

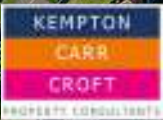
# HORLICKS QUARTER

SLOUGH SL1

## COMMERCIAL OPPORTUNITIES

# To Let

NEW COMMERCIAL UNITS  
USE CLASS D1, A1, A2, A3  
1192 - 4849 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.

Alongside 1,277 high-quality homes, Horlicks Quarter also offers a range of commercial opportunities including a cafe, convenience store, one flexible unit (use class E) and a nursery where pre-let has been agreed. These commercial units are located just a short walk away from Slough train station, providing easy access to the immediate residents and wider community.

CGI of the Maltings and James Horlick House

Computer generated image, indicative only.

HEATHROW AIRPORT

WINDSOR CASTLE 4 Mi

ETON 1.7 Mi

MAIDENHEAD 8.4 Mi

M4

M4

J6

TOWN CENTRE

BUS STATION

SLOUGH TRAIN STATION

GREEN PARKING LTD.

MARKET YARD CAR PARK

5 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 5 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 HORLICKS QUARTER



CGI of The Cafe Unit 2 within Clocktower Place

Computer generated image, indicative only.



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\*\*

\*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](http://www.google.co.uk/maps) \*\*Approximate travel times taken from Slough Train Station showing the quickest journey time available. Source: [www.nationalrail.co.uk](http://www.nationalrail.co.uk) and [www.crossrail.co.uk](http://www.crossrail.co.uk) †Source: [google.co.uk/maps](http://google.co.uk/maps)

# The Horlicks Factory

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

Nursery Unit 01

CGI of Memorial Square

Computer generated image, indicative only.



# UNIT 01 NURSERY [Under Offer]

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

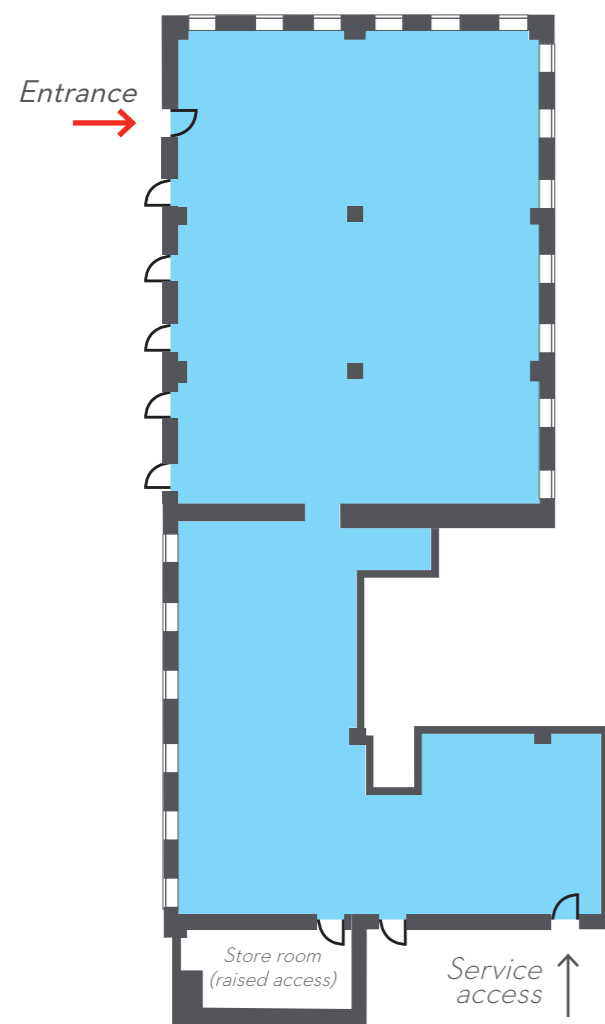
The unit is immediately accessible from Stoke Poges Lane and is visible from the outside of the development.

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

Unit	01
Use class	D1
Gross internal area	c. 4849 sqft
Total external area	c. 5134 sqft
Usable external play area	c. 3173 sqft
Store room	c. 229 sqft
APC	Q1 2024
Expected EPC	B

### Proposed Indicative Floor Plan



Site Layout - Unit 01 Location Plan (NTS)

# CLOCKTOWER PLACE

The cafe is located in the heart of the Horlicks Quarter set in the backdrop of the iconic chimney and is a modern extension to the existing factory building.

The cafe will benefit from outdoor seating (circa 16 people) within the landscaped gardens and is situated next to the key pedestrian/cycle route into the town centre.

UNIT 02

CGI of Clocktower Place

Computer generated image, indicative only.

