

HORLICKS QUARTER

SLOUGH SL1

COMMERCIAL OPPORTUNITIES

To Let

NEW COMMERCIAL UNITS
USE CLASS D1, A1, A2, A3
1,192 - 4,849 SQ FT



Berkeley
Designed for life

WELCOME TO HORLICKS QUARTER

Horlicks Quarter is an exciting new development located in the heart of Slough, featuring high-quality public spaces including landscaped parks and gardens with interactive water features. Celebrating the site's rich history, the original factory, chimney, and clock tower, which were fundamental to the manufacturing of the world-famous malted milk drink, have been restored and placed at the centre of the public realm.

HEATHROW AIRPORT

WINDSOR CASTLE 4 Mi

ETON 1.7 Mi

MAIDENHEAD 8.4 Mi

M4

M4

J6

TOWN CENTRE

BUS STATION

SLOUGH TRAIN STATION

MARKET YARD CAR PARK

7 MINUTE WALK TO SLOUGH TRAIN STATION

COMMERCIAL UNIT 04

COMMERCIAL UNIT 03

CAFE UNIT 02

SLOUGH TRADING ESTATE

SALT HILL PARK

NURSERY UNIT 01

LOCATED IN A PRIME SPOT FOR BUSINESS AND COMMERCE.

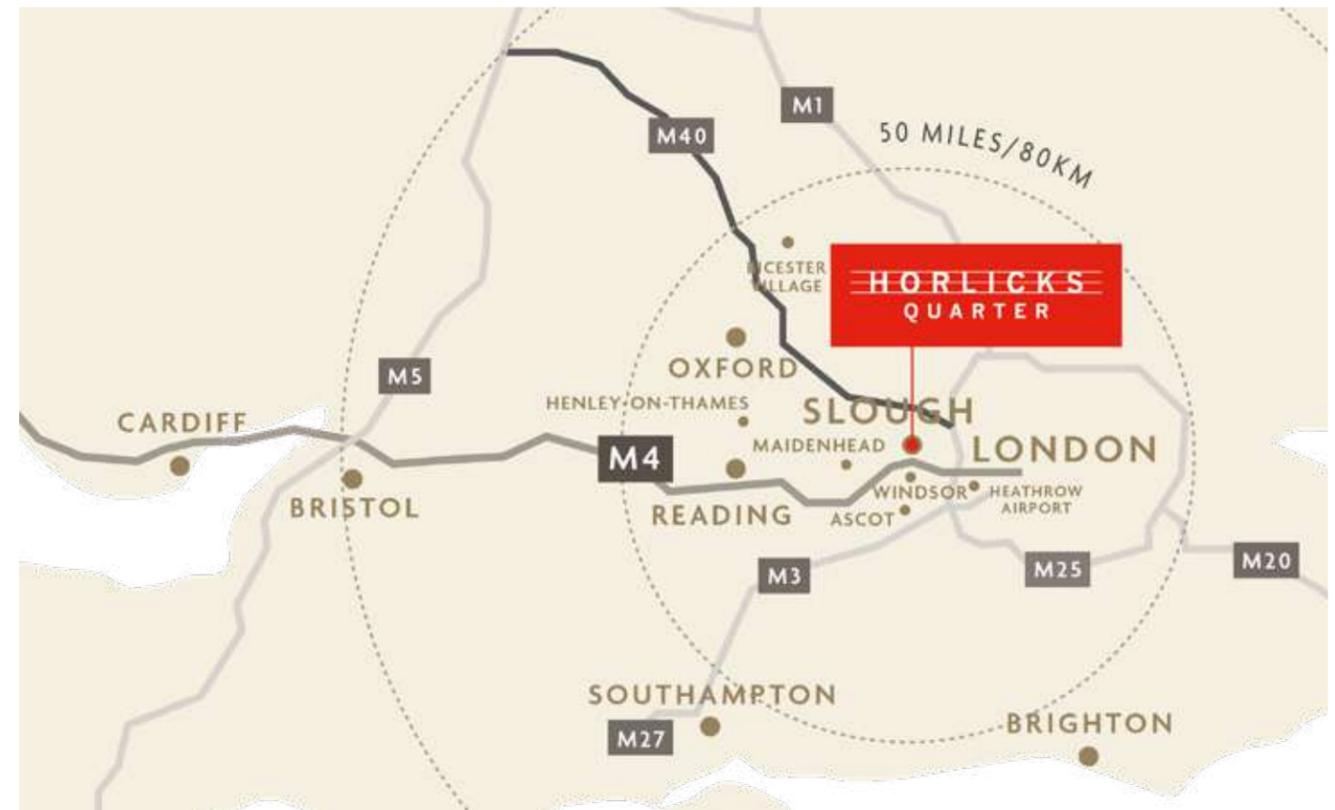
Horlicks Quarter is centrally located close to Slough Town Centre and a 7 minute walk from Slough train station. There are a number of public car parks within close proximity to the Horlicks Quarter, including the Market Yard car park.



