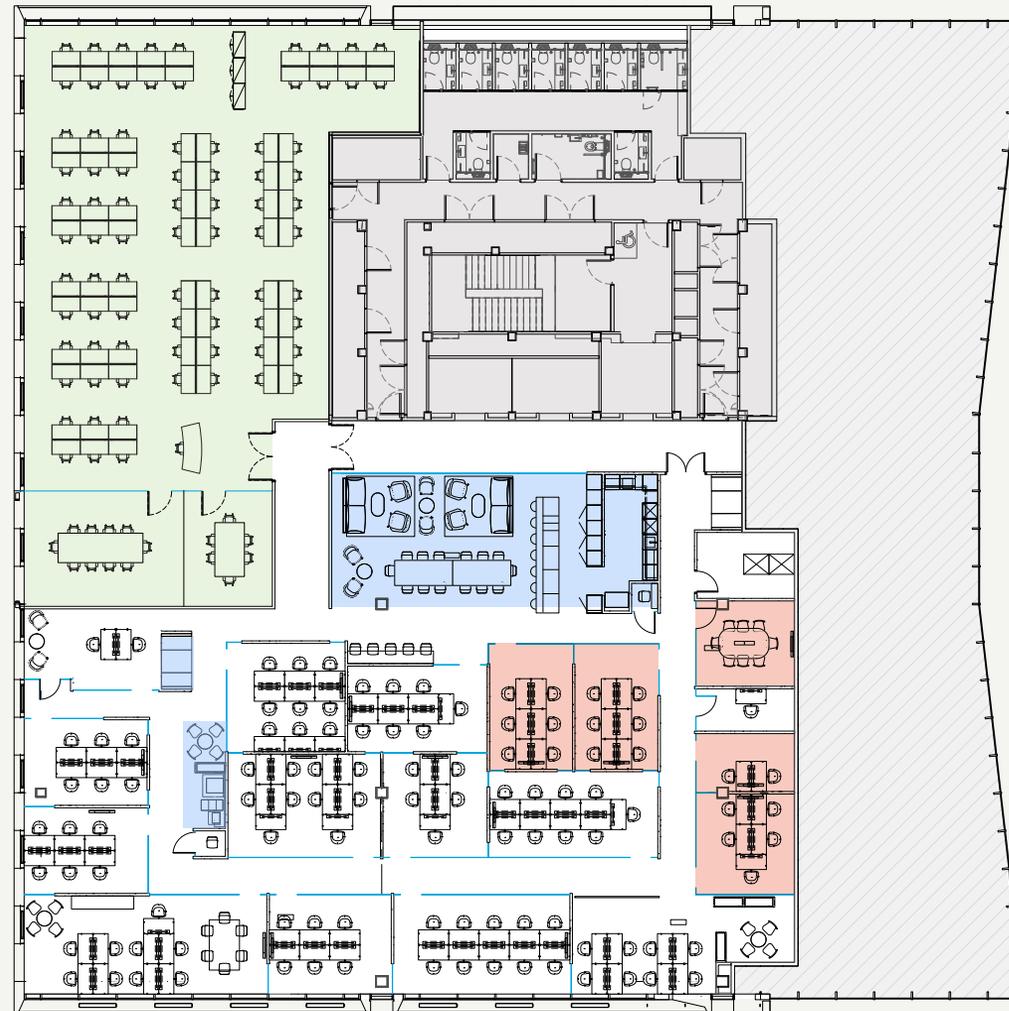
# Serviced Offices:

1st Floor

2,000 - 3,000 sq ft

## Private Suite

Occupancy	80 desks
10 person meeting room	1
6 person meeting room	1
Breakout space	4