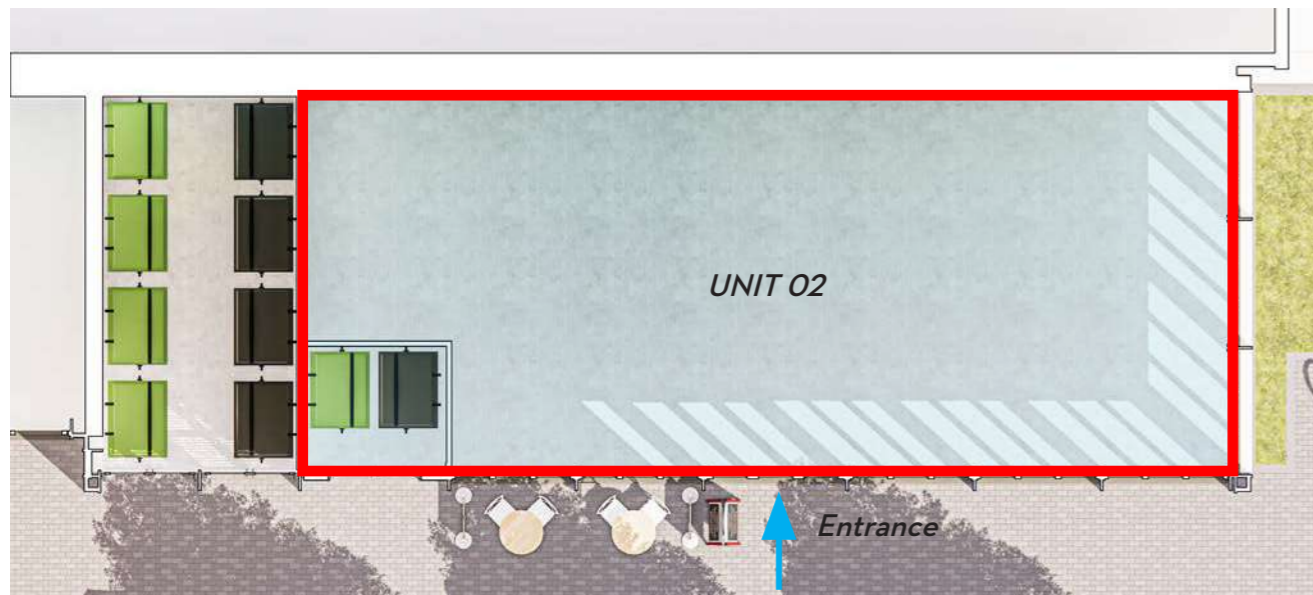
# 02 | HORLICKS QUARTER THE HORLICKS FACTORY

