HORLICKS QUARTER

SLOUGH SL1



INVESTOR GUIDE

Berkeley
Designed for life



Computer Generated Image, subject to final planning and design

HORLICKS QUARTER

SLOUGH SL1

Horlicks Quarter presents a new vision for contemporary urban living in Slough, within the Royal County of Berkshire.

Located 22 miles west of central London and 4 miles from historic Windsor, Slough is a centre for business and employment in the Thames Valley, rivalling London and other UK cities for investment potential. The town is currently undergoing a significant regeneration programme of which Horlicks Quarter is a key part.

For over 100 years, the Horlicks Factory has been the town's most-recognised and loved landmark. Today, the site is being transformed into a unique and innovative mixed-use development where history blends seamlessly with modern sustainable living. A strong community with residents' wellbeing will be its heart. Meticulously refurbished original buildings will sit alongside a collection of new apartments, surrounded by landscaped gardens, tranquil water features and a range of amenities. All within a short distance of transport links, global employers and Heathrow Airport.

WELCOME TO THE HORLICKS QUARTER – A PIONEER OF URBAN REGENERATION IN SLOUGH

CONTENTS

OVERVIEW *Page 2*
INVESTING IN THE SOUTH EAST AND SLOUGH *Page 10*
10 GREAT REASONS TO INVEST IN SLOUGH *Page 16*
SLOUGH IS PERFECTLY PLACED *Page 26*
WELCOME TO HORLICKS QUARTER *Page 34*



IN SIGHT OF ROYALTY

Beautiful and historic Windsor, the site of one of the principal royal residences, is just a short drive from Slough. Windsor offers excellent shopping and entertainment, and education at the renowned Eton College. Windsor Castle can be seen from Horlicks Quarter.

Locations are approximate

AQUIFER GARDENS: A JOURNEY OF EXPERIENCES

Running through the heart of the development, Aquifer Gardens is a series of meandering interconnected paths and water features. The planting changes subtly as you wander through the garden.

Computer Generated Image, subject to final planning and design

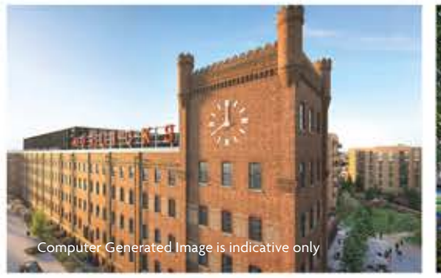
Slough's first major residential scheme, Horlicks Quarter is a great opportunity to be at the start of the future growth potential in Slough.

AT THE HEART OF SLOUGH, IN THE ROYAL COUNTY OF BERKSHIRE

Slough is on a journey of regeneration and growth that will see it fulfil its immense potential as a world-class place to live and work. The town's long-term strategy of renewal includes a £3.5BN investment in the redevelopment of the central district into a business, residential, cultural and leisure hub. More than 9,000 homes and 10,000 new jobs will be created.

Berkeley shares Slough's ambitious vision for the future, of which Horlicks Quarter is an important part. On the site of an iconic factory building, where for more than a century one of the world's most famous malted milk drinks was produced, we are creating an inspirational development of 1, 2 and 3 bedroom new and refurbished apartments and 3 bedroom townhouses, with a range of excellent amenities for residents and the local community, set in grounds that celebrate the beauty of nature.

Berkeley is proud to be an integral part of Slough's transformation and progress. The quality and desirability of other Berkeley developments have been seen to have a positive impact on the surrounding area, including increased rental yields and property values. Horlicks Quarter is the town's first major residential scheme and presents exciting potential and opportunity for investors, owners and tenants.



Computer Generated Image is indicative only



Computer Generated Image is indicative only

CLOCKTOWER PLACE

Landscaped gardens, water features and play areas set around restored icons for residents and the wider community to enjoy.

Computer Generated Image, subject to final planning and design

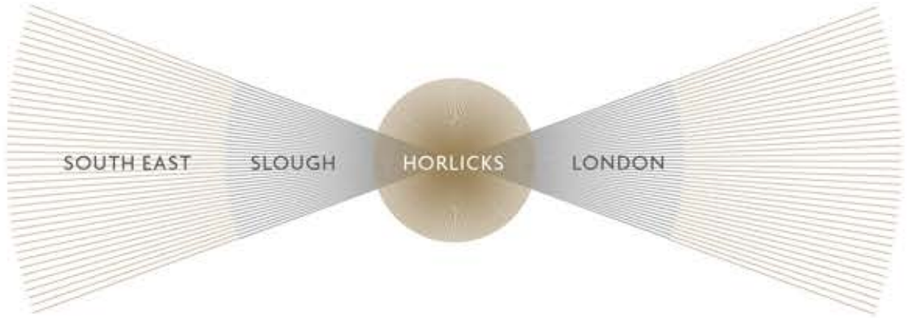
HORLICKS QUARTER



Computer Enhanced Image is indicative only. Locations are approximate

INVESTING IN THE SOUTH EAST AND SLOUGH

HORLICKS QUARTER



SLOUGH AND SOUTH EAST – THE FASTEST GROWING UK REGION

Investing in property in Slough offers owners and tenants a wide range of advantages over London and other UK cities. All the benefits of London can be enjoyed, but without the price tag – Slough is the more cost effective alternative with the average price for property circa 45% lower than London.

