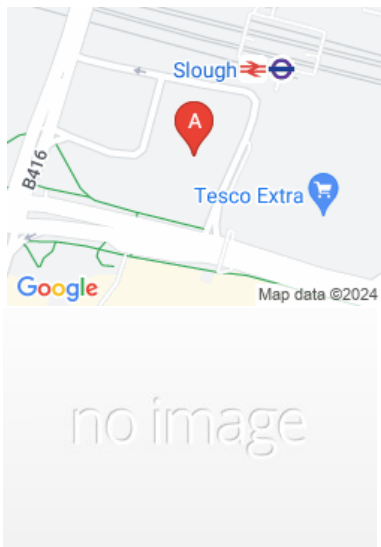


7A Howick Place

Slough SW1P 1DZ



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 has been named the UK's Best Place to Work for the past three years by leading employment website, Glassdoor. The space has unrivalled connections to London and the South East. It is next to Slough train station, which currently takes you to Paddington in 14 minutes. Opening soon, 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 could not be better located for international travel. 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 being 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 the town centre. Additionally, with three Green Flag parks, a canal and the Berkshire countryside to explore, the possibilities for relaxation and outdoor exercise are endless. Slough is surrounded by historic towns, quaint villages, and rolling countryside where you can find activities to suit all tastes. A short drive westward 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 5,000-acre Windsor Great Park, the Queen Mother Reservoir, home to Datchet Water Sailing Club, and Grade II-listed

This business centre is an innovative development offering 100,000 sq ft of design-focused, high-specification office space in the heart of Slough, just seconds from the train station and 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 is a brand-new building that provides an exceptional working environment. This is a rare opportunity to secure 6,878 sq ft of fully fitted plug & play office space in this contemporary workspace. From the communal rooftop terrace and bar overlooking Windsor Castle to the vibrant activity programme and best-in-class facilities, such as cycle storage and luxury changing rooms. The workspace offers all the premium amenities you would expect to find in Central London's most desirable offices. Each selected to promote wellbeing, Here, comfort, productivity and sustainability is in mind. *3 year term and rent can be quoted to reflect an exclusive basis (excl rates and SC) or on an inclusive basis (incl rates and service charge)

transport links

Underground	Uxbridge Underground Station
Train Station	Windsor & Eton Riverside
Road Link	N/A
Airport	Heathrow Airport

Leased Spaces

- **Min Size** : 68 sq ft
- **Max Size** : 68 sq ft
- **Total Size** : 6894 sq ft
- **Min term** : 30 months