## UNIT 02 CAFE [Under Offer]

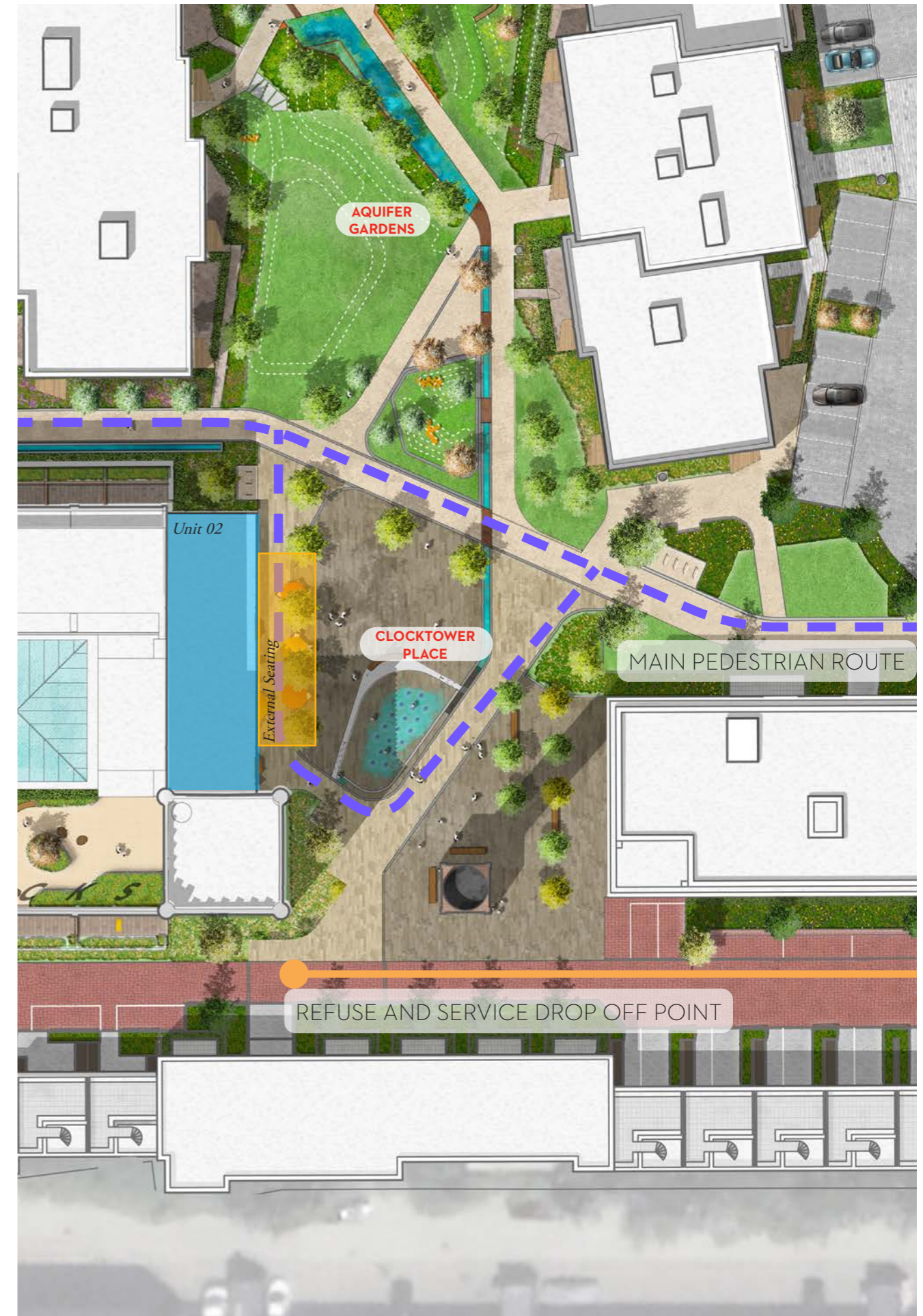
The cafe is located on the ground floor of a modern side extension to the existing Horlicks Factory building. It is situated within Clocktower Place, which is centrally located in the heart of the Horlicks Quarter. Clocktower Place serves as the primary meeting point for both residents and the wider community, with a pedestrian and cycle link connecting to the train station passing through the central area. The cafe unit offers an outdoor seating area with room for approximately 16 seats which provide stunning views of the Clocktower, Aquifer Gardens, and Clocktower Place water features.

### Commercial Specification

Unit	02
Use class	A1-A3
Gross internal area	c. 1192 sqft
Total external area	c. 615 sqft
Outdoor seats	c. 16
Floor to ceiling	c. 2800 mm
APC	Nov 2023
Expected EPC	B



Proposed Indicative Floor Plan Not To Scale



Site Layout - Unit 02 Location Plan (NTS)