International companies establishing a base in the UK for the first time will typically locate to within an hour of Heathrow Airport. Slough, being just 8 miles from Heathrow, is in a prime position to capture the associated increase in demand for quality accommodation as a result of such business expansion.

In terms of employment, the South East (including Slough) is the only region projected to have a faster rate of growth in the next three years than in the previous three year period, driven largely by the ICT and professional services sectors which predominate in this region.

The Covid-19 pandemic is having a considerable impact on where people are choosing to live. Figures from the Office for National Statistics confirm a trend for buyers to move out of London to surrounding counties, including Berkshire. Slough is seeing the highest number of people settling here, ahead of larger neighbours Reading and Bracknell.*

According to Rightmove, most home buyers want to stay within commuting distance of their jobs in London. Access to green open spaces has also become a key buying criterion. Slough is 15 minutes by train to the Capital, and a short drive from some of the most beautiful English countryside and picturesque towns such as Windsor, Ascot, Marlow and Henley-on-Thames.

* ons.gov.uk

FASTEST GROWING UK REGIONS 2020-23 LONDON & SOUTH EAST



Source: EY UK Regional Economic Forecast Feb 2020

ANNUAL GVA GROWTH FORECAST 2020-2023

LONDON **2.3%**

SOUTH EAST **(INC. SLOUGH) 2.2%**

EAST OF ENGLAND **1.8%**

NORTH WEST (INC. MANCHESTER) **1.6%**

WEST MIDLANDS (INC. BIRMINGHAM) **1.4%**

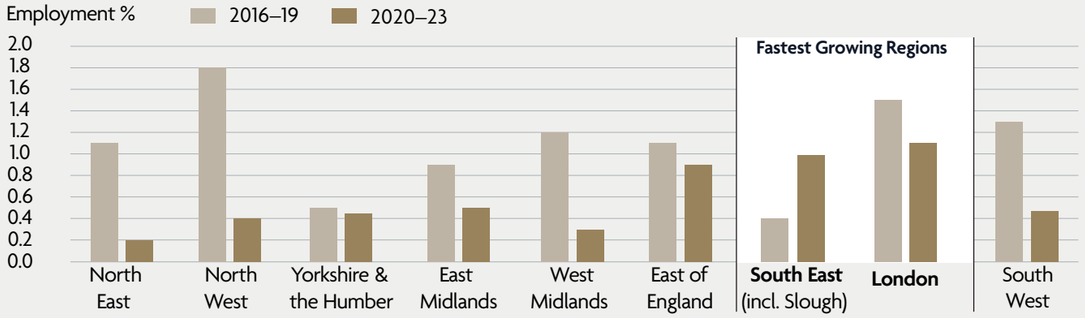
Gross Value Added is the measure of the value of goods and services produced in an area or economy.

COST EFFECTIVE ALTERNATIVE TO LONDON



Source: Rightmove. July 2020

FASTEST EMPLOYMENT GROWTH LONDON & SOUTH EAST



Source: EY UK Regional Economic Forecast Feb 2020

PROPERTY PRICE GROWTH COMPARED TO LONDON OVER LAST 5 YEARS



Source: ons.gov.uk

LONDON MIGRATION



Source: Rightmove. July 2020

5-YEAR HOUSE PRICE GROWTH FORECAST

South East	2021	2022	2023	2024	TOTAL
CBRE*	1.3%	3.3%	5.0%	5.1%	14.7%

*Source: *CBRE correct as at October 2020.*

INVESTMENT REWARDS

LEADING AGENT, CBRE RESIDENTIAL,
ASSESSES THE INVESTMENT POTENTIAL OF SLOUGH

Great connectivity, global employers, regeneration and a history of innovation – these are all strong fundamentals that make Slough attractive to a range of buyers, particularly investors and owner-occupier first-time buyers priced out of other more established locations along the Crossrail Elizabeth-route.

Many of these purchasers are likely to be millennials and those working in creative industries, and this will complement Slough's growing young population which currently has the UK's youngest average age at 37.

In 2020 Slough has been named one of the top 10 London commuter towns by Yopa. CBRE research also shows that 6 of the most expensive London commuter towns are within 32 minutes of Slough. The current affordability of Slough coupled with its impressive transport links reveals the relative value for money this area offers.

This strong local employment base creates a large prospective buyer and rental market. According to Experian 18,679 (46%) of private renters earn over £30k.

In nearby Windsor, this figure rises to 75% who earn over £30k annually, in Reading the figure is 57% and across the Windsor & Maidenhead (council) area, 8% of private renters earn over £100k. This means that there is already significant depth of demand for rental properties within the area.

The average house price is £354,899, according to Rightmove (Oct 20), which is £300,000 less than the London average. Stations along the Crossrail route have generally out-performed the wider market, with figures from the end of 2019 suggesting they had increased by an average of 2.1% over that year – while the wider areas around Crossrail locations saw an average drop of 1.9%.

Slough itself has shown annual price growth of 7.03% (Land Registry). With Crossrail on the way, it looks like there might be further price rises down the track. Slough's house prices have grown 67% over the past 10 years. This coupled with the fact that the region is surrounded by more affluent areas demonstrates it is clearly a hot spot for growth and very attractive for savvy investors.

