



A NEW DESTINATION

Horlicks Quarter is an exciting opportunity to be at the heart of the regeneration of one of the UK's most dynamic and diverse towns.

Just 14 minutes into central London and 6 minutes from historic Windsor, Slough is a centre transforming with £3.5bn already invested. A major centre for business and employment, it's quickly becoming an even more attractive place to live and work.

At Horlicks Quarter, heritage meets contemporary, sustainable urban living. The iconic Horlicks Factory, beautifully restored and complemented by modern apartments and a range of amenities, all designed around residents' health and wellbeing.



The Maltings, our brand new release of one, two and three bedroom apartments offer an ideal base for living, working, or studying – close to London, the Elizabeth Line, Heathrow Airport and top UK schools and universities.

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

Berkeley
Designed for life



SEAMLESS CONNECTIONS, ENDLESS POSSIBILITIES

CENTRAL & CONNECTED LOCATION

- 500 metres to train station and Crossrail
- 1 stop/6 minutes by train to Windsor for shopping, restaurants and Windsor Castle
- 1 stop/14 minutes to London Paddington
- 8 minute walk to Slough town centre
- New sports facilities, swimming pool and ice arena in Slough
- Well located for famous sporting events at Ascot and Henley, Michelin star dining at Bray and parkland at Windsor, Cliveden and Virginia Water

EDUCATION

Royal Holloway University	7.3 miles/11.8 km
University of Reading	18.3 miles/29.4 km
Imperial College London	20.9 miles/33.7 km
Oxford University	38.7 miles/61.8 km
Eton College	2 miles/3.2 km
Upton Court Grammar	1.5 miles/2.4 km
Herschel Grammar	1.5 miles/2.4 km

KEY CONNECTIONS

BY CAR to	Horlicks Quarter
M4 (J6)	2 miles/3 km
M25 (J15)	5 miles/8 km
Heathrow Airport	8 miles/11 km
Bicester Village	45 miles/73 km

THE DEVELOPMENT

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

THE HOMES

- 1, 2 & 3 bedroom apartments
- 3 bedroom urban townhouses
- High quality interior specification – a mix of contemporary and traditional styles

RESIDENT AMENITIES

Communal roof top garden, concierge, gym, games room, cinema room, co-working hub, residents' kitchen, nursery and café

THE DEVELOPER

Founded in 1976, Berkeley is a leading developer of outstanding homes, and has won numerous awards for quality, design and customer service