Indicative space plan



bookable meeting rooms



Phone booths



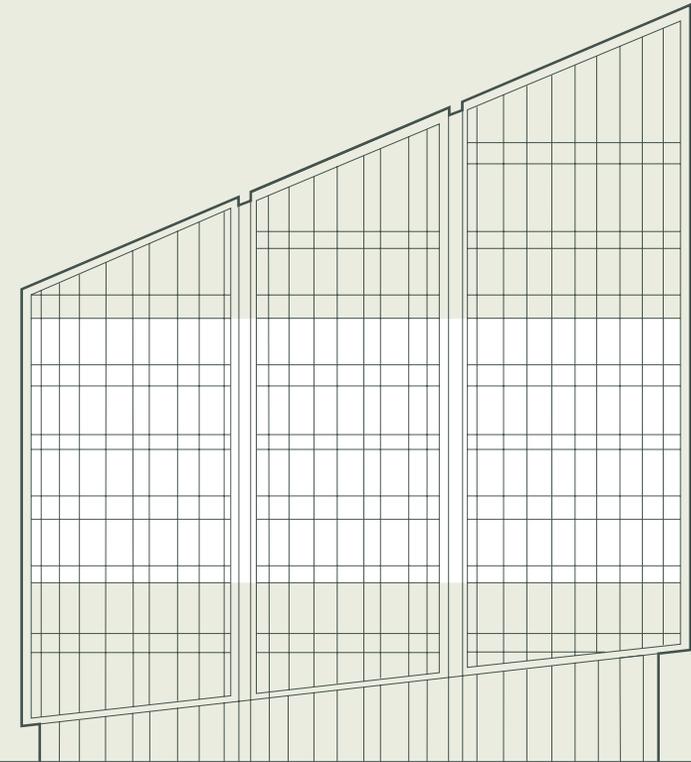
Breakout space



Event space to hire

# Schedule of Areas

	Sq m	Sq ft	Availability
8 - Terrace	291	3,136	Communal
7	-	-	Thinventory
6	1,375	14,795	Available
5	1,374	14,793	Available
4	1,374	14,794	Available
3	1,375	14,795	Available
2 (part)	-	-	Tesco Mobile
2 (part)	-	-	Plus X Innovation
1	-	-	Plus X Innovation
G (Offices)	-	-	Plus X Innovation
G (Café)	-	-	Lucy's Kitchen
<b>Total</b>	<b>5,498</b>	<b>59,117</b>	



A photograph of a modern office hallway. In the foreground, a man in a white shirt and dark trousers is walking away from the camera through a turnstile. In the center, a woman in a black top and light-colored pants is walking towards the camera through another turnstile. To the right, another man in a light blue shirt and khaki pants is walking away. The hallway has dark wood-paneled walls, a ceiling with recessed lighting, and a polished floor. A sign on the wall in the background reads "Plus X Innovare".

# Future Proof

# Smart, Sustainable + Connected

Certified Excellent

**BREEAM®**

Building's electricity  
taken from

**100%**

renewable sources

Upgraded  
building  
management  
system



with state-of-the-art analytics  
including demand-led air  
conditioning & air quality  
controlled. Managed by on-floor  
sensors.

Dedicated Smart Spaces  
Building App

monitors energy consumption  
and occupancy levels to minimise  
environmental impact.



Extended  
biodiversity with  
green roof and  
evergreen terrace  
planting

Plant optimisation  
& energy reduction  
measures



Rain water  
harvesting and low  
use water fittings



Digital connectivity  
and smart technology  
infrastructure



**WiredScore  
PLATINUM**

+ +  
**EPC B**



**Digital  
Screens**

Provide real-time  
building information,  
transport updates, and  
sustainability data