EST. RENTAL YIELD HORLICKS QUARTER

up to

5.5%*

HORLICKS QUARTER IS FORECASTED TO EXCEED THE CURRENT RENTAL YIELDS IN SLOUGH OF 4% TO 4.5%

*Gross per annum. Source: Savills / CBRE Research July 2020.

7%

SLOUGH'S ANNUAL HOUSE PRICE GROWTH*

46%

OF RENTERS IN SLOUGH EARN £30K+ ANNUALLY*

HOMES ON CROSSRAIL OUTPERFORM LOCAL AREA BY

4%*

*Sources: CBRE



10 GREAT REASONS TO INVEST IN SLOUGH

HORLICKS QUARTER

WHY BUY IN SLOUGH?

Located at the heart of the Thames Valley enterprise corridor, just 22 miles from central London, Slough is perfectly placed for business, education and employment.

01

AT THE HEART OF UK'S SILICON VALLEY

Located in the Thames Valley, the UK's fastest growing economic sub-region, Slough is a major centre in the M4 Tech Corridor west of London. The technology sector will be a key driver of Slough's long-term prosperity.





02

ATTRACTIVE HOUSE PRICES & RENTS

Slough is the cost effective alternative to London, with average house prices circa 45% lower than the average in the Capital and competitive rental yields with up to 5.5% yield estimated for Horlicks Quarter.



Computer Generated Image is indicative only



03

MASSIVE INWARD INVESTMENT

A £3.5bn regeneration programme, backed by major investors including Berkeley Group, Morgan Sindall, the Abu Dhabi Investment Authority and Standard Life Aberdeen, will transform central Slough.





04

#1 GLOBAL HQ'S IN UK

Home to Europe's largest trading estate in single ownership, Slough boasts the highest number of global corporation HQ's, including O2 Telefonica, Mars and DHL.





05

SLOUGH IS HYPER CONNECTED

It is quick and easy to get anywhere in the UK and worldwide from Slough. London Paddington is 15 minutes away, three major motorways are close by and Heathrow is 16 minutes by car.





06

CROSSRAIL EFFECT

The opening of Crossrail (Elizabeth Line) in Slough is likely to drive demand for property and lettings. Estimated journey times are: Slough to Bond Street 31 minutes; Slough to Canary Wharf 46 minutes.

07

LHR – SLOUGH IN 7 MINS

The proposed Western Rail Link (planned for 2028 subject to planning) will cut the journey time to Heathrow Airport to 7 minutes, benefitting commuters and international business travellers.

08

ACCESS TO TOP UNIVERSITIES

Eight top universities can be reached in circa one hour. By train/tube: Oxford University 40 mins; Imperial College 46 mins; UCL 57 mins; King's College 67 mins; , LSE 67 mins. By car: Royal Holloway 19 mins; Brunel University 20 mins; Reading 32 mins.

Source www.google.co.uk/maps

09

#2 BUSINESS START-UPS IN UK

Slough is a dynamic and entrepreneurial hothouse for young businesses. It has the second-highest number of start-ups in the UK, after London.

Source: Centre for Cities 2020

10

#1 SMALL CITY OF FUTURE

A young and fast-growing population, massive investment by major businesses, super connectivity and attractive house prices – all factors that propelled Slough to the top of the 'Best European Small Cities' poll by *fDi European Cities Ranking 2020/21.*

HORLICKS QUARTER



HIGHEST AVERAGE WEEKLY SALARY AFTER LONDON*



MOST PRODUCTIVE PLACE IN THE UK*

Slough is a dynamic town with exceptional long-term prospects and benefits from its strategic location on the doorstep of Heathrow

£3.5BN

INVESTED IN TOWN CENTRE REGENERATION ALREADY

SLOUGH

A HYPER-CONNECTED TOWN

15
MINS
TO LONDON PADDINGTON

31
MINS
BY ELIZABETH LINE TO BOND STREET

46
MINS
BY ELIZABETH LINE TO CANARY WHARF

#2

SECOND ONLY TO LONDON FOR SUCCESS BUSINESS START UPS*

slough trading estate

EUROPE'S LARGEST BUSINESS ESTATE

600
BUSINESSES

20,000
EMPLOYEES

BEST PLACE TO WORK

IN UK VOTED IN 2018, 2019 & 2020 *(GLASSDOOR)*

#1

UK'S YOUNGEST BOROUGH



AVERAGE AGE 37*

↑19.6%

2004-2014 – ONE OF THE FASTEST GROWING AND YOUNGEST POPULATIONS *(ONS)**

*Sources: Centre for Cities, Cities Outlook 2020

SLOUGH: A WELL-KEPT SECRET

FINANCIAL TIMES WRITER DAVID TURNER COMMENTS



'Slough's excellent potential for property-price growth is a well-kept secret for now, but it won't be for much longer.'

If there's one thing property investors like, it's a well-kept secret. Their ideal is a city with stellar economic potential – but with property prices that haven't yet been bid up to the point where it's hard to make strong investment returns.

The town of Slough, just outside London, is one such secret – for now, at least. Its workers are the most productive people in Britain. They each contribute £100,000 to Britain's economy, on average.[1] That's over £16,000 more than Slough's bigger neighbour, Reading. It's over £8,000 more even than London. Given its high productivity, it's not surprising that the town's average weekly wage, a key determinant of house-price growth, is growing rapidly. At £731 in 2019, it was up 11% on the year. By contrast, London wages were static. Covid-19 is hitting the global economy hard, but places like Slough, whose economies were growing going into the crisis, are likely to fare better than most.