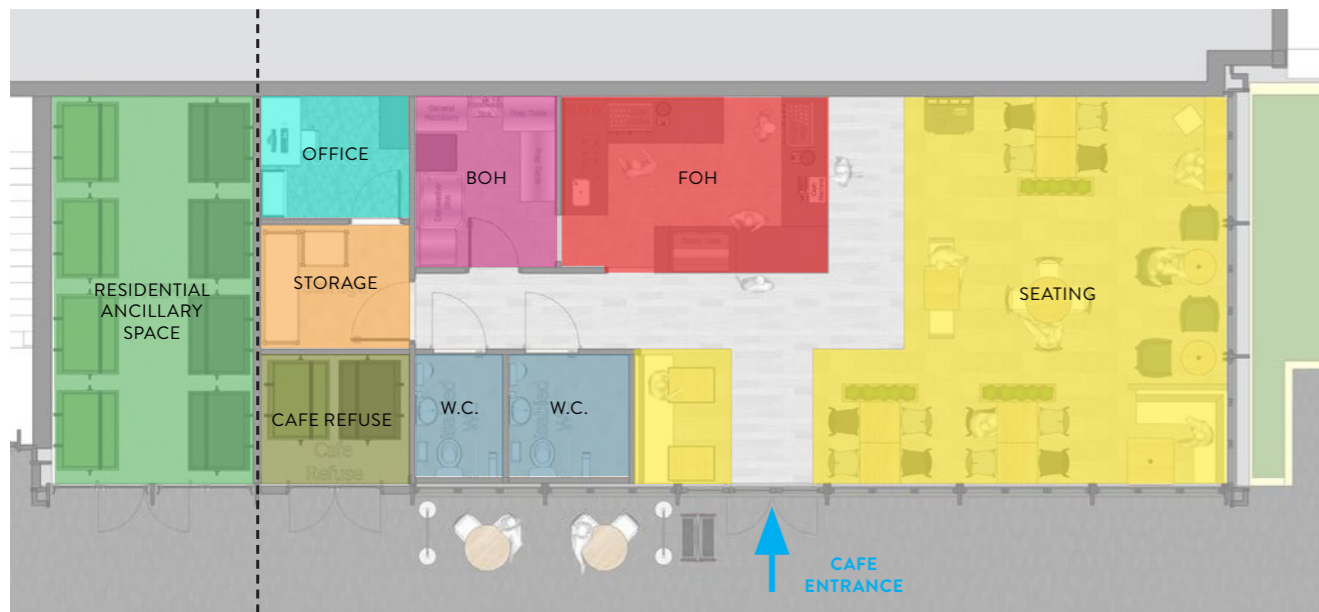


UNIT 02  
CAFE

KEY

Diagram to show proposed layout and areas

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

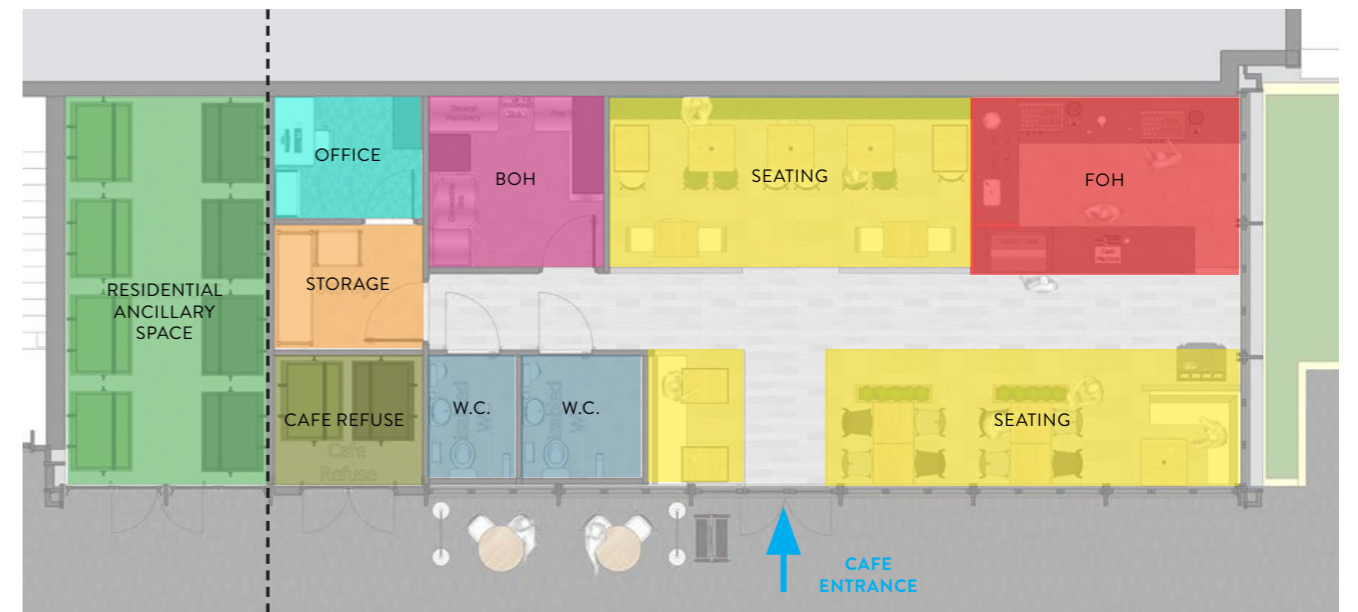


LAYOUT SUGGESTION A

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.



CGI of Clocktower Place

Computer generated image, indicative only.

# AQUIFER GARDENS

Aquifer Gardens is located within the heart of the development next to Memorial Square and overlooking the iconic factory building and original chimney.

A flexible retail unit is located on the ground floor of Aquifer House looking onto the gardens and next to the key pedestrian/cycle link connecting the site to the town centre and wider area.