Contactless Access

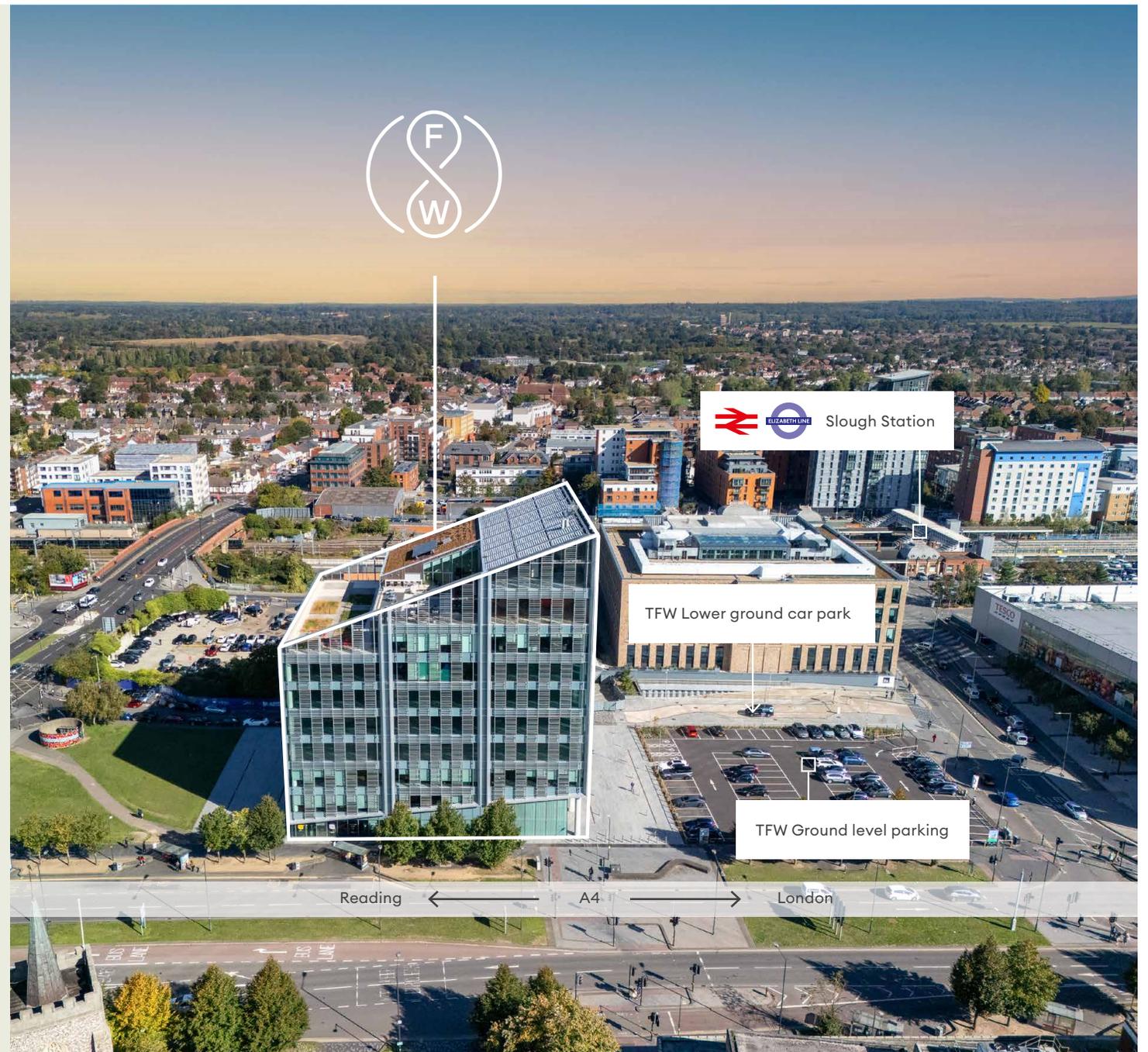
for fast, secure, and  
seamless entry throughout  
the building



