

HORLICKS QUARTER

SLOUGH SL1



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A BRIGHT FUTURE

HORLICKS QUARTER IS AN EXCITING OPPORTUNITY TO BE AT THE HEART OF THE REGENERATION OF ONE OF THE UK'S MOST DIVERSE AND DYNAMIC TOWNS.

Horlicks Quarter is the welcome new addition to Slough, an up-and-coming town located 22 miles west of central London and 3 miles from historic Windsor. Slough is a centre for business and employment and is undergoing major regeneration with £3.5bn already invested.

Horlicks Quarter is a new vision for contemporary urban living where history



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blends seamlessly with modern sustainable living. It will see the remarkable transformation of the Horlicks Factory, a British landmark in Slough. Refurbished original buildings will sit alongside a collection of new apartments, surrounded by a range of amenities. The health and wellbeing of residents and community will be the driving ethos.

All within a short distance of Crossrail, global employers and Heathrow Airport.

Welcome to the Horlicks Quarter – a pioneer of urban regeneration in Slough.

Berkeley
Designed for life



Central & Connected Location

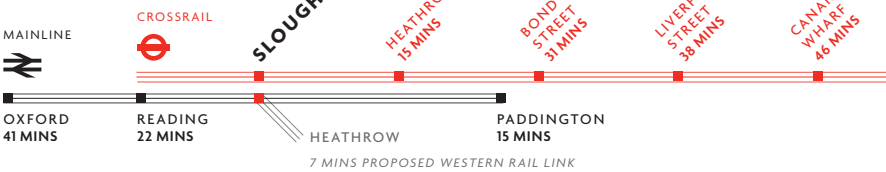
- 500 metres to train station and Crossrail
- 1,000 metres to Slough town centre
- New sports facilities, swimming and ice arena in Slough
- 6 minutes by train to Windsor for shopping, restaurants and Windsor Castle
- 15 minutes Slough to London Paddington
- Well located for famous sporting events at Ascot and Henley, Michelin star dining at Bray and parkland at Windsor, Cliveden and Virginia Water
- Bicester Village within an hour's drive



Why Invest in Slough?

- An ambitious town on an upward investment trajectory
- £3.5bn regeneration underway, with more commercial, leisure, educational and residential schemes to come
- Crossrail and proposed Western Rail Link to Heathrow will attract commuters and increase demand for quality properties
- Home to highest number of global HQs, outside of London
- High rental income potential with an affluent workforce who have the highest average weekly salary in the UK, after London
- Close to London, but cheaper property prices – up to 40% less on average

Excellent Connectivity



KEY CONNECTIONS

BY CROSSRAIL Slough Station to

Heathrow T2/T3	15 minutes
Reading	22 minutes
Bond Street	31 minutes
Liverpool Street	38 minutes
Canary Wharf	46 minutes

BY RAIL Slough Station to

Windsor	6 minutes
Reading	14 minutes
London Paddington	15 minutes

BY CAR Horlicks Quarter to

M4 (J6)	7 minutes
M25 (J15)	14 minutes
Heathrow Airport	16 minutes
Bicester Village	54 minutes

Timings are approximate, correct at time of print and do not include walking/transfer times. Source: google.co.uk/maps.

The Development

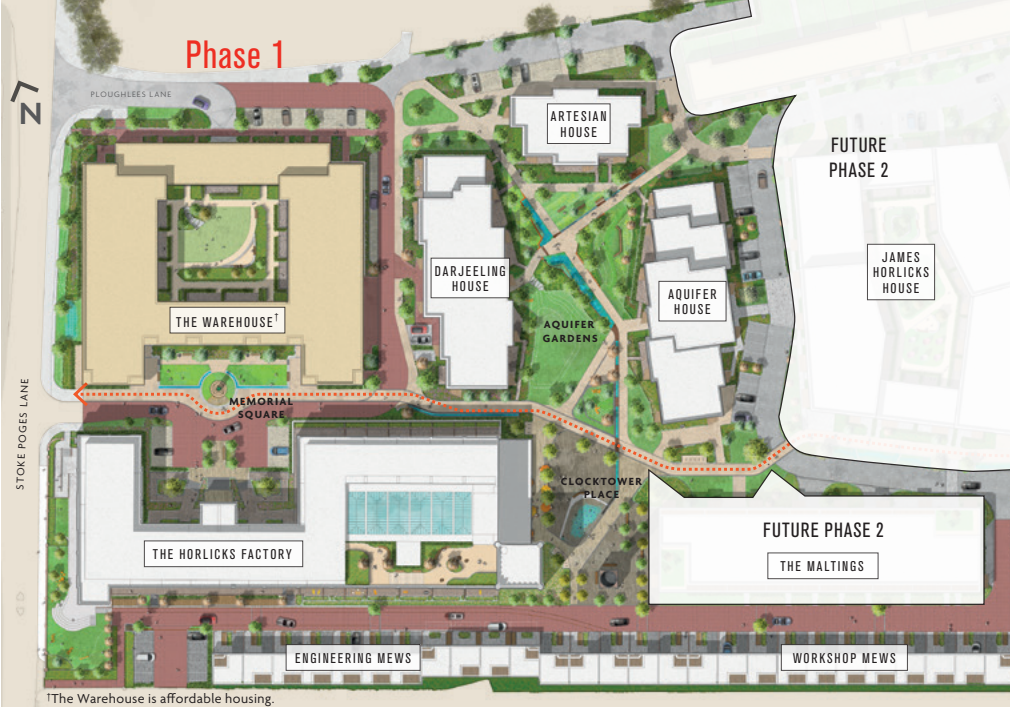
- 12 acre site in central Slough
- Up to 1,300 homes in 11 buildings and circa 300 affordable housing
- Green open spaces and water features
- 4,300 sq ft retail space and day nursery