The reason for this high productivity is not hard to find: for a town, Slough is home to an unusually large number of global or UK headquarters, including those of DHL, O2 and Mars. In other words, it has an uncanny ability to attract highly paid jobs. These are huge companies, but Slough has an excellent record in generating new businesses too. It's no wonder that Financial Times magazine fDi[2], which covers foreign direct investment, has declared Slough Europe's Top Small City of the Future.

The region in which Slough sits, the Thames Valley, has been one of the wealthiest parts of Britain for centuries. This partly reflects its close proximity to London. Slough will become even closer to the capital when the Crossrail project is completed within the next couple of years, with a train to central London every five minutes at peak times. It's also only 8 miles from Heathrow Airport. For centuries, the region benefited from its royal connection, too: Slough itself is just a few miles from Windsor Castle. It's also 2 miles from the most famous school in the world, Eton College, founded by an English king back in the fifteenth century. The region's wealth means there are other top independent schools nearby. Many of the Thames Valley towns are attractive places to live in more generally – and that includes Slough. The town has been extensively remodelled in recent years. For example, its Herschel Park was returned to its former Victorian glory after a £2.7 million restoration project.

Despite all these factors, Slough's average property price is only £353,062 according to Rightmove, less than half London's average price of £643,677.[3] With local supply restricted by regulations protecting the 'Green Belt' of countryside surrounding London, properties on redeveloped land inside the town look to be great investments.

Sources: [1] Centre for Cities, Cities Outlook 2020
[2] fDi European Cities and Regions of the Future 2020/21
[3] Average property price Rightmove July 2020

ICONIC ARCHITECTURE SHAPING SLOUGH

Many things have been said about Slough, but what is the real Slough? Today's town is forward-thinking, dynamic and inspirational, full of purpose, vitality and pride.

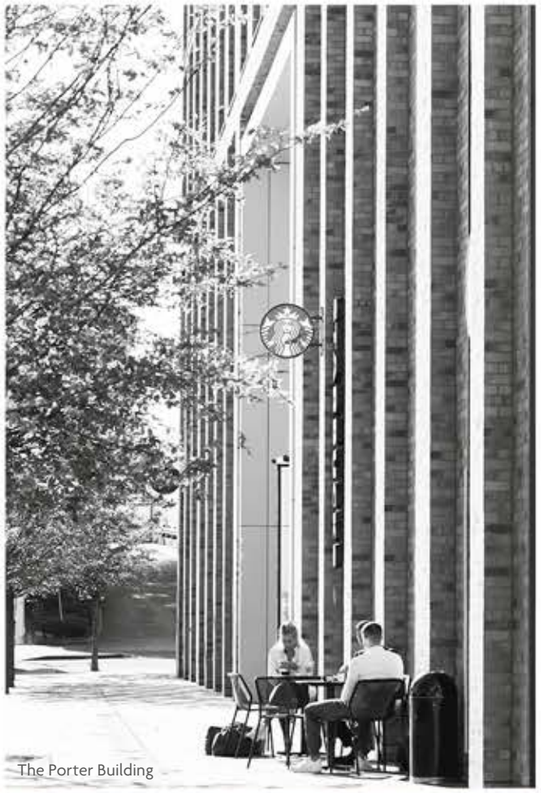
Iconic new architecture features prominently in the regenerated townscape. Futuristic buildings provide space for work, culture, leisure and entertainment. These include The Curve, a community arts and performance space and the town's central library. It is an exceptional civic amenity – a place to gather, learn and inspire.

The new bus station is a stunning tribute to the astronomer William Herschel, who lived and worked in Slough. The building was listed as one of the world's 10 best bus stations and featured in the 2009 Royal Academy Summer Exhibition.

Two equally outstanding new buildings provide high grade office space. The Porter Building, opposite the main rail station, and The Future Works building which combines sustainable design, state-of-the-art digital infrastructure and premium amenities.

Still to come in the transformation of Slough is the British Land/Abu Dhabi Investment Authority commercial and residential development of Slough's main shopping centres. A redevelopment of the north west quadrant of the town will also provide new offices, shops, bars, restaurant and a further education facility.


The Curve


The Porter Building


Slough Bus Station


Ice Arena

BIG BUSINESS & ENTREPRENEURS

THE FOUNDATIONS OF FUTURE ECONOMIC SUCCESS ARE IN PLACE

‘Slough is ranked #1 for the number of global corporate headquarters in the UK.’

Centre for Cities report 2020

Slough’s future success is rooted in a lasting commitment to attracting business and creating the employment opportunities that will drive future growth, and with it the demand for quality homes and premium rental properties.

Historically, Slough’s prosperity was based on manufacturing. Mars and Horlicks were two of the most prominent factories in the town. Today, the key employers are technology and communications, pharmaceuticals and biotech, automotive and logistics.

The presence of major corporations, has made the town very attractive to skilled employees with excellent earning potential. Currently, they enjoy some of the highest wages in the UK, second only to London, and are the most productive in the country.

As well as attracting larger companies, Slough aspires to be a seed-bed for entrepreneurs, who are supported through public-private partnerships where skills, knowledge and experience can be shared. This innovative approach has placed Slough in the top 10 best places for new business start-up in the UK.