UNIT 03  
RETAIL

CGI of Aquifer Gardens

Computer generated image, indicative only

# 03

HORLICKS QUARTER  
THE HORLICKS FACTORY

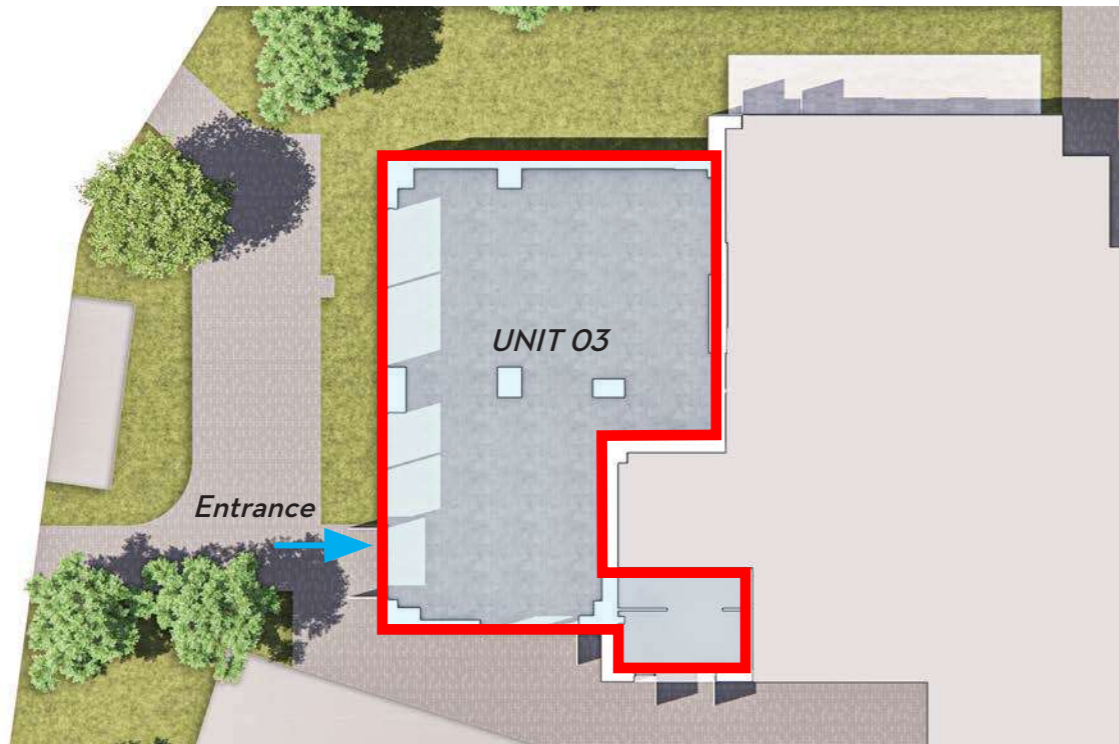
## UNIT 03 FLEXIBLE USE UNIT

Unit 03 is situated in Aquifer Gardens, along the key pedestrian route from the town centre to the train station. The unit is located on the ground floor of a residential apartment block facing out onto both Aquifer Gardens and Clocktower Place.

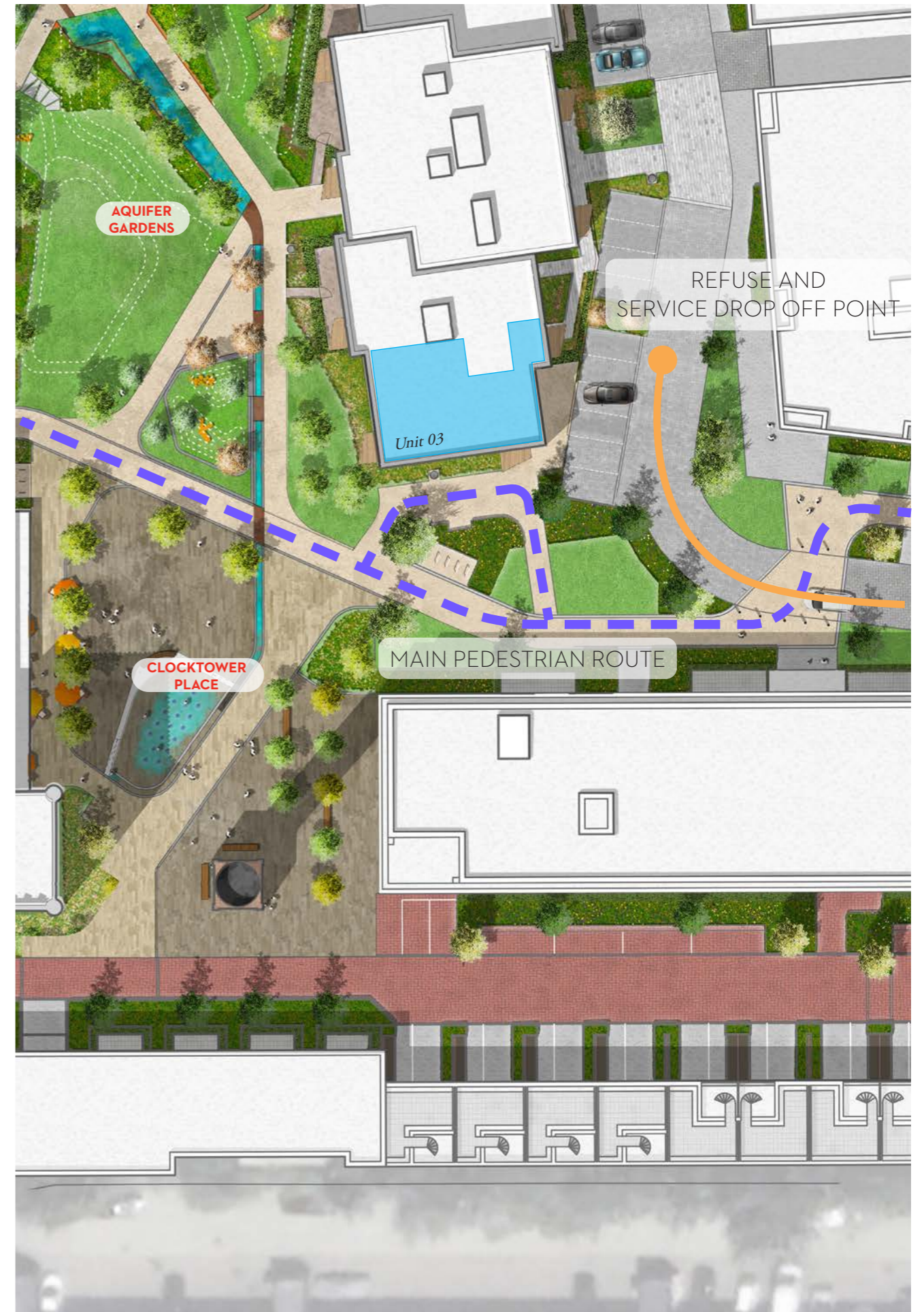
The commercial unit benefits from its own external access directly off the key pedestrian route which runs east-west across the site, which will be a key route for residents of the Horlicks Quarter and the wider community.