OVERVIEW OF THE HORLICKS QUARTER

The development will deliver a new community comprising 1,277 high-quality homes and a range of commercial units including a cafe, convenience store, two flexible use units and a nursery. There are currently 264 residential completions and the whole development will be complete by 2029.

The new commercial units are located within the centre of the development providing easy access to the immediate residents. The development also sits within a wider residential area and is only a just a short walk away from Slough train station, creating ample passing trade for the new units.



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



BY CAR FROM HORLICKS QUARTER

M4 J6
5 MINS*

M25 J15
14 MINS*

HEATHROW AIRPORT
16 MINS*

MAIDENHEAD
18 MINS*

WINDSOR
11 MINS*



BY TRAIN FROM SLOUGH

WINDSOR
6 MINS**

HEATHROW AIRPORT (2028)
7 MINS**

READING
12 MINS**

MAIDENHEAD
11 MINS**



BY CROSSRAIL ELIZABETH LINE FROM SLOUGH

HEATHROW AIRPORT
15 MINS**

BOND STREET
31 MINS**

LIVERPOOL STREET
38 MINS**

MAIDENHEAD
8 MINS**



CGI of Unite 02 within Clocktower Place
Computer generated image, indicative only.

*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

THE HORLICKS FACTORY

Located just off Stoke Poges Lane and accessed from Memorial Square is the Nursery (Unit 01).

Unit 01

CGI of Memorial Square
Computer generated image, indicative only.



01

HORLICKS QUARTER
THE HORLICKS FACTORY

UNIT 01 NURSERY [Under Offer]

The proposed Nursery is a lower ground floor unit located in the Horlicks Factory.

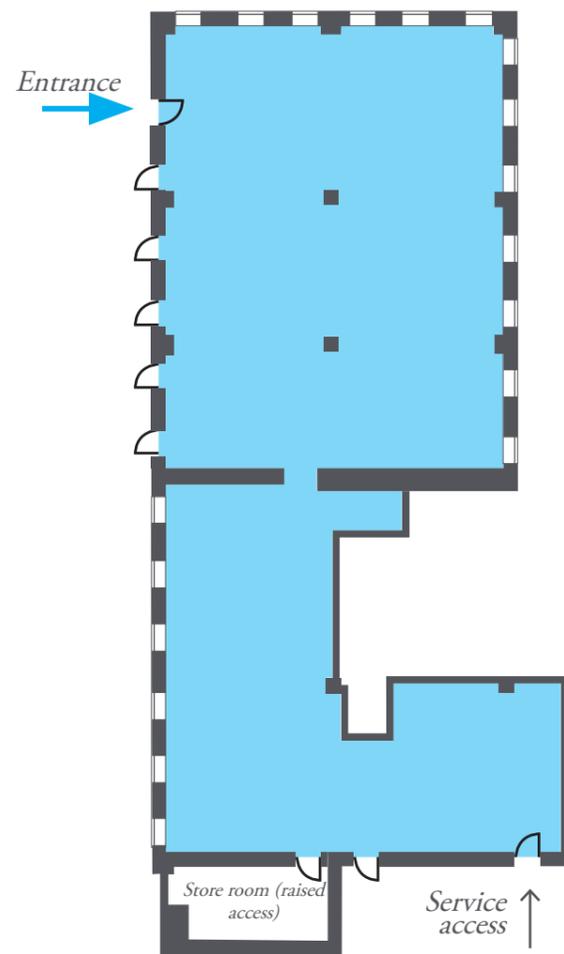
The unit is immediately accessible from Stoke Poges Lane and is visible from the outside of the development.

The unit benefits from shared visitor parking for parent drop-offs located adjacent to the entrance. The Nursery offers ample wide open internal space and securely fenced external play space.

