



# BOTANICA

DITTON PARK

**BOTANICA**

DITTON PARK

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NATURALLY CONNECTED

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WORKLIFE

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DITTON PARK

**94,605 SQ FT**  
**WORKSPACE**  
**SURROUNDED**  
**BY NATURE**

AVAILABLE NOW



BOTANICA

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BOTANICA  
RECEPTION  
CONNECTIVITY  
SHUTTLE BUS  
SHUTTLE BUS ROUTE  
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**IMPRESSIVE LANDSCAPING**

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**CONTEMPORARY FAÇADE**

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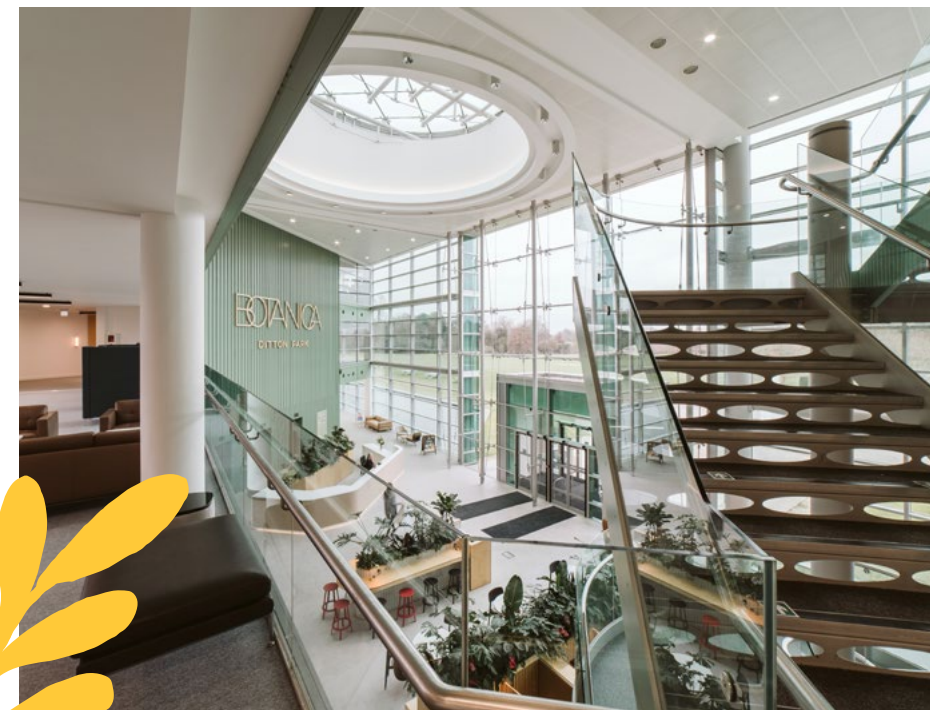
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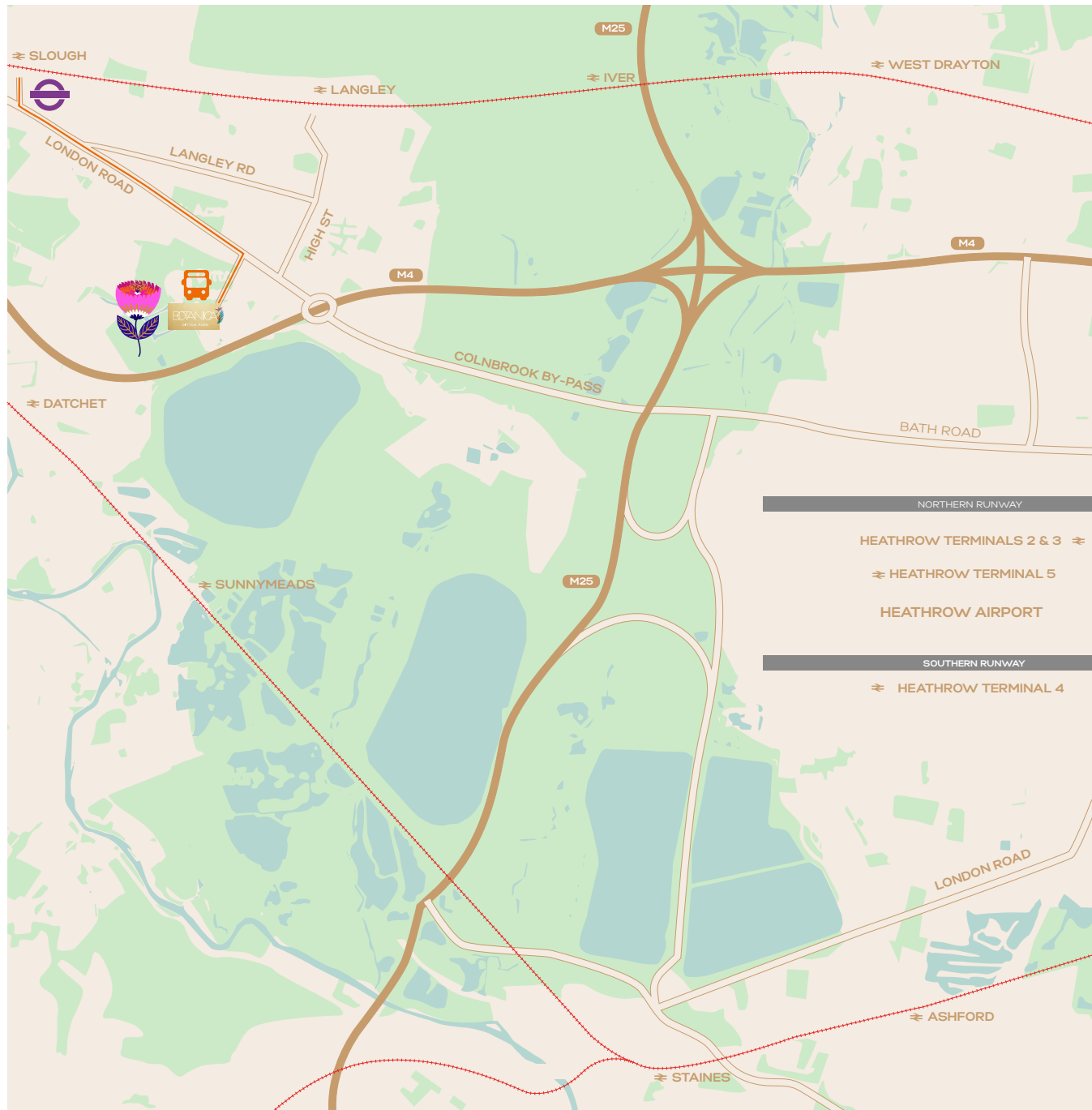
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## BY CAR

