



### 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
<b>Total</b>	<b>1,658 sq ft</b>	<b>154.09 sq m</b>

### 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.

### 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.

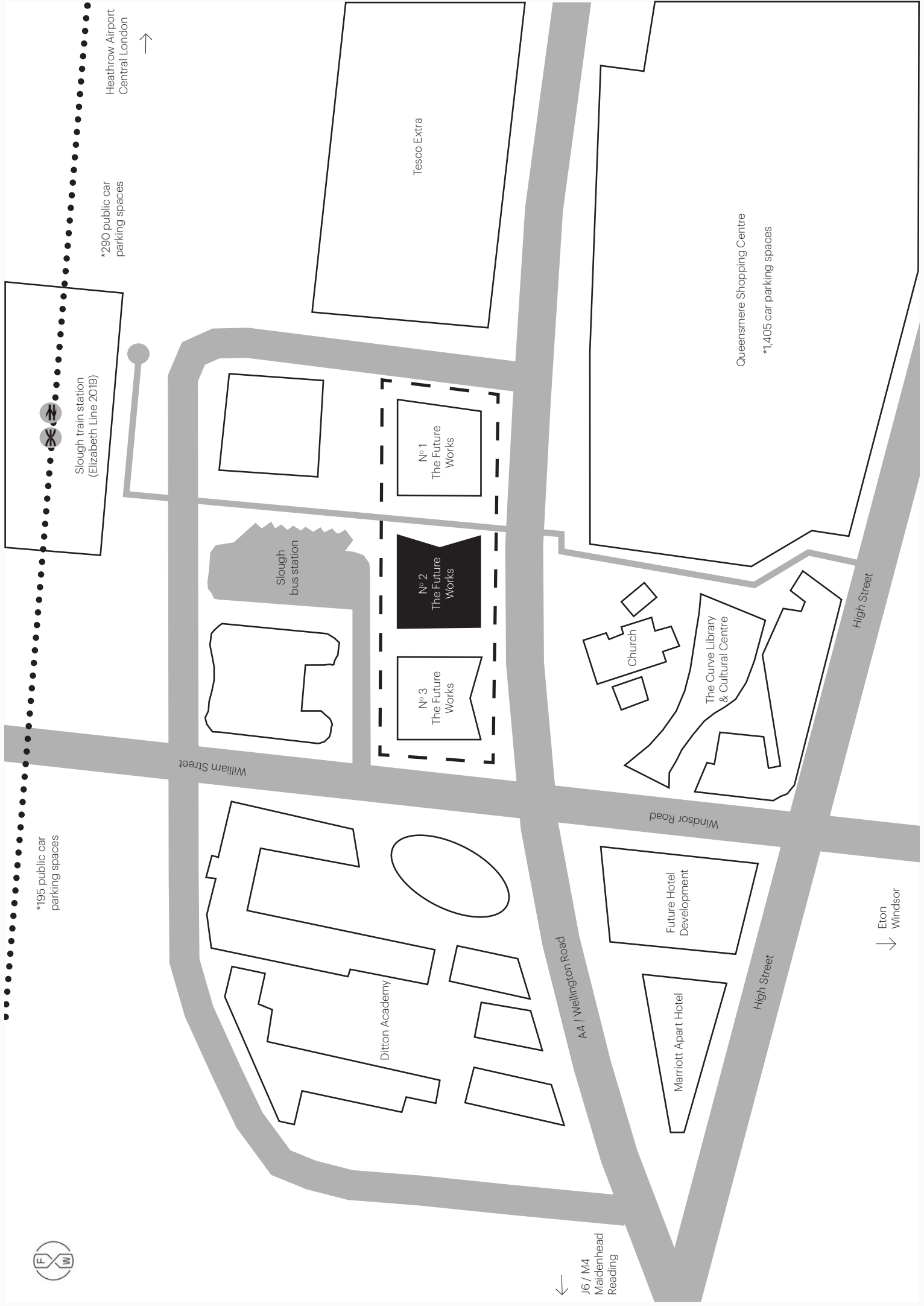
### Contact

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← J6 / M4  
Maidenhead  
Reading

↑ Eton  
↓ Windsor



\*290 public car  
parking spaces

Queensmere Shopping Centre  
\*1,405 car parking spaces

\*195 public car  
parking spaces

Slough train station  
(Elizabeth Line 2019)

Heathrow Airport  
Central London

Tesco Extra

Slough  
bus station

Nº 1  
The Future  
Works

Nº 2  
The Future  
Works

Nº 3  
The Future  
Works

Church

The Curve Library  
& Cultural Centre

Ditton Academy

Future Hotel  
Development

Marriott Apart Hotel

William Street

Windsor Road

A4 / Wellington Road

High Street

High Street