Commercial Information

Use class	D1
Gross internal area	4,849 sqft
Total external area	5,134 sqft
Usable play area	3,173 sqft
Store room	229 sqft
Expected APC	Q1 2024

Proposed Indicative Floor Plan



Site Layout - Unit 01 Location Plan (NTS)

CLOCKTOWER PLACE

Located just off the main central public square, Clocktower Place, is the Cafe (Unit 02) and a flexible use unit (Unit 03).

UNIT 03

UNIT 02

CGI of the Clocktower Place
Computer generated image, indicative only.



02

HORLICKS QUARTER
THE HORLICKS FACTORY

UNIT 02 CAFE

The cafe is single storey modern side extension located to the existing Horlicks Factory building. The unit is directly accessible from Clocktower Place. Clocktower Place serves as the primary meeting point for both residents and the wider community, with a pedestrian and cycle link connecting the whole development.

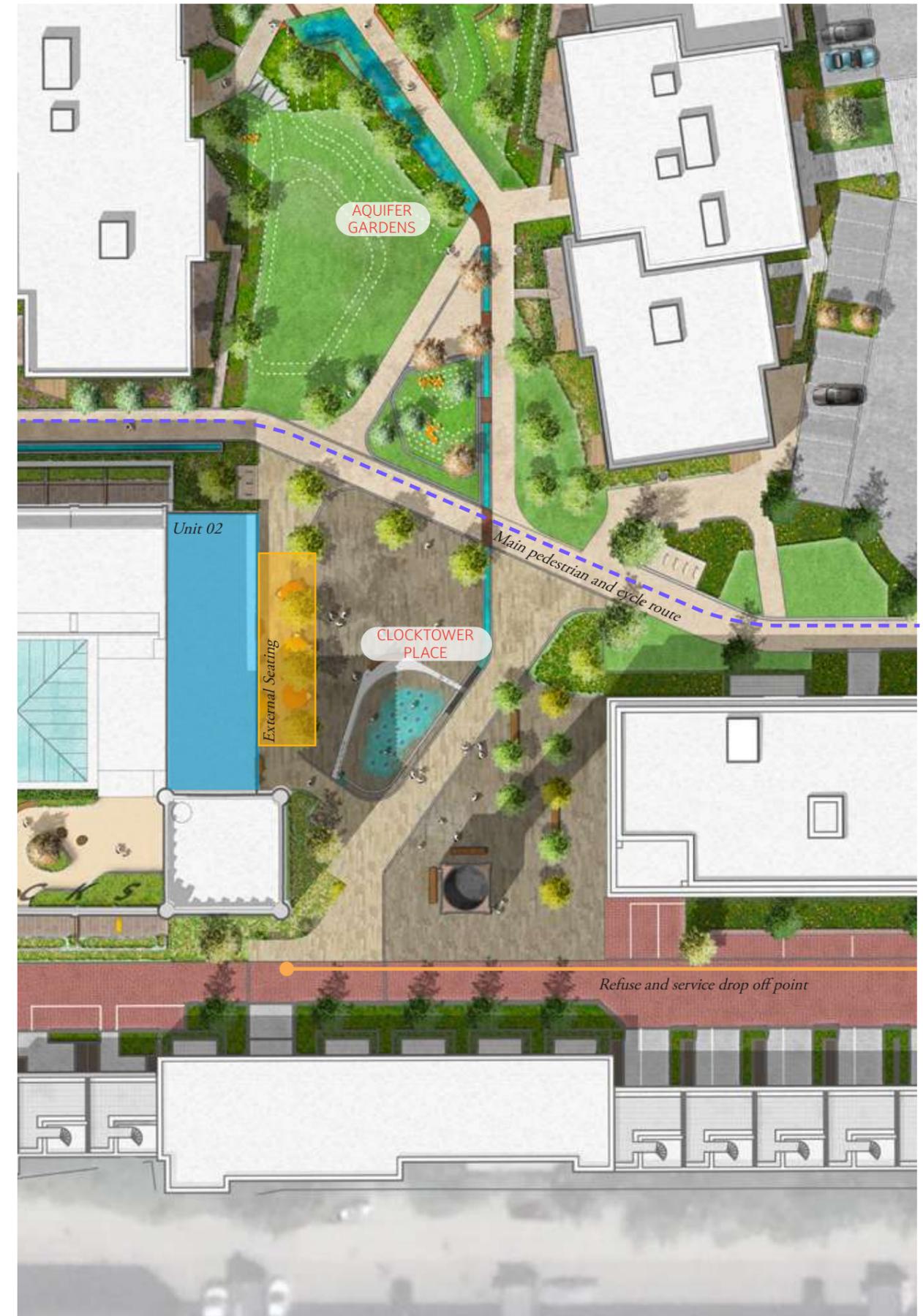
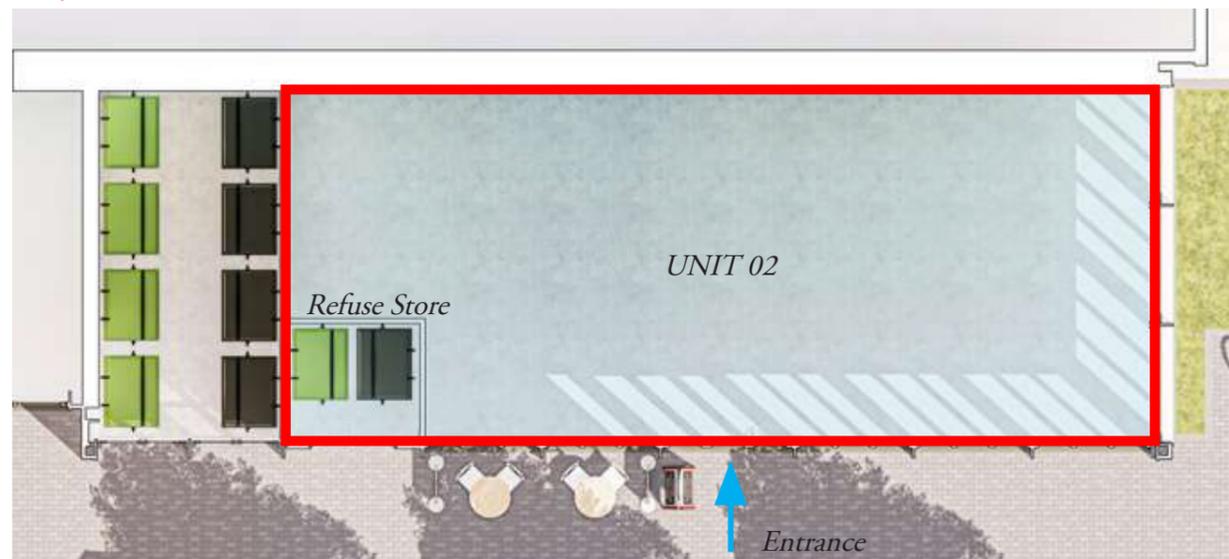
The unit offers an outdoor seating area with room for approximately 16 seats which provide stunning views of the restored clock tower and chimney.