**M25** - 5 Mins  
**WINDSOR** - 7 Mins  
**HEATHROW** - 8 Mins  
**SLOUGH** - 10 Mins  
**STAINES** - 14 Mins  
**MAIDENHEAD** - 16 Mins

## NATIONAL RAIL

(FROM SLOUGH)

**MAIDENHEAD** - 7 Mins  
**READING** - 14 Mins  
**PADDINGTON** - 19 Mins

## ELIZABETH LINE

(FROM SLOUGH)

**HEATHROW** - 15 Mins  
**BOND STREET** - 31 Mins  
**LIVERPOOL STREET** - 38 Mins

## CAR PARKING

835 Spaces, providing an excellent ratio of 1:230 Sq ft.

Adjacent to Junction 5 of the M4 motorway, Botanica is well connected to Central London, the M25 and wider motorway networks. The Elizabeth Line (Slough), set to open in 2021 will improve on this.

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## A DEDICATED ON-SITE SHUTTLE BUS



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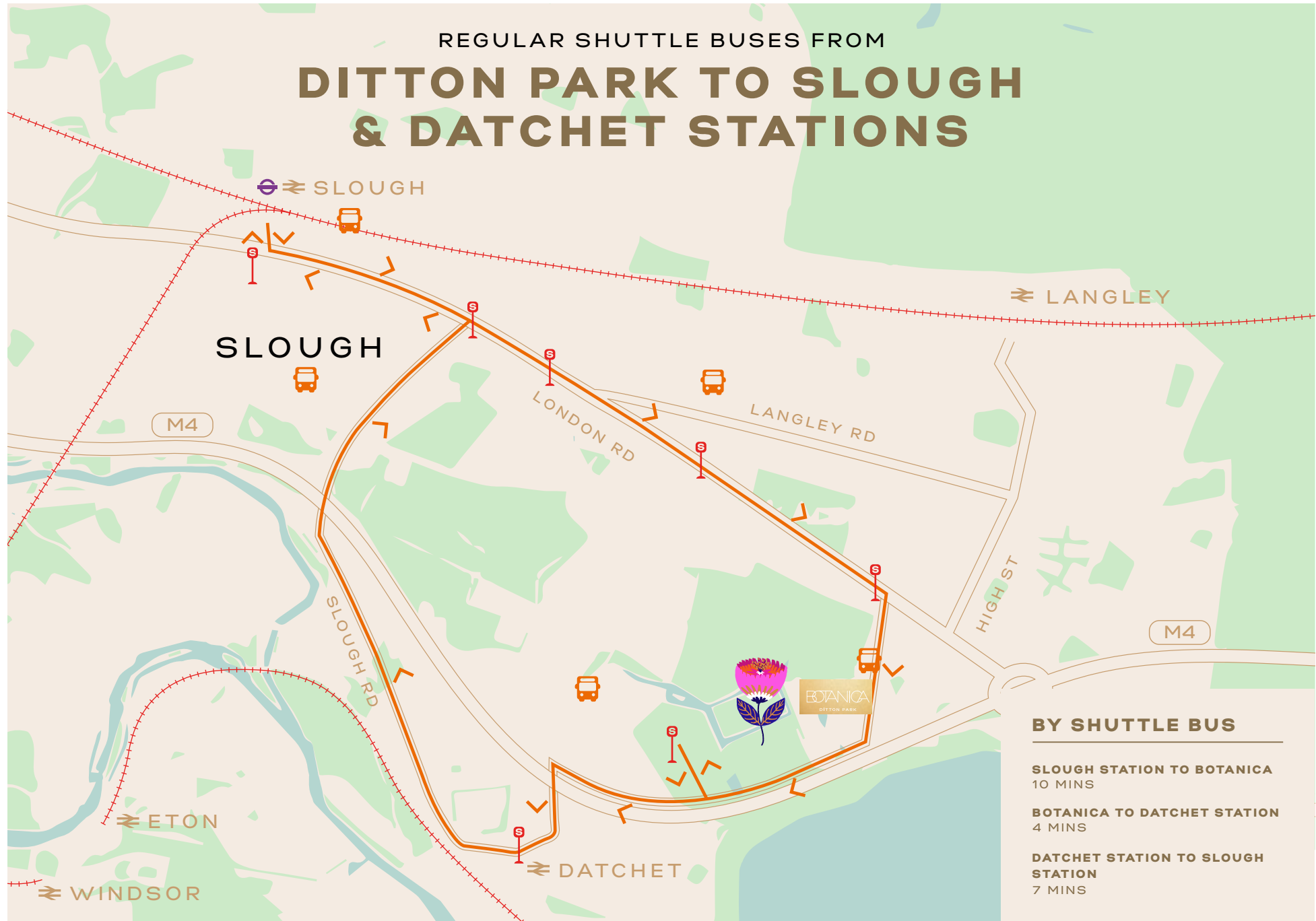
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## REGULAR SHUTTLE BUSES FROM DITTON PARK TO SLOUGH & DATCHET STATIONS



### BY SHUTTLE BUS

**SLOUGH STATION TO BOTANICA**  
10 MINS

**BOTANICA TO DATCHET STATION**  
4 MINS

**DATCHET STATION TO SLOUGH STATION**  
7 MINS

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# AN EXCEPTIONAL ARRIVAL WITH TWO IMPRESSIVE ENTRANCES



THE FEATURE SECOND ENTRANCE

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94 ACRES OF LANDSCAPED PARKLAND



# ALL ON YOUR DOORSTEP



- RUNNING TRACKS
- NATURE WALKS
- OUTDOOR GAMES



IMAGES FROM THE WIDER AREA

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# EAT IN THE PARK

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OUR FOOD AND DRINK OFFER EVOLVES TO REFLECT THE REQUIREMENT OF OUR TENANTS. TRY SOMETHING DELICIOUS AT OUR IMPRESSIVE NEW CAFÉ RUN BY CH&CO. WHETHER IT BE HEALTHY FOOD FOR THOSE ON THE MOVE, COMFORTING CLASSIC DISHES OR ECLECTIC STREET-FOOD, WE HAVE ALL BASES COVERED.



