

HORLICKS QUARTER

SLOUGH SL1

A LETTINGS SUCCESS



UP TO 6.6% ACHIEVED RENTAL YIELDS*
MINIMAL VOID PERIODS
1 & 2 BEDROOM APARTMENTS FROM £280,000
SELECTED APARTMENTS READY NOW

Proud to be a member of the



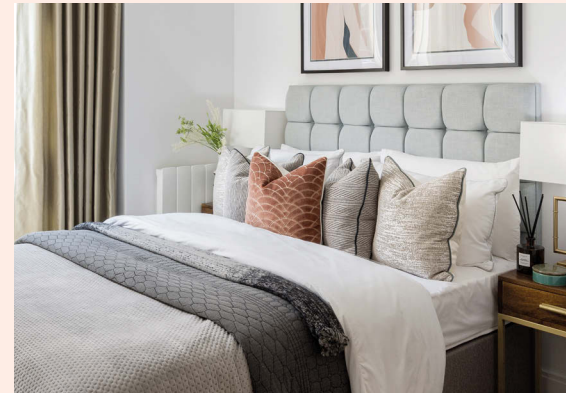
Berkeley
Designed for life

*Gross rental yield in Darjeeling House

HORLICKSQUARTER.CO.UK



Photography of Aquifer Gardens, Horlicks Quarter.



MEET OUR TENANTS

SERG & ANNA

HORLICKS QUARTER CREATES GREAT HOMEWORKING HUB FOR LONDON LEAVERS

Serg Ivo is the Head of Sales and co-founder of Smarthost.co.uk, London's leading short let management firm. His girlfriend, Anna Cher, is the founder of Silkanova.

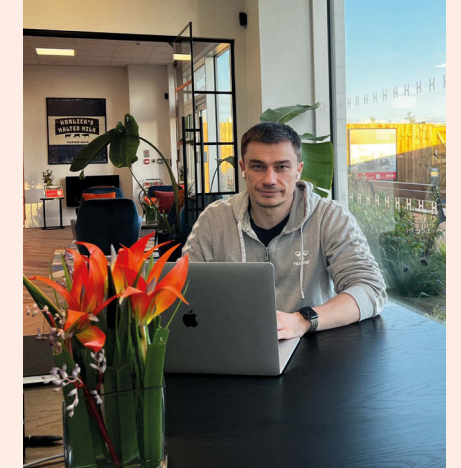
"Anna and I were originally working in central London and renting in Tower Hill. But as soon as we had the option to work from home, we started looking into moving out of town and renting in a cheaper location. Somewhere we would get far more space for our money.

After extensive research, Slough came up as a top choice due to its excellent transport links and great value. We wanted to live in a new build home, so we were delighted to discover that Berkeley was building Horlicks Quarter on the former Horlicks Factory site.

I fully trusted Berkeley's excellent reputation for building high-quality homes so I didn't view our apartment before signing the rental agreement. I was confident it would be well-designed and beautifully finished. And I wasn't disappointed.

Living in Slough gives us a greater quality of life – the more we're saving on rent, the more we can go out and enjoy ourselves. With the Elizabeth Line, we can easily travel to London to meet up with friends or check out the shops and restaurants in Windsor.

The communal spaces at Horlicks Quarter, like the Aquifer Gardens, made it easy to make friends with our neighbours. There is also a great community vibe in the residents' co-working space which I use every day."



CASE STUDIES

	1 Bedroom Apartment	2 Bedroom Apartment	2 Bedroom Apartment	2 Bedroom Apartment
Darjeeling House	1st Floor	1st Floor	5th Floor	3rd Floor
Size (Sq ft)	477	683	683	683
Parking	No	No	Yes	Yes
Furniture Pack	Yes	Yes	Yes	Yes
Achieved Rent PCM	£1,400	£1,600	£1,750	£1,850
Achieved Yield PA	6.6%	5.4%	5.6%	5.7%

KEY FACTS FOR AVAILABLE UNITS

	Est. Rental Range (PCM)	Est. Rental Yield (p/a)*	Price Range
1 Bedroom Apartment	£1,300 - £1,550	Up to 6.0%	£280,000 - £370,000
2 Bedroom Apartment	£1,700 - £2,500	Up to 6.3%	£352,000 - £517,750
3 Bedroom Apartment	£2,850 - £3,000	Up to 5.5%	£580,000 - £755,000
Tenure	999 year lease		
Estimated Service Charge	Darjeeling House – £3.35 / sq ft pa Artesian House – £3.63 / sq ft pa Aquifer House – £3.28 / sq ft pa Horlicks Factory – from £3.16 / sq ft pa		
Local Authority	Slough Borough Council		
Estimated Completion	Darjeeling House – complete Artesian House – complete Aquifer House – February - August 2024 Horlicks Factory – June 2023 - July 2024		