PROJECT ARCHITECTS

Sheppard Robson

LANDSCAPE ARCHITECTS

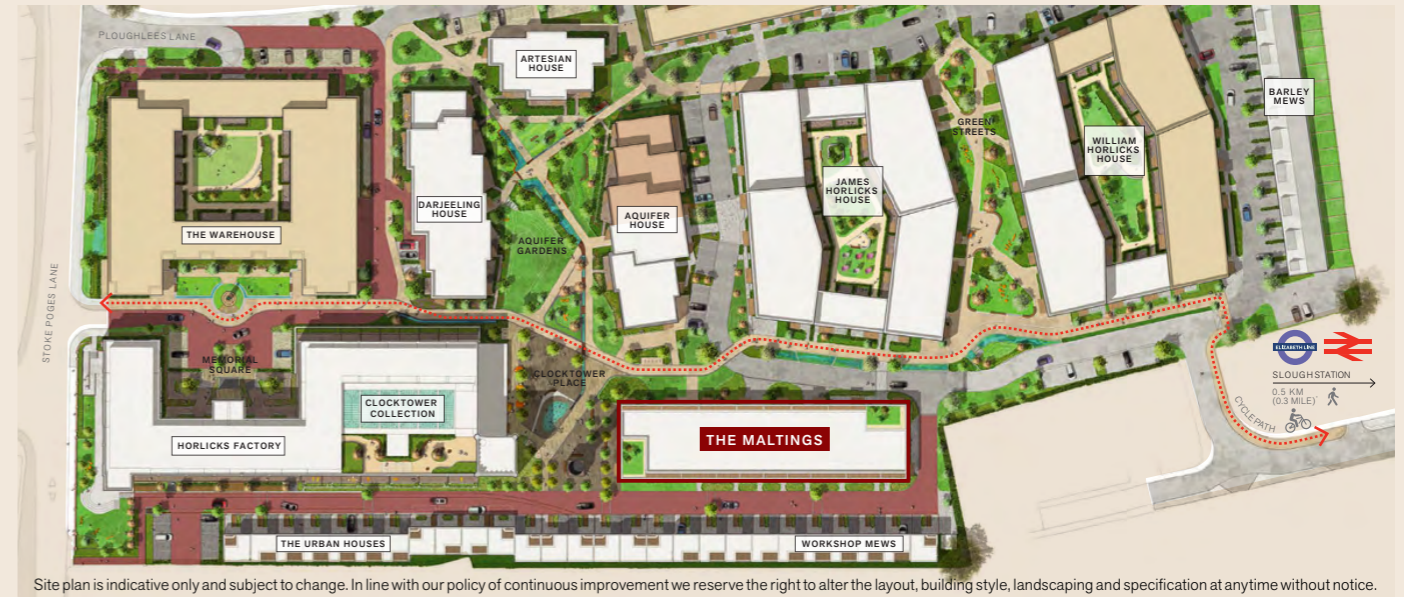
Bradley Murphy Design

EXCELLENT CONNECTIVITY

MAINLINE ELIZABETH LINE SLOUGH HEATHROW 15 5-7 STOPS / 25 MINS* BOND STREET 11 STOPS / 31 MINS* LIVERPOOL STREET 14 STOPS / 38 MINS* CANARY WHARF 16 STOPS / 46 MINS*

READING 1 STOP / 19 MINS* WINDSOR 1 STOP / 6 MINS* PADDINGTON 1 STOP / 14 MINS* HEATHROW 1 STOP / 7 MINS* PROPOSED WESTERN RAIL LINK

Approximate travel distances taken from Horlicks Quarter. Source: www.google.co.uk. *Number of stops taken from Slough Train Station showing the quickest journey time available. Source: www.nationalrail.co.uk and www.crossrail.co.uk. Timings are approximate, correct at time of print and do not include walking/transfer times. Source: google.co.uk/maps.



WHY INVEST IN SLOUGH?

- An ambitious town on an upward investment trajectory
- Elizabeth Line 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
- 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

SPOTLIGHT ON QUEENSMERE

- Berkeley Homes has acquired a 9.2-acre site in Slough marking an exciting step for wider regeneration in the area
- A vibrant, mixed-use development with planning secured for 1,600 new homes, and retail, leisure and entertainment spaces at the heart of the scheme



Computer generated image is indicative only

ESTIMATED RENTAL (PCM)

1 Bedroom Apartments	£1,450 - £1,500	3 Bedroom Apartments	£3,000 - £3,250
2 Bedroom Apartments	£1,900 - £2,500	3 Bedroom Houses	£3,000

Source: Rental Predictions by Savills - Sept 2025

JLL GREATER LONDON RESIDENTIAL FORECASTS 2025-2028

	2025	2026	2027	2028	Cumulative 2024-28	Total
Sales Price Growth (% PA)*	3.0%	3.5%	4.5%	3.5%	17.6%	3.3%
Rental Price Growth (% PA)*	3.5%	3.5%	3.0%	3.0%	18.8%	3.5%

Source: *UK Residential Forecasts Q4 2024.

Projected 7.2% rental yields at Horlicks Quarter¹

Top performing Grammar schools and Eton College 2 miles (3.2 km) away

£3.5bn invested in Slough town centre with more to come²

4 miles (6 km) away from Windsor Castle

European Small City of the Future for Connectivity³

Strong local economy with a high number of global HQs – Including: Lego, Cisco, SAP and Mars

Top universities in close proximity – including Royal Holloway, Imperial College London and Reading University

Overall average property prices in Slough since the launch of Horlicks Quarter increased by 12%

Crossrail and proposed Western Rail link to Heathrow in 7 minutes

Slough Trading Estate with 20,000 employees is the largest privately-owned business park in Europe

1. Source: Savills, 2026. 2. Slough Borough Council. 3. fDi's European Cities and Regions of the Future 2024.



Computer generated image is indicative only

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.



SERVICE CHARGE

Aquifer House est. £3.76/sq ft
 Horlicks Factory est. £3.83 - £3.85/sq ft
 The Urban Houses est. £1.77/sq ft
 The Maltings est. £3.13/sq ft

GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments

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

Darjeeling & Artesian House – Completed
 Aquifer House – Completed
 Horlicks Factory – Completed
 The Urban Houses – Completed
 The Maltings – From Q4 2027

TERMS OF PAYMENT

- £2,000 payable on reservation.
- Following reservation, purchasers must enter into a binding contract and exchange within 28 days of contracts being issued
- 10% of the purchase price (less the initial reservation deposit) is payable on exchange of contracts
- A further 10% advanced payment is payable within 6 months of the date of exchange and the balance of 80% is payable on completion.
- The additional 10% payment applies only to plots scheduled for completion beyond 12 months

VIEW OUR BROCHURES

Scan the QR Codes below to view each of our current brochures.

AQUIFER HOUSE



HORLICKS FACTORY



THE URBAN HOUSES



THE MALTINGS



BERKELEY HOMES (OXFORD & CHILTERN) LTD
 Horlicks Quarter, Stoke Gardens, Slough SL1 3QB
 Call us: 01753 205555 | horlickssales@berkeleygroup.co.uk | www.horlicksquarter.co.uk



Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Planning permission number P/00094/068 (Slough Borough Council). Computer generated images are indicative only. Details correct as of January 2026.