With a strong business focus, a thriving employment market, highly-skilled workforce, a young and fast-growing population and an inspiring entrepreneurial spirit, Slough’s future looks very bright indeed.



Telefónica, Slough Trading Estate

SLOUGH IS PERFECTLY PLACED

HORLICKS QUARTER



HORLICKS QUARTER IS JUST A
7 MINUTE WALK TO SLOUGH STATION†

HYPER CONNECTED SLOUGH

BY CAR FROM
HORLICKS QUARTER

M4
5 MINS*

M25
14 MINS*

HEATHROW AIRPORT
16 MINS*

BICESTER VILLAGE
54 MINS*

BY TRAIN
FROM SLOUGH

WINDSOR
6 MINS**

HEATHROW AIRPORT (2028)
7 MINS**

READING
12 MINS**

LONDON PADDINGTON
15 MINS**

BY CROSSRAIL
ELIZABETH LINE
FROM SLOUGH

HEATHROW AIRPORT
15 MINS**

BOND STREET
31 MINS**

LIVERPOOL STREET
38 MINS**

CANARY WHARF
46 MINS**


Slough Train Station



*Approximate travel times taken from Horlicks Quarter by car based on fastest weekday journey at 8am (times variable depending on route and traffic flow). Source: www.google.co.uk/maps **Approximate travel times taken from Slough Train Station showing the quickest journey time available. Source: www.nationalrail.co.uk and www.crossrail.co.uk †Source: google.co.uk/maps

HORLICKS QUARTER

Slough is perfectly placed for some of the best shopping, dining, sporting and cultural experiences in the UK.

IN AND AROUND SLOUGH

Leisure activities are a key element of life in Slough – and there is a huge range of opportunities for relaxation, exercise, socialising and retail therapy. A new sports complex, The Centre, boasts a 115-station gym, swimming pool, courts, fitness studio, sauna and spa. Arbour Park is a state-of-the-art sports stadium, conference and events centre, and home to the town's football club.

Trying your hand at new sports activities is easy: skating at the Ice Arena, paddle-boarding at Taplow Lake; rowing on the Thames; or tennis at Stoke Park. If you would rather be a spectator, nearby high profile sporting events include Royal Ascot, Henley Royal Regatta and polo at Great Windsor Park.

Or you could choose simply to enjoy one of the many public parks, including Salt Hill, Herschel or Pippins Park.

The majestic Windsor Great Park or the ancient Burnham Beeches are within half an hour's drive.

For shoppers, nearby Windsor offers a 40-store covered precinct – delightfully converted from the old railway station. You can be there in six minutes by train. For a wider choice, Westfield London, one of the largest and best shopping centres in the UK, is within an hour's drive of Slough. Here, you'll find 240,000m^2 of retail space and all the top high street brands. For designer labels, Bicester Village outlet is 54 minutes by car.

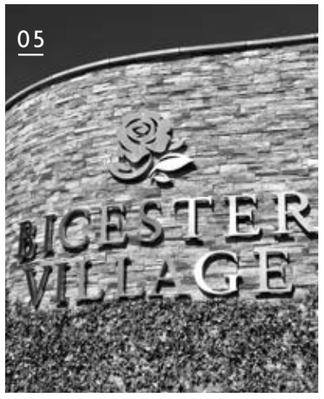
Fine dining fans will be delighted to note that there is an abundance of Michelin star restaurants in the area, including The Fat Duck and The Waterside Inn at Bray, and The Hand and Flowers in Marlow. Bon appétit!



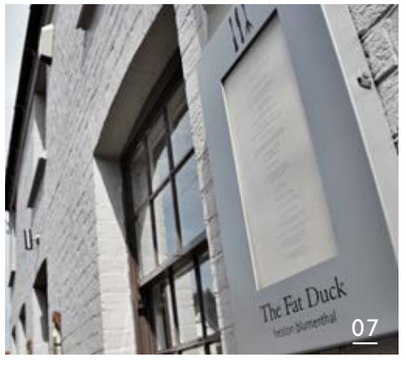












LOCATIONS

01 Royal Ascot, Ascot
*24 minutes by car**

02 Waterside Inn Restaurant, Bray
*17 minutes by car**

03 Windsor Castle, Windsor
*11 minutes by car**

04 Henley-on-Thames
*32 minutes by car**

05 Bicester Village Shopping,
*54 minutes by car**

06 Stoke Park Country Club, Slough
*6 minutes by car**

07 Fat Duck Restaurant, Bray
*17 minutes by car**

** Source:* Travel times from Horlicks Quarter google.co.uk/maps

HORLICKS QUARTER





Eton College



Royal Holloway



‘92% of schools in Slough are classed as Outstanding or Good.’

Ofsted (2019)

A CENTRE FOR EDUCATION

Slough’s top-class education system is a key driver for the local property market. Many families choose to relocate here to take advantage of the excellent schools, and in particular the high-performing grammar schools.

If you are considering investing in UK property for your child’s education, it is worth noting that many of the UK’s most prestigious schools and universities are in the south of England. In a top 10 ranking of public schools, nine were located in this region[†]. These include Eton College, two miles from Slough, where 19 British Prime Ministers were educated including David Cameron and Boris Johnson. Top girls' schools include Heathfield School and St George's both in nearby Ascot.