The unit benefits from shared visitor parking located across the development.

Commercial Specification

Use class	A1-A3
Gross internal area	1,192 sqft
Total external area	615 sqft
Expected APC	Nov 2023

Proposed Indicative Floor Plan



Site Layout - Unit 02 Location Plan (NTS)

02

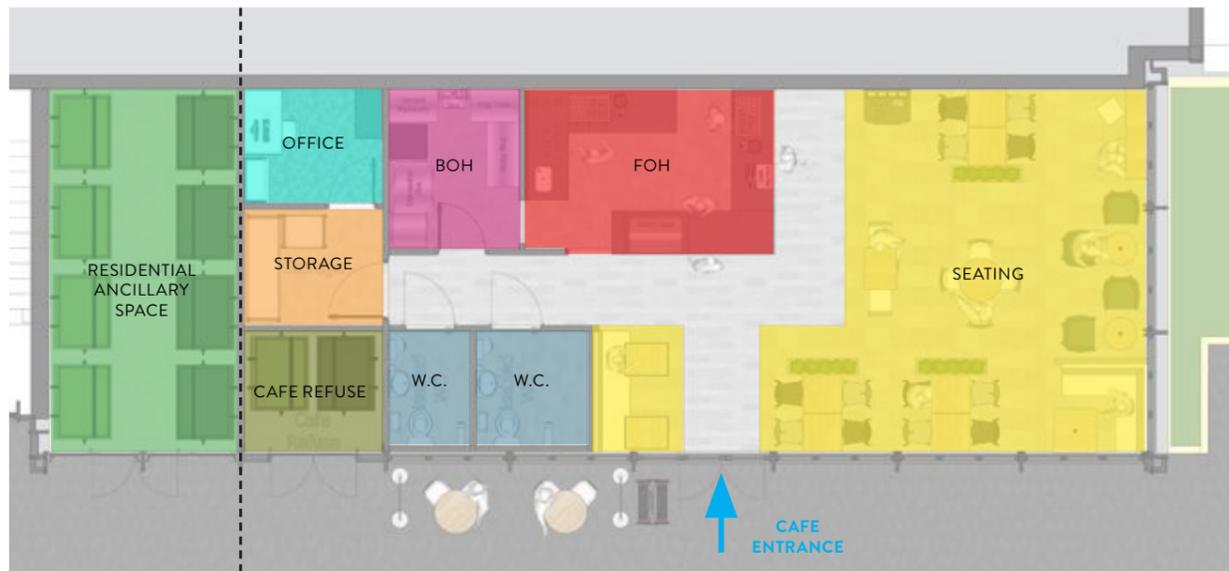
HORLICKS QUARTER
THE HORLICKS FACTORY

UNIT 02 CAFE

KEY

Diagram to show proposed layout and areas

Internal Seating count c.32 people
External Seating count c.16 people



LAYOUT SUGGESTION A

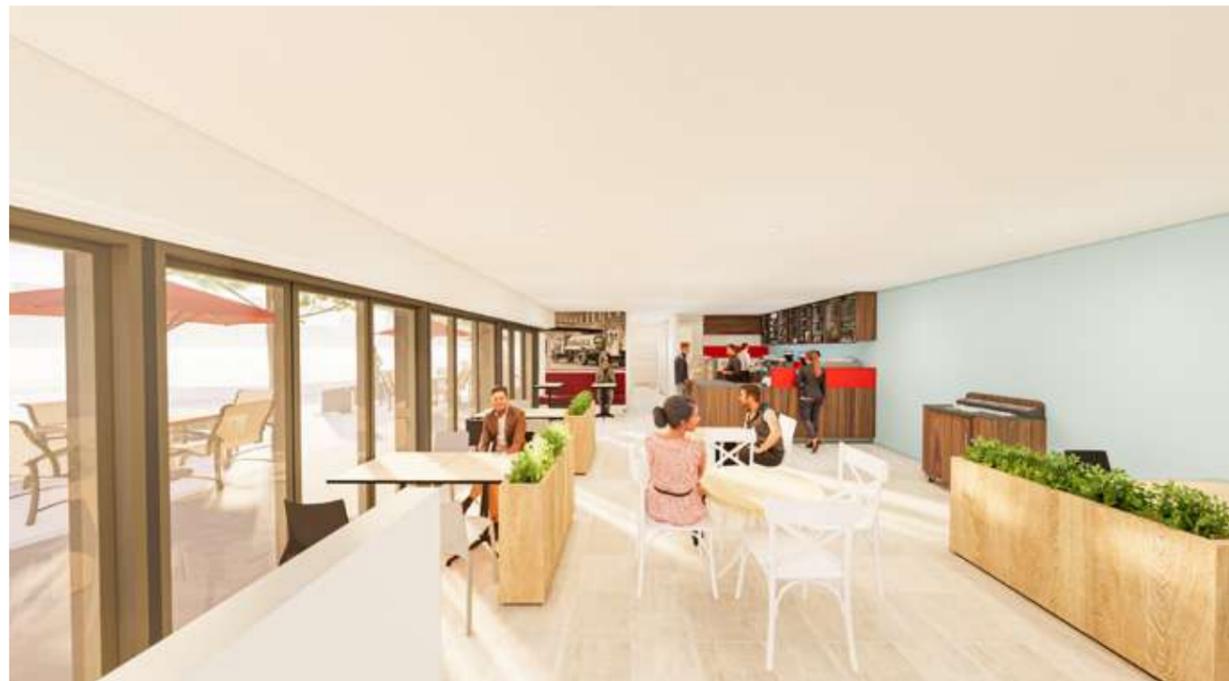
KEY

Diagram to show proposed layout and areas

Internal Seating count c.36 people
External Seating count c.16 people



LAYOUT SUGGESTION B



Computer generated image, indicative/ suggested layout options.



Computer generated image, indicative/ suggested layout options.

