

HORLICKS QUARTER

SLOUGH SL1



Photography of Horlicks Quarter and is indicative only

A NEW DESTINATION

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 (35 km) west of central London and 4 miles (6 km) 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



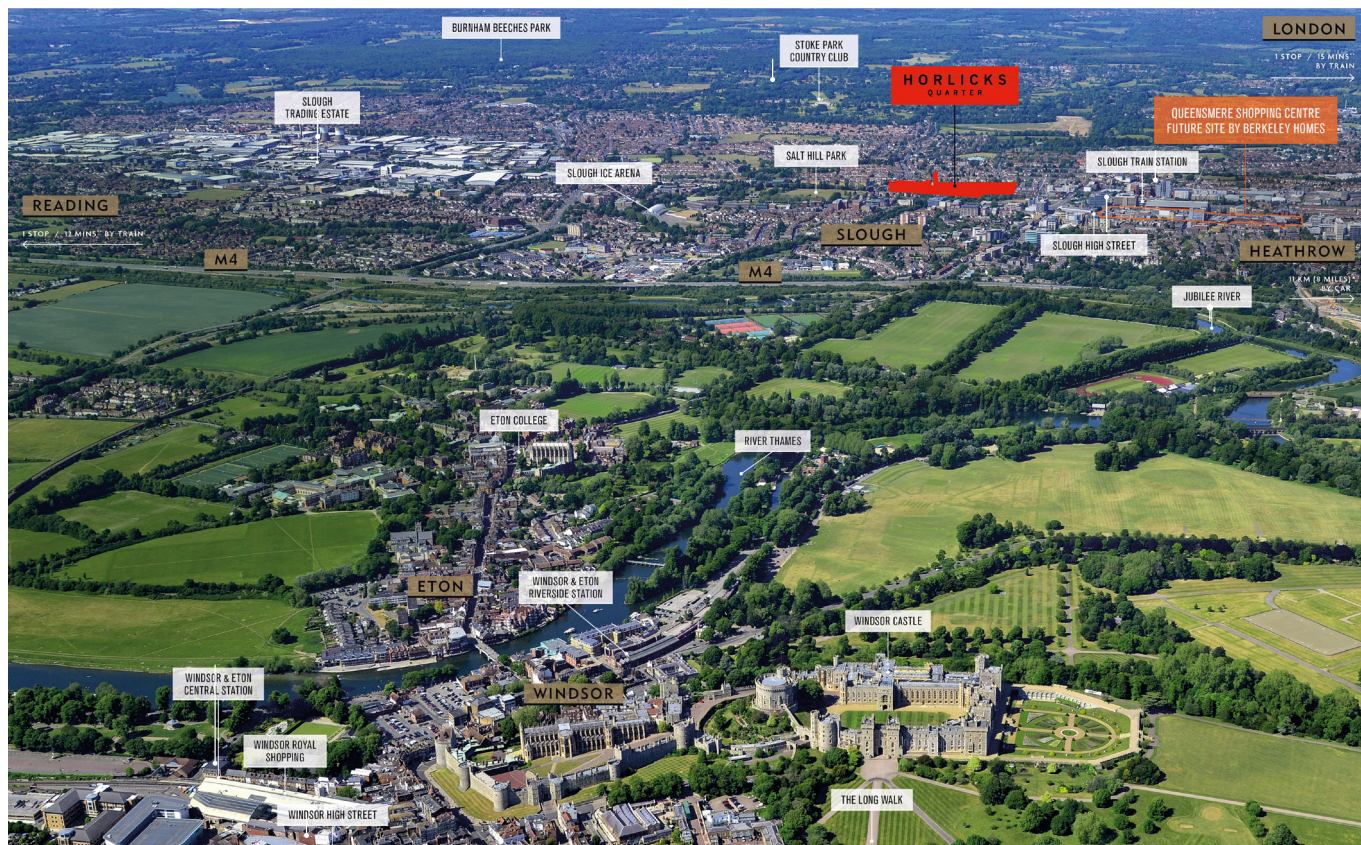
Photography of Horlicks Quarter Show Apartment and is indicative only.

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 Horlicks Quarter – a pioneer of urban regeneration in Slough.

Berkeley
Designed for life



Why Invest in Slough?

- An ambitious town on an upward investment trajectory
- 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
- 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

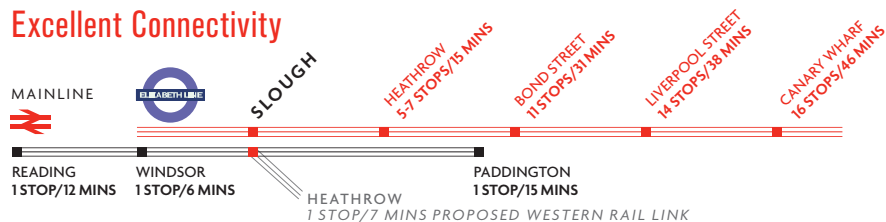
Spotlight on Queensmere

- 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

Central & Connected Location

- 500 metres to train station and Crossrail
- 1,000 metres to Slough town centre
- New sports facilities, swimming pool and ice arena in Slough
- 1 stop/6 minutes by train to Windsor for shopping, restaurants and Windsor Castle
- 1 stop/15 minutes 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

Excellent Connectivity



Windsor Castle and The Long Walk

KEY CONNECTIONS

BY CROSSRAIL Slough Station to

Heathrow T2/T3	5-7 stops/15 mins
Reading	1 stop/22 mins
Bond Street	11 stops/31 mins
Liverpool Street	14 stops/38 mins
Canary Wharf	16 stops/46 mins

BY RAIL Slough Station to

Windsor	1 stop/6 mins
Reading	1 stop/14 mins
London Paddington	1 stop/15 mins

BY CAR Horlicks Quarter to

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

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

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 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