## Your Seamless Journeys Start Here

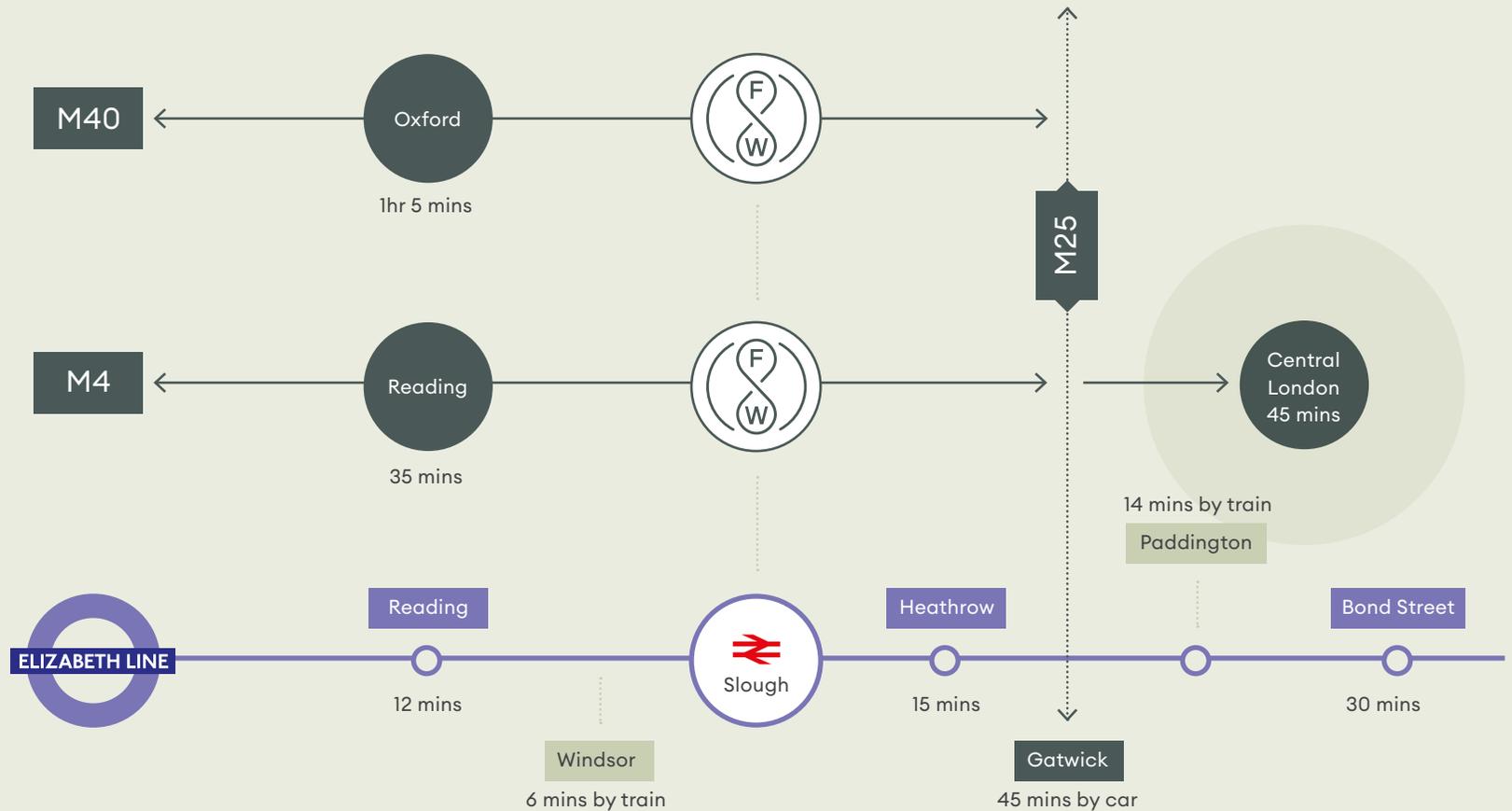
Perfectly positioned just moments from Slough Station, The Future Works offers exceptional connectivity and convenience. With on-site parking, electric vehicle charging, and dedicated cycle spaces, every arrival and departure is seamless.

Parking:	On-site
Slough Station:	1 - 2 minutes walk
Bond St (Elizabeth Line): 	30 mins
Paddington (National Rail): 	14 mins
M4:	6 mins



## Just a step outside London

The Future Works is exceptionally well connected – placing the best of London, the South East, and beyond within easy reach. Slough Station, just a two-minute walk away, provides fast Elizabeth Line and National Rail services: 14 minutes to Paddington, 30 minutes to Bond Street, and 15 minutes to Heathrow. By road, major routes like the M4, M25, and M40 link directly to Reading, Oxford, and central London, all under an hour away – ensuring seamless journeys wherever work or life takes you.