03

HORLICKS QUARTER
THE MALTINGS

UNIT 03 FLEXIBLE USE UNIT

Unit 03 is located on the ground floor of The Maltings, a residential apartment building, overlooking Clocktower Place.

The unit is directly accessible from Clocktower Place. Clocktower Place serves as the primary meeting point for both residents and the wider community, with a pedestrian and cycle link connecting the whole development.

The unit benefits from shared visitor parking located across the development.

Commercial Specification

Use class	A1-A3
Gross internal area	1,442 sqft
Excepted APC	Q1 2026

Proposed Indicative Floor Plan



Site Layout - Unit 03 Location Plan (NTS)



CGI of the Clocktower Place
Computer generated image, indicative only.

AQUIFER GARDENS

Located just off the central gardens, Aquifer Gardens, is a flexible use unit (Unit 04).

UNIT 04

CGI of Aquifer Gardens
Computer generated image, indicative only.



04

HORLICKS QUARTER
AQUIFER HOUSE

UNIT 04 FLEXIBLE USE UNIT

Unit 04 is located on the ground floor of Aquifer House, a residential apartment building, overlooking Aquifer House.

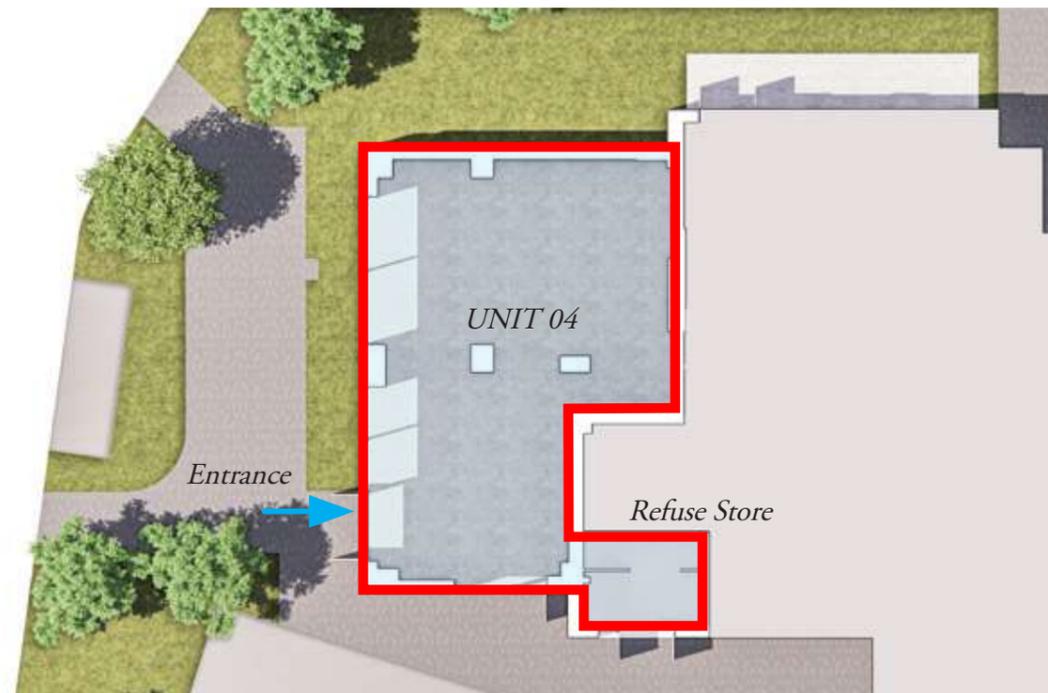
The unit is directly accessible from Aquifer Gardens and off the main pedestrian and cycle link connecting the whole development.

The unit benefits from shared visitor parking located across the development.

Commercial Specification

Use class	A1-A3
Gross internal area	1,378 sqft
Expected APC	Nov 2023

Proposed Indicative Floor Plan



Site Layout - Unit 04 Location Plan (NTS)

SPECIFICATION

The units will be completed to shell and core condition with shop-fronts installed and capped off services. Detailed drawings and specification can be provided on request.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority.