### Commercial Specification

Unit	03
Use class	A1-A3
Gross internal area	c. 1378 sqft
Total external area	c. 0 sqft
Floor to ceiling	c. 3000 mm
APC	Nov 2023
Expected EPC	A



Proposed Indicative Floor Plan Not To Scale



Site Layout - Unit 03 Location Plan (NTS)

# 04

HORLICKS QUARTER  
THE HORLICKS FACTORY

## UNIT 04 FLEXIBLE USE UNIT

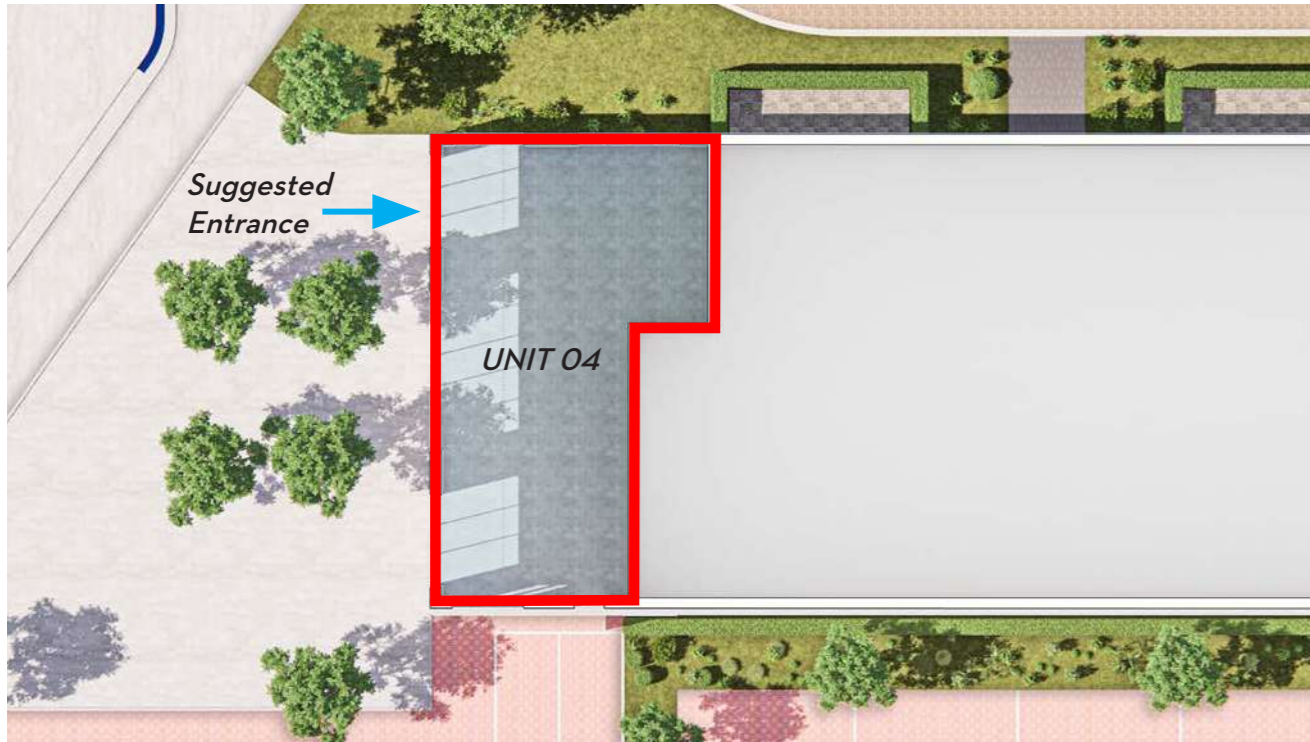
Unit 04 is located on the ground floor of an apartment building overlooking both Aquifer Gardens and Clocktower Place.