Eight leading universities are within close proximity including Oxford University and Henley Business School in Reading. Royal Holloway University is just eight miles away, and plans to open an additional facility in Slough in the future.

[†]*Source:* Hong Kong Tatler July 2020

QS WORLD UNIVERSITY RANKINGS 2021

5	OXFORD UNIVERSITY
8	IMPERIAL COLLEGE LONDON
10	UCL
27	UNIVERSITY OF MANCHESTER
62	UNIVERSITY OF WARWICK
87	UNIVERSITY OF BIRMINGHAM
91	UNIVERSITY OF LEEDS
181	UNIVERSITY OF LIVERPOOL

ROYAL HOLLOWAY
*19 minutes by car**

BRUNEL UNIVERSITY
*20 minutes by car**

READING UNIVERSITY
*32 minutes by car**

OXFORD UNIVERSITY
*40 minutes by train***

IMPERIAL COLLEGE
*46 minutes by train/tube***

UCL
*57 minutes by train/tube***

KING’S COLLEGE
*67 minutes by train/tube***

LSE
*67 minutes by train/tube***

* *Source:* Travel times from Horlicks Quarter google.co.uk/maps
** *Source:* Travel times from Slough Station google.co.uk/maps

HORLICKS QUARTER

WELCOME TO HORLICKS QUARTER

Computer Generated Image is indicative only

HORLICKS QUARTER

HORLICKS QUARTER



KEY

- 01 RESIDENTS' FACILITIES
  - GYM
  - CINEMA ROOM
  - RESIDENTS' LOUNGE
  - GAMES ROOM
  - 12-HOUR CONCIERGE
- 02 DAY NURSERY
- 03 ROOFTOP GARDEN
- 04 CO-WORKING HUB
- 05 CAFÉ
- 06 LOCAL STORE
- 07 COMMERCIAL SPACE
- CYCLE PATH
- AFFORDABLE HOUSING

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 any time without notice. Amenities are proposed and delivery will be phased. Buildings scheduled for release in Phase 2; The Maltings, James Horlicks House, William Horlicks House, Horlicks Terrace and Barley Mews. Timings are approximate, correct at time of print. *Source: google.co.uk/maps

HORLICKS QUARTER



Computer Generated Image is indicative only

Left to Right: Horlicks Factory, Darjeeling House, Artesian House, Aquifer House

HORLICKS QUARTER AN OVERVIEW

12-acre site in central Slough

Up to 1,300 homes in 11 buildings inc. circa 300 affordable homes

Phase 1, 418 private apartments (150 affordable in The Warehouse); Phase 2, 501 private apartments

Mix of 1, 2 and 3 bedroom apartments, penthouses and a small selection of 3 bedroom houses

Restoration of the historic Horlicks Factory to include apartments, penthouses and rooftop garden

Central Square with café and restored factory chimney landmark

Comprehensive residents' amenities

Green open spaces and water features

9,289 sq ft retail space; day nursery

Project architects:
Sheppard Robson

Landscape architects:
Bradley Murphy Design

FUSING OLD & NEW

New and refurbished properties reflect the important industrial and aesthetic heritage of Horlicks Quarter.



Computer Generated Image is indicative only

HORLICKS QUARTER

10 GREAT REASONS TO BUY AT HORLICKS QUARTER

01

EXCITING INVESTMENT POTENTIAL

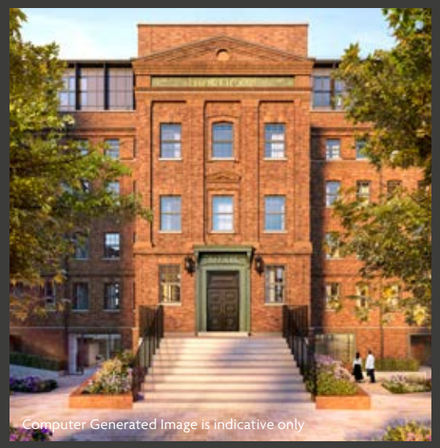
An investment opportunity, up to 5.5% est. rental yield, supported by the wider Slough regeneration story.



02

HISTORIC CONTEMPORARY LIVING

A distinctive mix blending historic character with the latest in contemporary design.



Computer Generated Image is indicative only

03

BEAUTIFUL LANDSCAPED SETTING

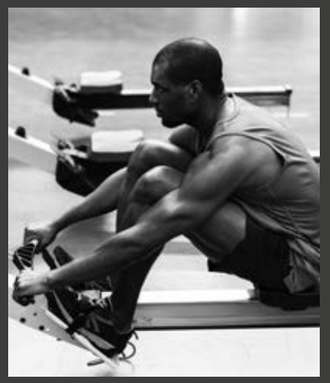
Live well with beautiful gardens to enhance biodiversity, water features and play areas.



04

A RANGE OF AMENITIES

Enjoy the gym, lounge, games room, co-working hub, rooftop garden, concierge, day nursery, proposed café and local store.



05

HYPER CONNECTED

With exceptional road, train and air links for easy access to London, Heathrow and the world.

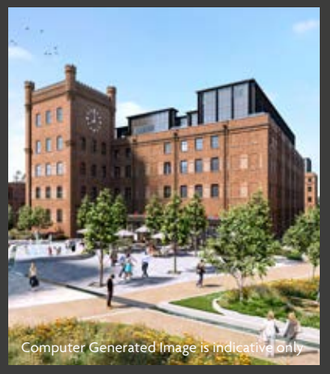












Computer Generated Image is indicative only

06

CLOSE TO ROYAL WINDSOR

Windsor, a glorious riverside location with great shopping, restaurants and Windsor Castle, is 6 minutes by train.