TERMS

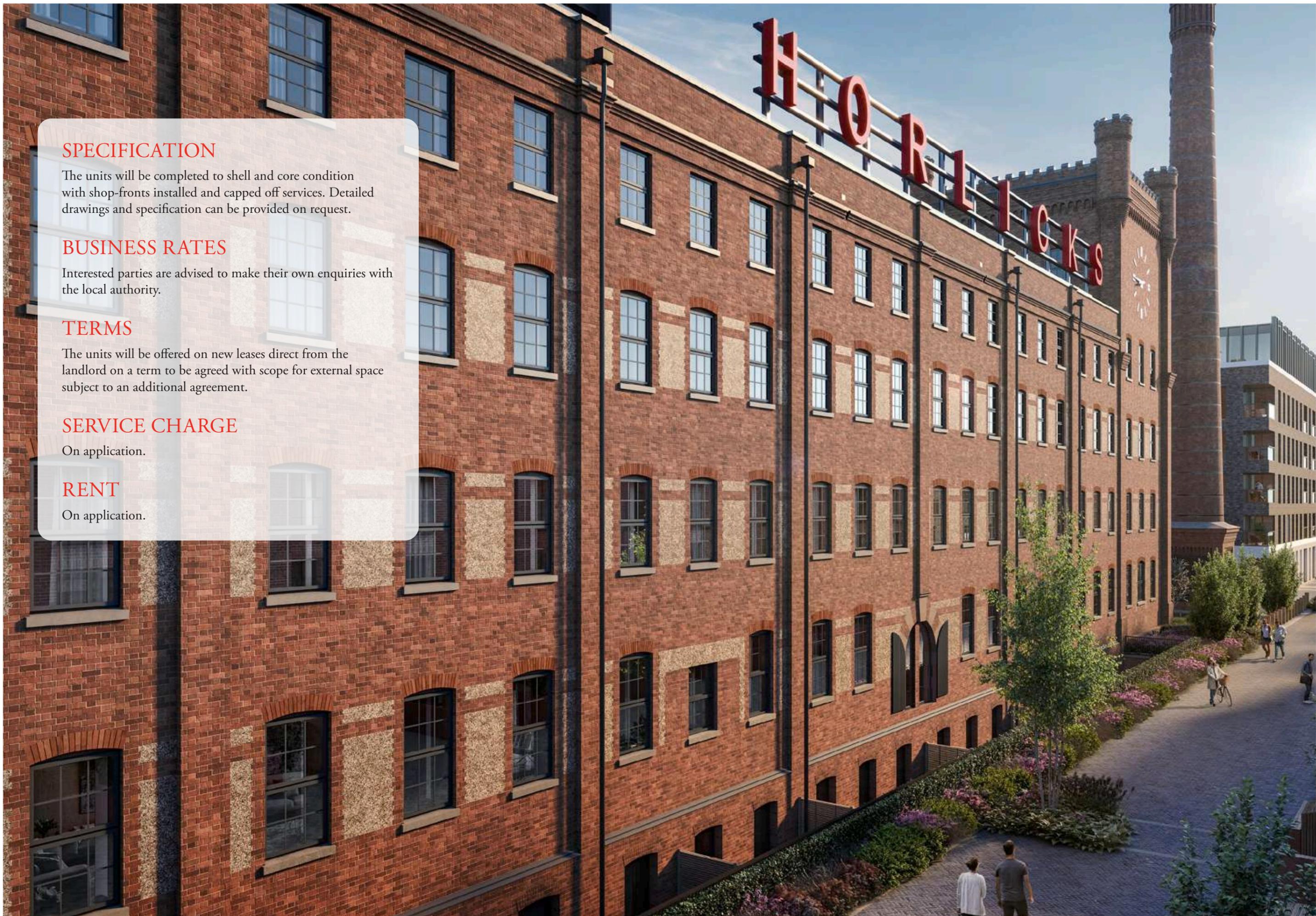
The units will be offered on new leases direct from the landlord on a term to be agreed with scope for external space subject to an additional agreement.

SERVICE CHARGE

On application.

RENT

On application.



PLEASE GET IN TOUCH

For further information and viewings at Horlicks Quarter please contact sole agents Kempton Carr Croft:

N: Mitchell Brooks
W: www.kemptoncarr.co.uk
T: 07818 117 021
E: mitchell.brooks@kemptoncarr.co.uk



Berkeley
Designed for life

The information in this document is indicative only and subject to change. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. The information does not constitute a contract or warranty. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. Accordingly, due to Berkeley Homes policy of continuous improvement, the finished product may vary from the information provided. Computer generated images and lifestyle photography are indicative only and not necessarily of Horlicks Quarter.