Aquifer Gardens is a high quality landscaped garden accessible to residents and the wider community and is a key destination along the pedestrian link to the train station.

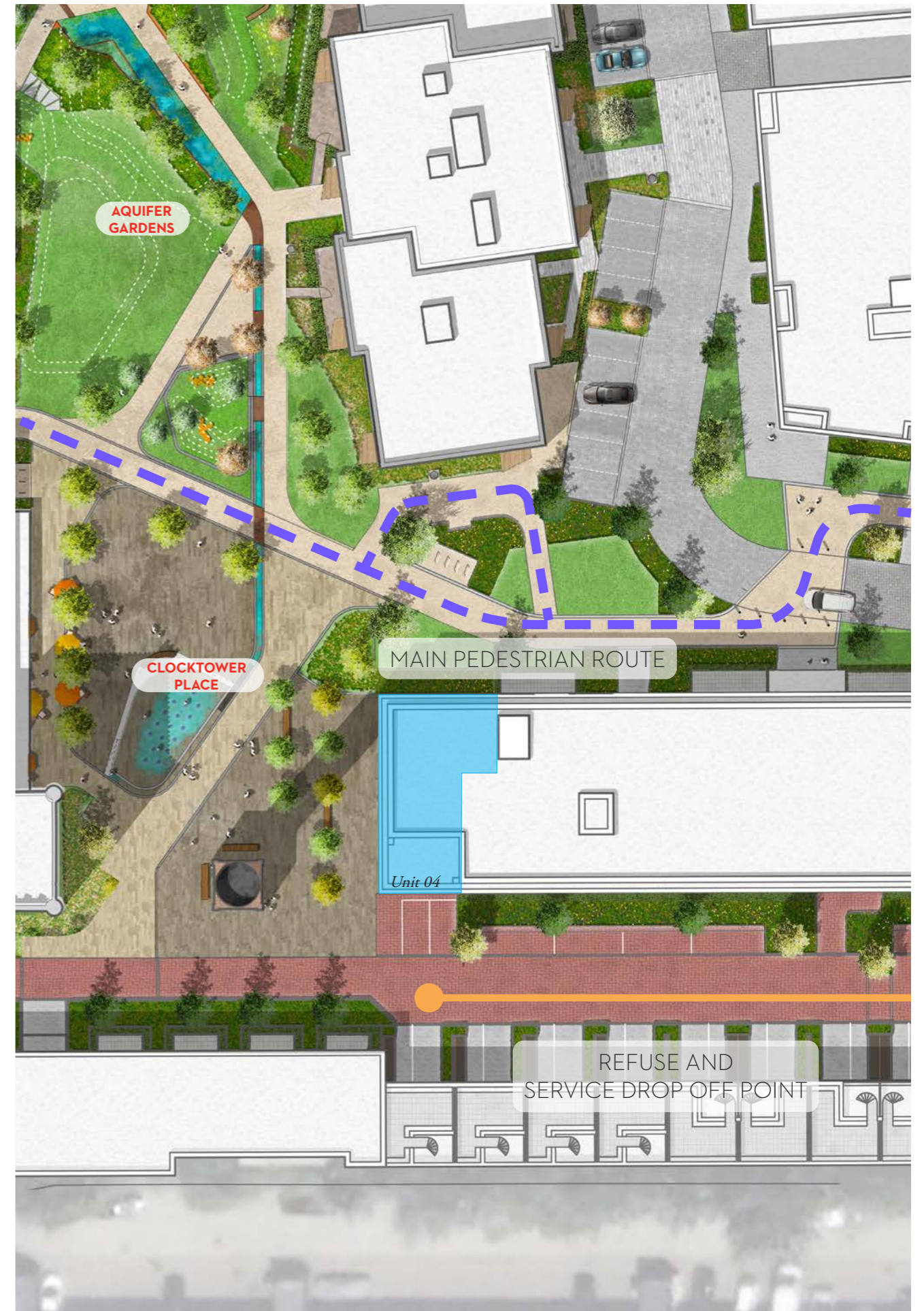
The flexible unit benefits from its own external entrance and double frontage in a key location within the development.