07

TOP-CLASS EDUCATION

An on-site nursery, top grammar schools, Eton College and eight top universities are in close proximity.

08

THE BEST OF BRITISH

Perfectly placed for famous sporting events at Ascot and Henley, Michelin star dining at Bray, and beautiful parkland at Windsor, Cliveden and Virginia Water.

09

A NEW COMMUNITY

High quality gardens and public spaces for the community to meet; and a community plan with events and activities for all.

10

CUSTOMER SERVICE AND AFTER CARE

Exceptional customer service is our priority before, during and after you purchase.

HORLICKS QUARTER

RELAX, REVIVE, ENTERTAIN

Your wellbeing and social life are as important as your apartment at Horlicks Quarter. Work out in the residents-only gym; play pool in the well-equipped games room; or meet friends in the Factory Café.

Computer Generated Image is indicative only

HORLICKS QUARTER

COMPREHENSIVE RESIDENTS' AMENITIES

An exciting range of amenities puts everything required to make life more sociable, convenient and fun within easy reach.

DAY NURSERY

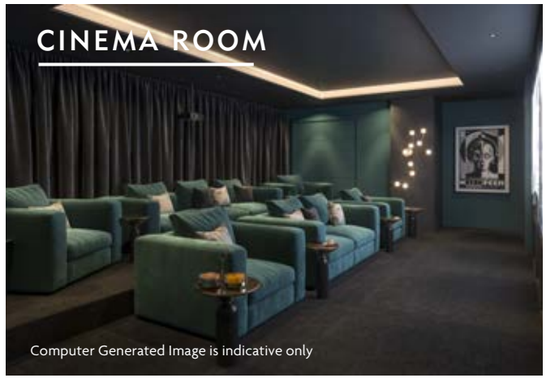


CONCIERGE



Computer Generated Image is indicative only

CINEMA ROOM



Computer Generated Image is indicative only

GYM



COMPREHENSIVE AMENITIES INCLUDE:

- LANDSCAPED GARDENS WITH WATER FEATURES
- GYM
- CO-WORKING HUB
- CAFÉ *(PROPOSED)*
- CINEMA ROOM
- RESIDENTS' LOUNGE
- GAMES ROOM
- ROOFTOP GARDEN
- DAY NURSERY
- LOCAL STORE *(PROPOSED)*
- 12-HOUR CONCIERGE

CO-WORKING HUB



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STYLE AND ELEGANCE THROUGHOUT

Homes at Horlicks Quarter are super-stylish and elegant, featuring subtle on-trend colour palettes, and contemporary clean lines and textures. Full-height glazing allows natural daylight to flood the apartments, creating a light and airy atmosphere throughout.

Computer Generated Image is indicative only

APARTMENT SPECIFICATION

Every detail of your home has been carefully planned and meticulously finished with Berkeley's characteristic focus on detail and quality.

Kitchens

- Individually designed layouts
- Stone worktops with tiled backsplash
- Bosch Integrated appliances throughout including:
  - Stainless steel multi-function single oven
  - 4-zone Induction hob
  - Integrated multi-function dishwasher
  - Integrated fridge/freezer
  - Built-in canopy extractor
- Stainless steel single bowl sink with drainer and black mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Chrome socket outlets and USB point above work surface
- Karndean timber effect flooring
- Feature black metal wall rack within selected apartments
- Feature pendant lighting above breakfast bar where applicable

Ensuite

- Modern basin with single drawer vanity below and contemporary Vado single lever basin mixer
- Geberit wall mounted WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Shower enclosure with black framed glass sliding door, Vado chrome thermostatic mixer with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche within shower area and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Porcelain floor tiling

Bathroom

- Modern basin with single drawer vanity below and contemporary Vado single lever basin mixer
- Geberit wall mounted WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Bath fitted with a clear glass bath screen with black frame and Vado chrome thermostatic mixer/diverter with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche over bath and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Porcelain floor tiling

Electrical fittings and home entertainment

- Television (SkyQ/terrestrial) point to living area
- Television (terrestrial) points to bedrooms
- Telephone point provided to living area
- Data points will be provided adjacent to every television point
- Ceiling mounted downlights to kitchen / living / dining area and hallway
- Pendant lighting to feature within bedrooms

Heating

- Electric panel heating throughout
- Mains fed, electrically operated hot water cylinder

Interior Finishes

- White satin painted internal doors with satin/polished stainless steel door furniture
- White satin painted skirting and architraves to match internal doors
- Bespoke hinged wardrobe doors within bedroom 1 with single hanging
- Karndean timber effect flooring to kitchen/living/dining and hallway (where applicable)
- Carpet laid to bedrooms

Laundry Cupboard

- Space and plumbing provided for free-standing washer / dryer
- Recessed LED downlights
- Karndean timber effect flooring to match kitchen / living / dining

Security & Peace Of Mind

- Audio/video door entry system
- Mains supply smoke detectors and heat detectors with battery back-up
- Multi-point locking to entrance door
- CCTV to entrance and ground floor lobby area
- 10-Year Premier Guarantee issued on build completion