The Apartments

- 1, 2, and 3 bedroom apartments, penthouses and a small selection of 3 bedroom houses
- High quality interior specification – a mix of contemporary and traditional styles. Many apartments have a balcony or terrace

The Amenities

Concierge, day nursery, gym, residents' lounge, games room, cinema room, co-working studio, proposed café and shops



Site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

ACCOMMODATION MIX – FIRST RELEASE	No.	Size Range (sq. ft)	Size Range (sqm)	Prices From	Est. Rental Range (PCM)	Est. Rental Yield (p/a)
Darjeeling House						
1 Bedroom Apartments	26	476-479	44	£260,000	£1,100	Up to 5.5%
2 Bedroom Apartments	53	682-692	63-64	£370,000	£1,300	Up to 4.5%
Artesian House						
1 Bedroom Apartments	17	476-514	44-47	£275,000	£1,100	Up to 5.2%
2 Bedroom Apartments	16	683-692	63-64	£380,000	£1,300	Up to 4.3%

5 YEAR HOUSE PRICE GROWTH FORECAST SOUTH EAST (INCL. SLOUGH)	2020	2021	2022	2023	2024	Total
CBRE*		1.3%	3.3%	5.0%	5.1%	14.7%
CASH FLOW FORECAST (TYPICAL PRICE £340,000)						
10% Deposit	£34,000					£34,000
10% Payment		£34,000				£34,000
80% Completion Amount			£272,000			£272,000
Your Investment	£34,000	£68,000	£340,000	£340,000	£340,000	£340,000
Cumulative Capital Appreciation^	£0	£4,420	£15,786	£33,575	£52,627	£52,627
Your Equity	£34,000	£72,420	£355,786	£373,575	£392,627	£392,627
Equity Appreciation**	0%	6.5%	4.64%	9.88%	15.48%	15.48%

Source: ^ Based on CBRE House Price Growth Forecast ** Assuming no mortgage (returns may be increased if taking a low interest mortgage) Prices and Forecasts were correct at the time of publishing, November 2020.

Strong local economy – most productive town per person in UK¹ and 2nd highest weekly salary

#1 European Small City of the Future 2020²

Top performing Grammar schools and Eton College 2 miles away

£3.5bn invested in the town centre with more to come³

3 miles away from Windsor Castle

High number of global HQs incl. O2, McAfee, Lego, HTC, ZTE, Reckitt Benckiser

Royal Holloway, Imperial College London and Reading University close by

Cost effective alternative to London - ave. house prices up to 40% lower⁴

Crossrail and proposed Western Rail link to Heathrow in 7 minutes

Slough Trading Estate – largest privately-owned business park in Europe

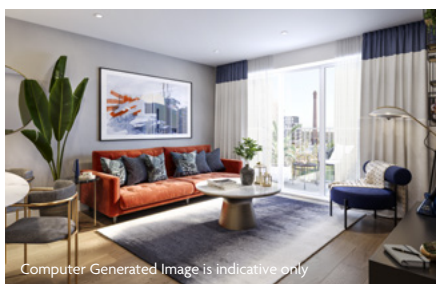
¹ Centre for cities 2020 ² fDI European Cities of the future 2020 ³ Slough Borough Council ⁴ Rightmove Sep 2020



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HISTORY & HERITAGE

The site was purchased by James Horlick from Eton College and the production of Horlicks, a world-famous malted energy drink, began in 1908. The Horlicks Factory features a 47-metre Chimney and Clock Tower from where Windsor Castle can be seen. A much loved landmark in Slough, the Horlicks Factory closed in 2018.



Horlicks Factory

Service Charge*

- Darjeeling House est. £2.92/sq ft
- Artesian House est. £3.19/sq ft

Ground Rent

- Studio £150 per annum
- 1 bedroom £200 per annum
- 2 bedroom £250 per annum

Stamp Duty Land Tax

Payable on UK properties for owner/occupier purposes and at a higher rate for investors who own multiple properties in the UK and overseas

Tenure

Leasehold – 999 years

Car Parking

Available to selected apartments £POA

Local Authority

Slough Borough Council

Building Insurance

Premier Guarantee

Completions

From Q2 2022

Terms of payment

- £2,000 payable on reservation
- 10% of the purchase price is payable on exchange of contracts (less reservation fee already paid)
- Further 10% of purchase price is payable no later than 6 months after exchange of contracts
- Balance payable on completion

Documentation

Documentation required to reserve:

- One form of photo identification is required for each purchaser – Passport, Driving Licence, State ID Card
- One form of Proof of Address for each individual – current utility bill or bank statement showing name and home address no older than 3 months
- Confirmation of source of funds, such as proof of cash
- Confirmation of purchase as owner/occupier or investor

Should the purchase be made in a Company name, the following is required:

- Certificate of Company Incorporation and Memorandum of Articles and Association
- Full list of Directors and Shareholders
- Evidence of the Company's registered address
- Photo Identification and Proof of Address for all Directors and Shareholders (as individual purchasers above)

BERKELEY HOMES (OXFORD & CHILTERN) LTD

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