*Estimated rentals by Savills. Prices correct at time of publication

YATT & JOHN

HORLICKS QUARTER ATTRACTS YOUNG PROFESSIONALS DUE TO GREAT TRANSPORT LINKS AND VALUE FOR MONEY

Yatt and her husband John have been renting Berkeley properties for several years. Before moving to Horlicks Quarter this summer, they rented an apartment at Berkeley's Royal Arsenal in Woolwich and another one at The Pinnacle in Croydon for three years before that.

"We always choose Berkeley apartments. We love that they're high-quality, stylish homes located in developments designed as communities, not just regular blocks of flats.

We loved living at Royal Arsenal, but we had to move as rental prices in London went up significantly – our landlord increased our rent by 25%.

We started looking at Berkeley developments along the Elizabeth Line and came across Horlicks Quarter.

As my job is changing and I will be based in Windsor soon, Slough was ideal in terms of location. John travels abroad for work so to live just a 20-minute drive from Heathrow airport was also a big bonus for him.

We are thrilled with our flat. It's located on the ground floor of Artesian House, so we have lovely views across the Aquifer Gardens towards the iconic Horlicks Chimney. We can't wait to use all the residents' facilities once the factory building is completed.

We are so pleased that Berkeley decided to build a new development in Slough. It's a great location in terms of connectivity to London and Heathrow. And it offers far better value for money compared to living in central London."

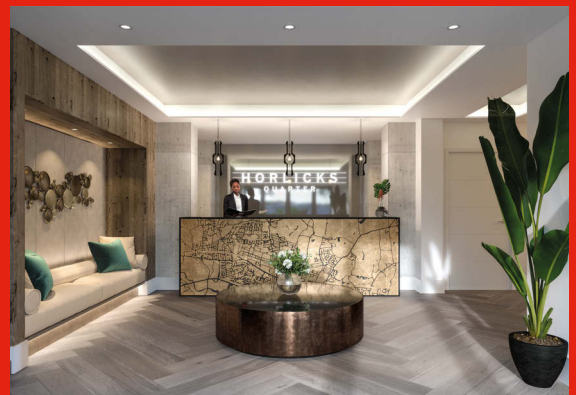
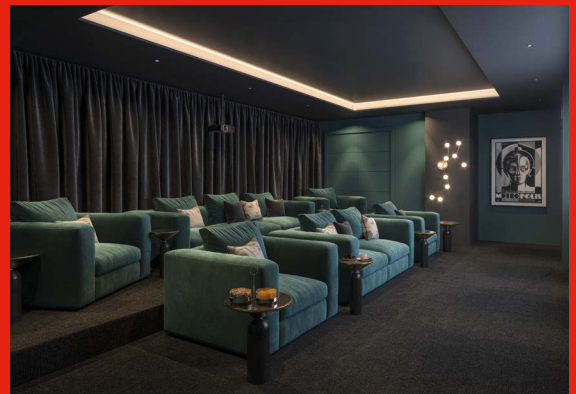


HEAR FROM THE LETTINGS AGENT

With the arrival of Crossrail and significant rejuvenation of the town centre, Slough is definitely becoming a contender as the first choice for commuters looking for 'more affordable' housing outside of London. Rents have increased in the area by up to 20% in some locations and we would expect this increase to continue throughout next year, especially with the lack of good-quality homes on the market at present. We have had a huge amount of success at Horlicks Quarter with rents achieving over the advertised rental figure and would fully expect the trend to continue as more of the development is released.

Kerensa Lewis, Lettings Manager

HORLICKS QUARTER IS AN AMAZING NEIGHBOURHOOD JUST 4 MILES FROM WINDSOR AND 22 MILES WEST OF CENTRAL LONDON. A GYM, CAFÉ, CO-WORKING HUB, RESIDENTS' LOUNGE, ROOFTOP GARDEN, NURSERY AND CONCIERGE ARE DUE TO OPEN IN 2023.



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