Communal Features

- Bin store
- Cycle store
- Communal television aerial and satellite dish



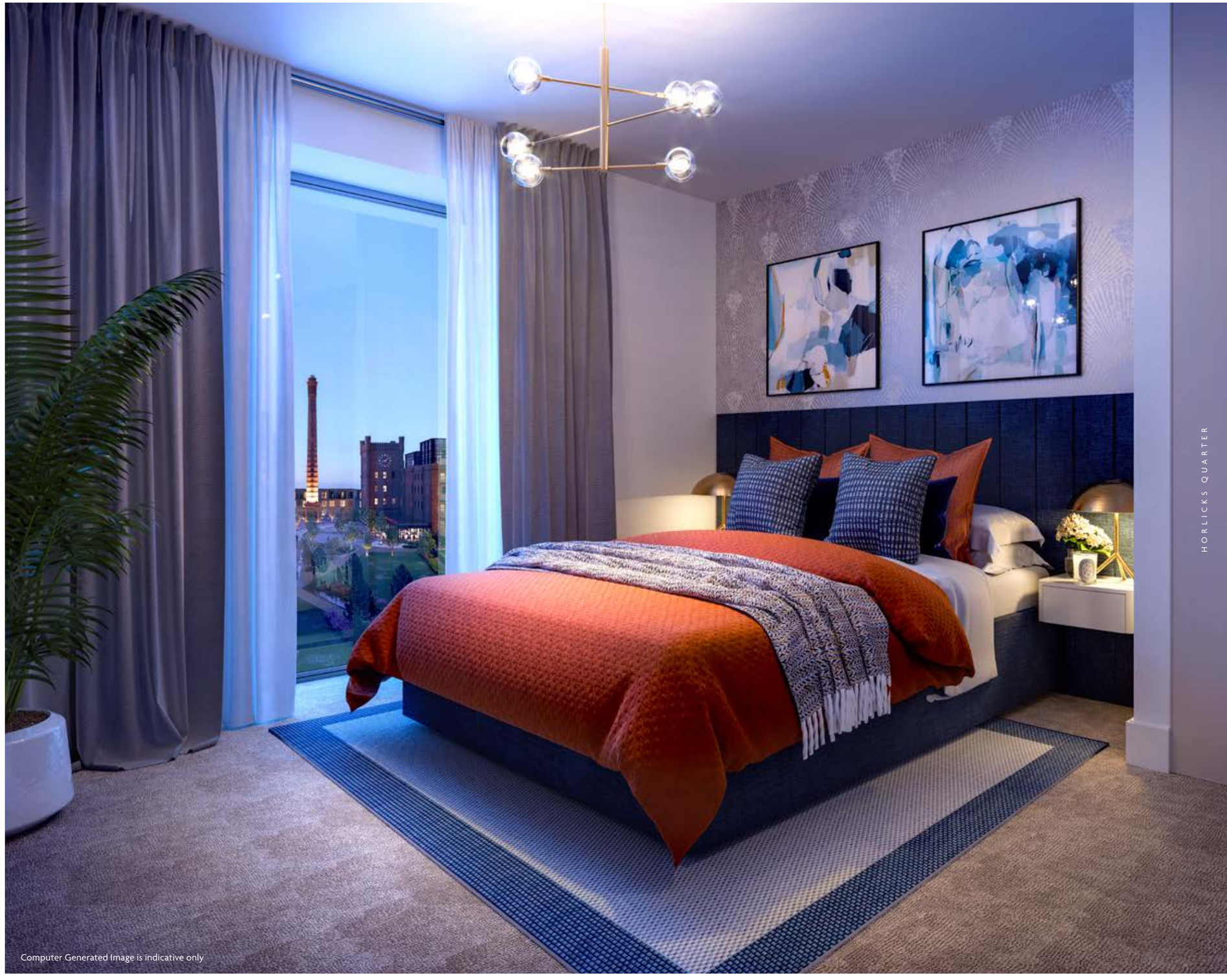
HORLICKS QUARTER

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HORLICKS QUARTER



BUYING AT HORLICKS QUARTER

Further Details

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

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

How to Buy

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)

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

*Subject to change, please check with the Sales Consultant for full details

HORLICKS QUARTER



Sales & Marketing Suite

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E: horlickssales@berkeleygroup.co.uk
W: horlicksquarter.co.uk

Directions

By car from Reading M4 (11 mins)

At Junction 6, take the A355 exit to Slough Central/Windsor A332. At the roundabout, take the 1st exit onto Tuns Lane/A355.

By car from London M4 (11 mins)

At Junction 6, take the A355 exit to Slough Central/Windsor A332. At the roundabout, take the 3rd exit onto Tuns Lane/A355.

From Tuns Lane/A355

At traffic light junction turn right onto Bath Road/A4 and continue to follow A4 (passing Salt Hill Park). Continue along A4 until you reach Stoke Road/B416 junction. Turn left at traffic lights onto Stoke Road (Slough Bus Stop and Train Station on your right hand side). Over the railway bridge at next traffic light junction turn left onto Stoke Gardens.

By foot from Slough Station (7 mins)

Exit the station via Platform 5 and turn left onto Railway Terrace. At the end of Railway Terrace turn right onto Stoke Road/B416. At the next junction turn left onto Stoke Gardens.

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Berkeley
Designed for life