### Commercial Specification

Unit	04
Use class	A1-A3
Gross internal area	c. 1442 sqft
Total external area	c. 0 sqft
Floor to ceiling	c. 3000 mm
APC	Q1 2026
Expected EPC	A



Proposed Indicative Floor Plan Not To Scale



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.

## USE CLASSES

The units benefit from Class E uses.

## BUSINESS RATES

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

## TERMS

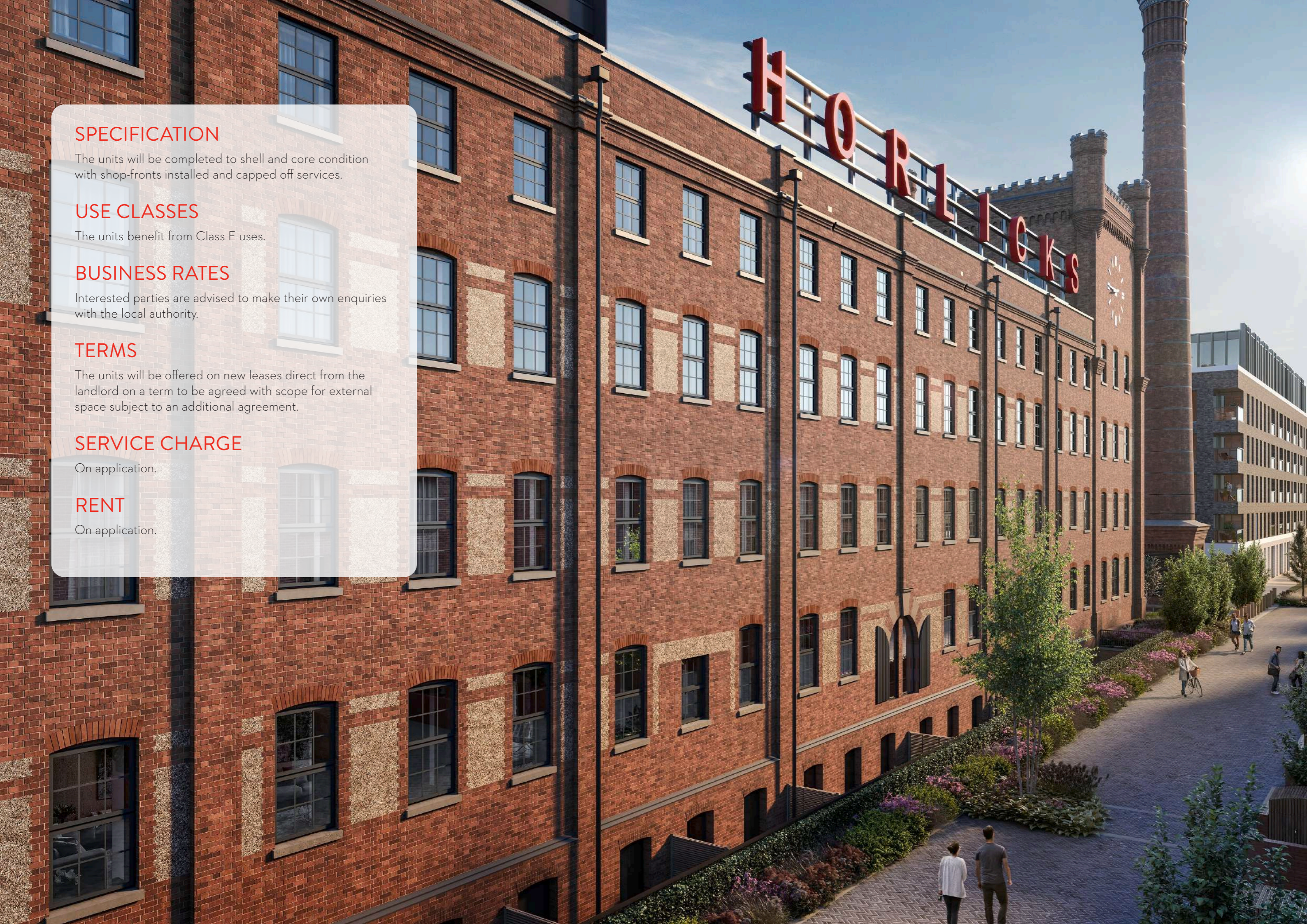
The units will be offered on new leases direct from the landlord on a term to be agreed with scope for external space subject to an additional agreement.

## SERVICE CHARGE

On application.

## RENT

On application.

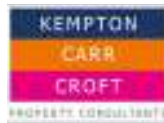


# GET IN TOUCH

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

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**W:** [www.kemptoncarr.co.uk](http://www.kemptoncarr.co.uk)  
**T:** 07818 117 021  
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