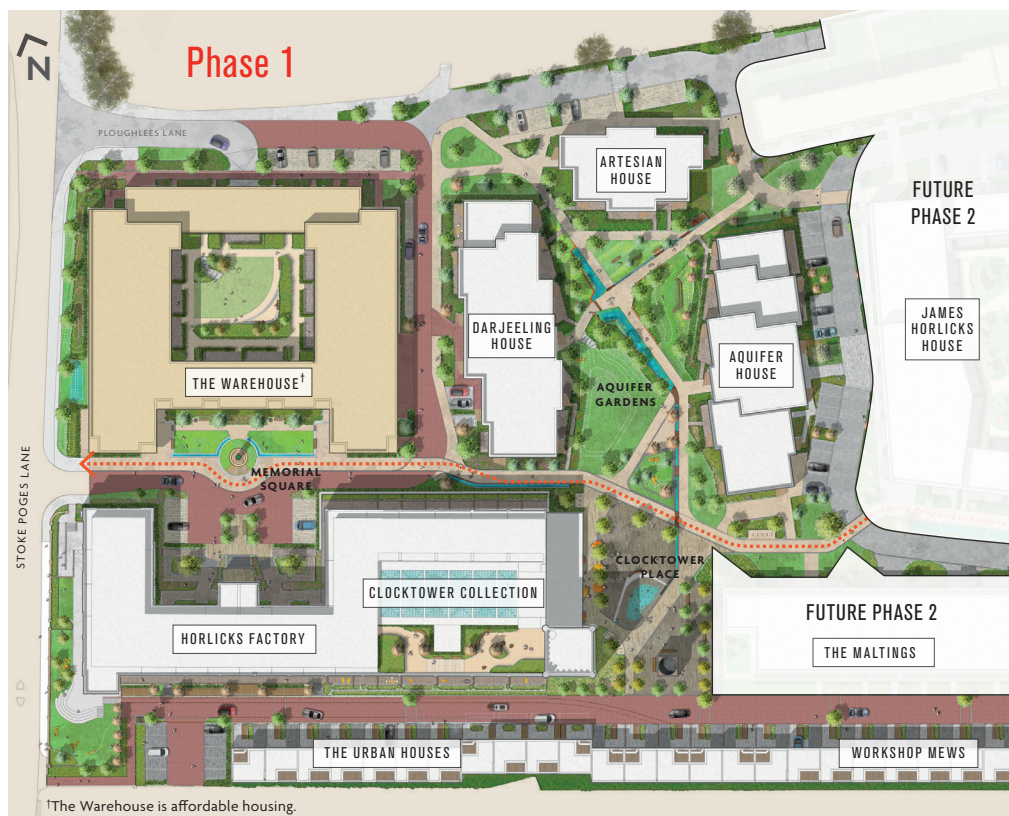
- Bradley Murphy Design

The Apartments

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

Residents' Amenities

- Rooftop garden, concierge, gym, games room, cinema room, co-working hub, residents' kitchen, nursery and café all located within the Horlicks Factory



The Warehouse is 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 anytime without notice.

ACCOMMODATION MIX

	No.	Size Range (sq. ft)	Size Range (sq. m)	Prices From	Est. Rental Range (PCM)	Est. Rental Yield (p/a) [†]
The Horlicks Factory/The Clocktower Collection						
Studio Apartments	1	548	50	£289,950	£1,500	Up to 6.2%
1 Bedroom Apartments	14	518-544	48 - 50	£285,000	£1,500	Up to 6.3%
2 Bedroom Apartments	17	632 - 1,054	58 - 98	£369,950	£1,900-£2,650	Up to 6.3%
Aquifer House						
2 Bedroom Apartments	8	690 - 703	64 - 65	£379,500	£1,900	Up to 6.0%
The Urban Houses						
3 Bedroom Houses	8	1,127-1,143	104-106	£599,950	£3,000	Up to 6.0%

Source: [†]Rental Prediction by Savills - September 2023..

JLL UK RESIDENTIAL FORECASTS 2025-2028

	2025	2026	2027	2028	Cumulative 2024-28	Total
SALES PRICE GROWTH (%PA)* GREATER LONDON	3.0%	3.5%	4.5%	3.5%	17.6%	3.3%
RENTAL PRICE GROWTH (%PA)* GREATER LONDON	3.5%	3.5%	3.0%	3.0%	18.8%	3.5%

Source: *UK Residential Forecasts Q4 2024.

Achieved rental yields at Horlicks Quarter up to 6.3% pa¹

European Small City of the Future 2022/23 for connectivity and business friendliness²

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

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

4 miles (6 km) away from Windsor Castle

Strong local economy with a high number of global HQs – including O2, McAfee, Lego, HTC, ZTE and Reckitt Benckiser

Royal Holloway, Imperial College London and Reading University close by

Cost effective alternative to London – average 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 Darjeeling House, October 2023 ² FDi's European Cities and Regions of the Future 2022/23 ³ Slough Borough Council ⁴ ONS 2022



ComputerGenerated Image is indicative only

Service Charge

- Aquifer House est. £3.48/sq ft
- Horlicks Factory est. £3.54 - £3.58/sq ft
- The Urban Houses est. £1.39-£1.40/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
Horlicks Factory - Completed
Aquifer House - Completed
Clocktower Collection - Completed
The Urban Houses - Completed

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)

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.



VIEW OUR BROCHURES

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

AQUIFER HOUSE



HORLICKS FACTORY



THE URBAN HOUSES



NEWSLETTER



BERKELEY HOMES (OXFORD & CHILTERN) LTD

Horlicks Quarter, Stoke Gardens, Slough SL1 3QB

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OUR VISION
2030
TRANSFORMING TOMORROW



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