London



Bond Street  
in just 30 mins

Slough



3,000+ city centre  
parking spaces

International



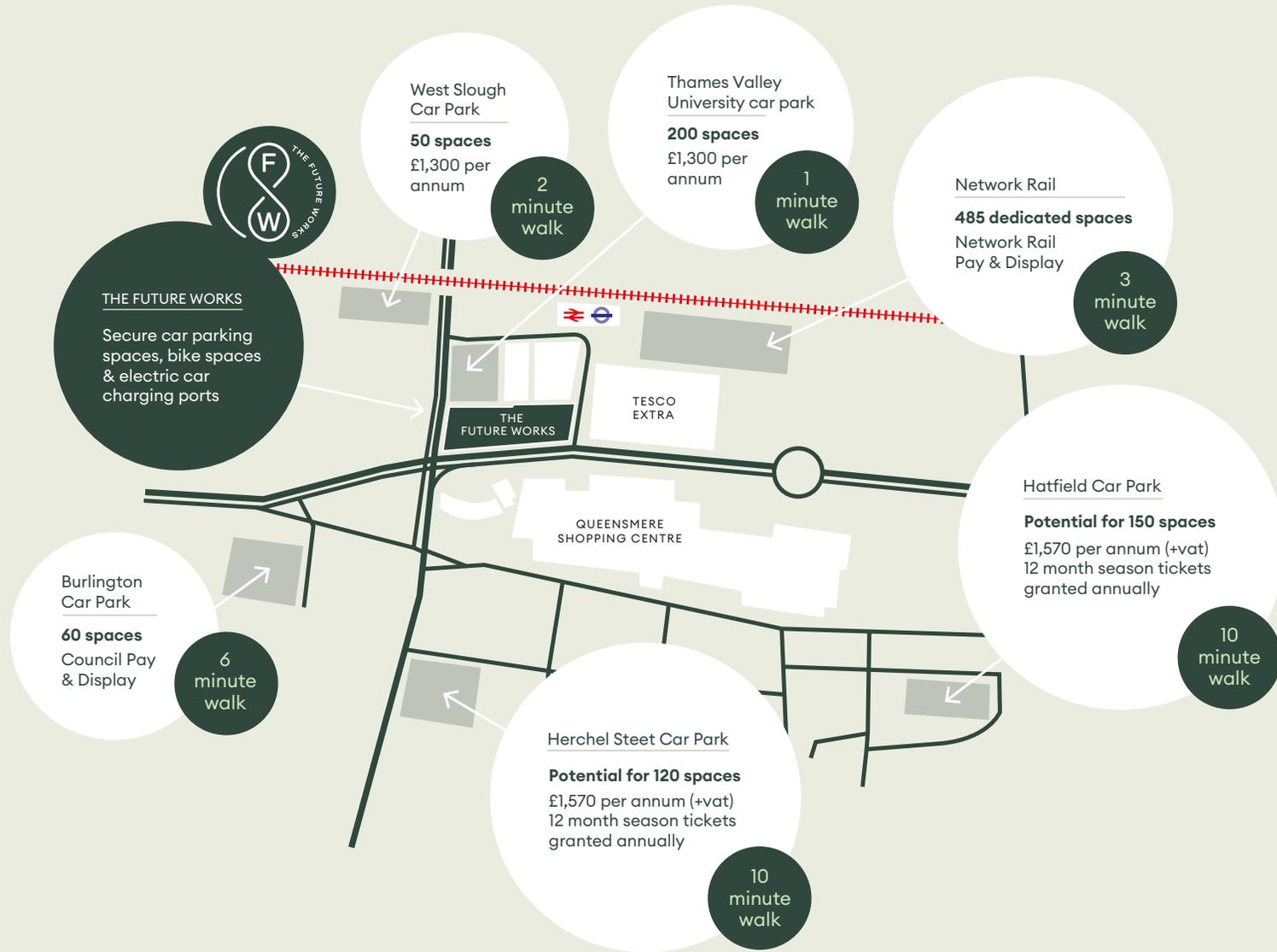
Heathrow Airport  
15 mins

## A walk in the (car) park

As well as on site parking, there are plenty of other options across Slough, from on-street bays to multi-storey car park. Plus, with excellent transport links, getting here couldn't be easier.

# 1,100 +

parking spaces within a 10-minute walk of The Future Works





# Slough is evolving...



Lonza



StanleyBlack&Decker



## A town being reinvented for business

A bold town-centre masterplan led by Berkeley, Slough is redefining its role as one of the South East's most connected and investable business destinations.

In 2025, Berkeley completed the purchase of the 9.2 acre Queensmere Shopping Centre and Observatory Shopping Centre sites. The developer plans to transform the town centre with new homes, shops and green spaces. Work starts this year and the first phase will be completed in 2030.



# Heritage Quarter

Celebrating Slough's legacy and innovation.

Framed by St Ethelbert's Church, the Heritage Quarter honours Slough's innovators - weaving history into contemporary design. The Heritage Quarter will form Phase 1 of the redevelopment and comprise of 346 homes along with a mix of new ground floor amenities, retail and restaurants.



# Herschel Square

A New Town Square.

Transforming the heart of Slough into a vibrant social hub, alive with food, culture, and community spirit.

Herschel Square draws inspiration from the Herschel family's pioneering work in astronomy.



