



Location

The Future Works is a 98,782 sq ft (IPMS3) office development adjacent to Slough Railway Station and the newly refurbished Bus Station.

The unit benefits from A3 use and is located on the north east corner fronting onto the main thoroughfare connecting the station to the town centre. The unit offers double height glazing and comes with the possibility of installing a 50% cover mezzanine.

Accommodation

Ground Floor Sales	1,658 sq ft	154.09 sq m
Total	1,658 sq ft	154.09 sq m

Lease Term

The premises are available by way of a new effectively FRI lease for a term to be agreed, subject to a 5 yearly upwards only rent review.

Rent

£32.50 per sq ft per annum exclusive.

Contact

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boliver@klmretail.com

Rates

Rateable Value	TBA
UBR	TBA (2017/18)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Service Charge

TBA.

Energy Performance Certificate

TBA.

Costs

Each party is responsible for their own legal costs incurred in the transaction.



*195 public car parking spaces

*290 public car parking spaces

Heathrow Airport
Central London



Slough train station
(Elizabeth Line 2019)



Slough
bus station

Tesco Extra

N°1
The Future
Works

N°2
The Future
Works

N°3
The Future
Works

Church

The Curve Library
& Cultural Centre

Queensmere Shopping Centre
*1,405 car parking spaces

High Street

William Street

Windsor Road

Ditton Academy

A4 | Wellington Road

Future Hotel
Development

Marriott Apart Hotel

High Street

Eton
Windsor



J6 / M4
Maidenhead
Reading