# Station Walk

A greener town centre made for people.

Improved routes will link the station to the high street, creating a gateway to Slough town centre through a safer, greener and more welcoming place.

Our proposals will bring a biodiversity net gain of over 500%, with landscape and nature woven through the development including a new public park located off the High Street.



# Slough has big plans

A greener, more connected town centre is coming to Slough – bringing new life and opportunity to the heart of the town. This map highlights the key areas that will shape its transformation.



Church Mews



Heritage Quarter

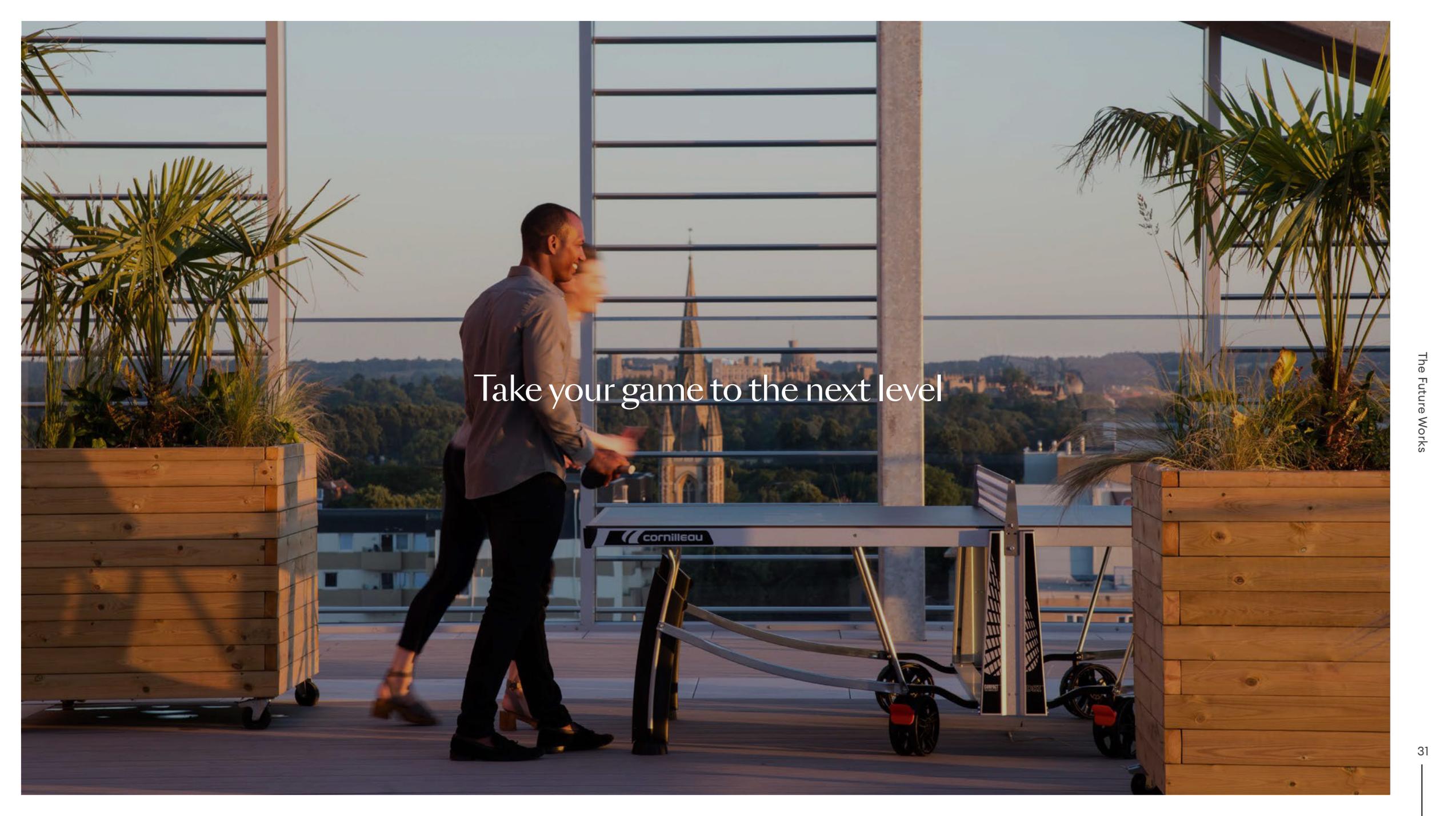


Station Walk

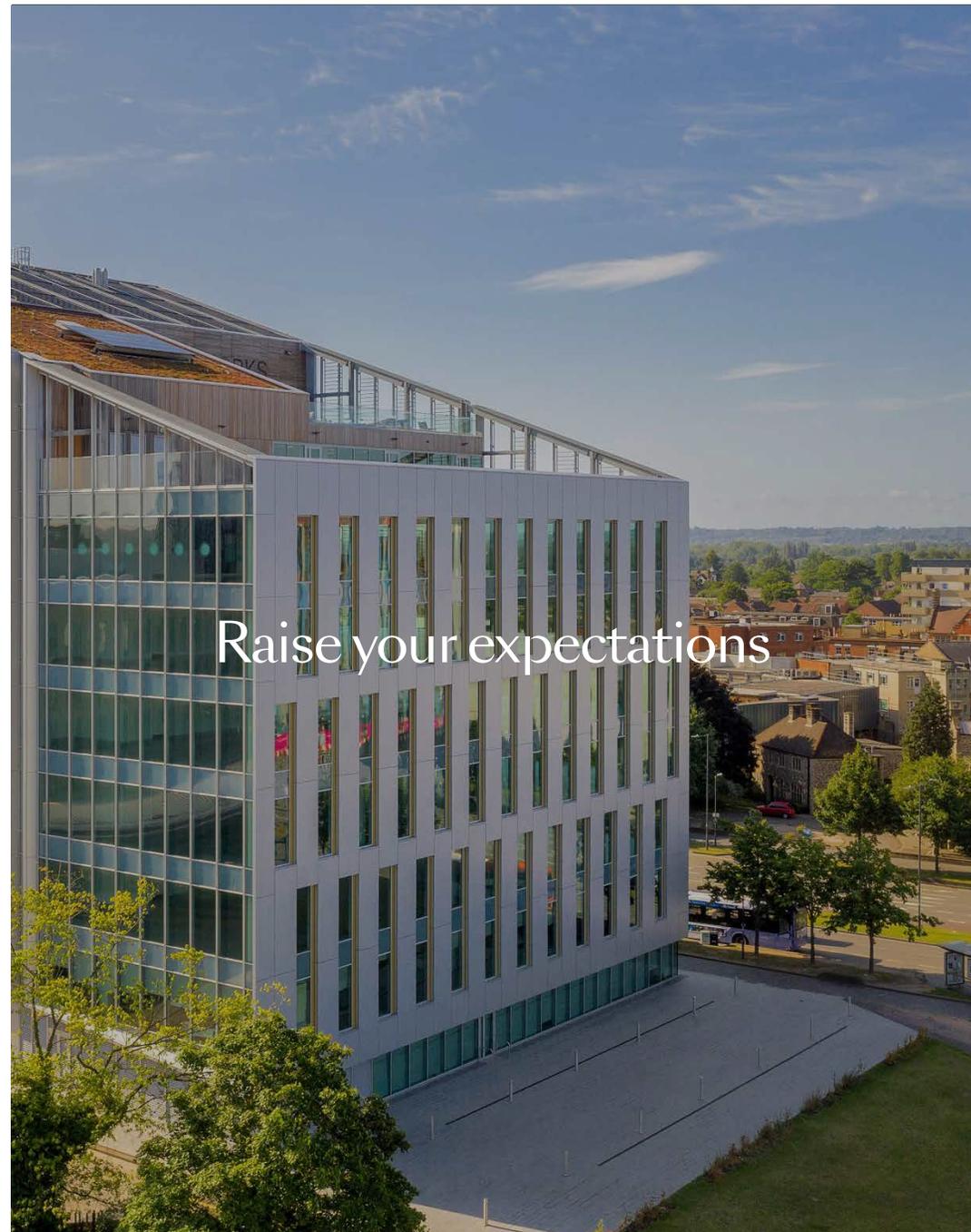


Herschel Square





Take your game to the next level



Raise your expectations

A development by

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## AshbyCapital

AshbyCapital is a private equity real estate firm creating innovative and extraordinary places of work. Design-led, focusing on lifestyle, technology and the environment, our portfolio contains some of the UK's most sustainable new workplaces.

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

Leasing agents

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