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A LARGE AND INTELLIGENTLY DESIGNED RESTAURANT AREA

BRAND NEW

## RESTAURANT & FEATURE AMENITY HUB

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TOWN HALL MEETING SPACE, WITH AV CONNECTIVITY

DYNAMIC & FLEXIBLE  
**SPACE TO UNWIND**

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ACRES AND ACRES OF OUTDOOR SPACE AND A STATE-OF-THE-ART NUFFIELD GYM & FITNESS FACILITY LOCATED ON THE GROUND FLOOR



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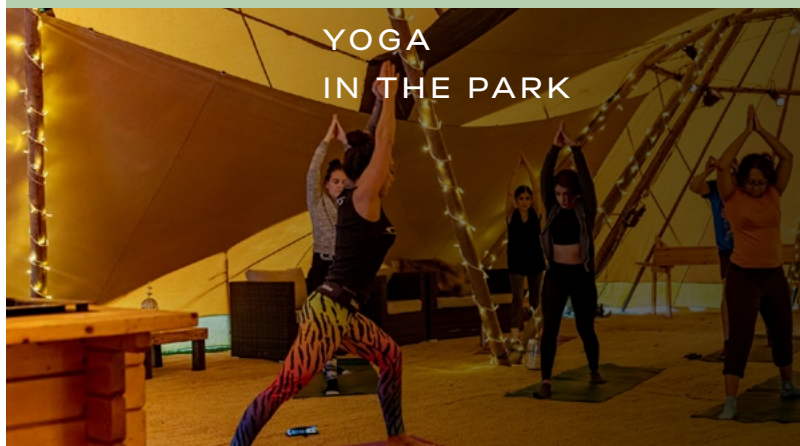
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DITTON PARK HAS  
A SPECTACULAR,  
YEAR ROUND  
CALENDAR OF  
EVENTS...



CHRISTMAS IN  
THE PARK



YOGA  
IN THE PARK



FILMS IN  
THE PARK

**AND MANY MORE...**

INTRODUCTION

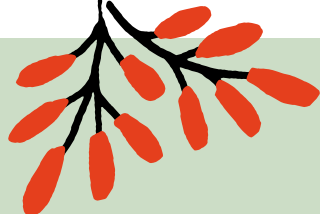
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# TYPICAL FEBRUARY-DECEMBER EVENTS HIGHLIGHTS

## FEBRUARY

Spread the Love  
Pancake Day  
Pop Ups



## MARCH

International Waffle Day  
Easter Egg Giveaway  
Plant a Flower Day  
Seed to Plate  
Pop Ups

## APRIL

Stress Awareness Month  
Earth Day  
Pop Ups

## MAY

No Mow May  
MentalHealthAwareness Week  
Meet The Bees  
Hanging Basket Workshop  
Pop Ups

## JUNE

Pride Month  
Summer Celebration  
Men's Health Week  
Herb Workshop  
Pop Ups



## JULY

Plastic Free July  
Wimbledon Olympic Games  
Pop Ups

## AUGUST

Ice Cream Pop  
Up Pop Ups



## SEPTEMBER

MacMillan Coffee Morning  
World Clean Up Day  
Pop Ups

## OCTOBER

Halloween  
Mental Health Day  
Honey Harvesting  
Pop Ups

## NOVEMBER

November  
Wreath Making  
Bonfire lunch  
Pop Ups



## DECEMBER

Festive Celebration  
Christmas Jumper Day



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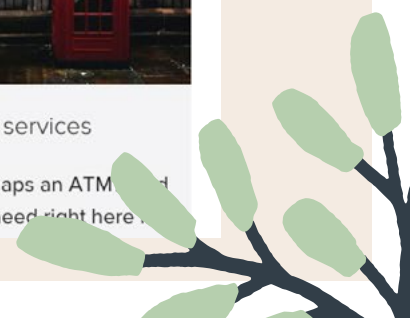
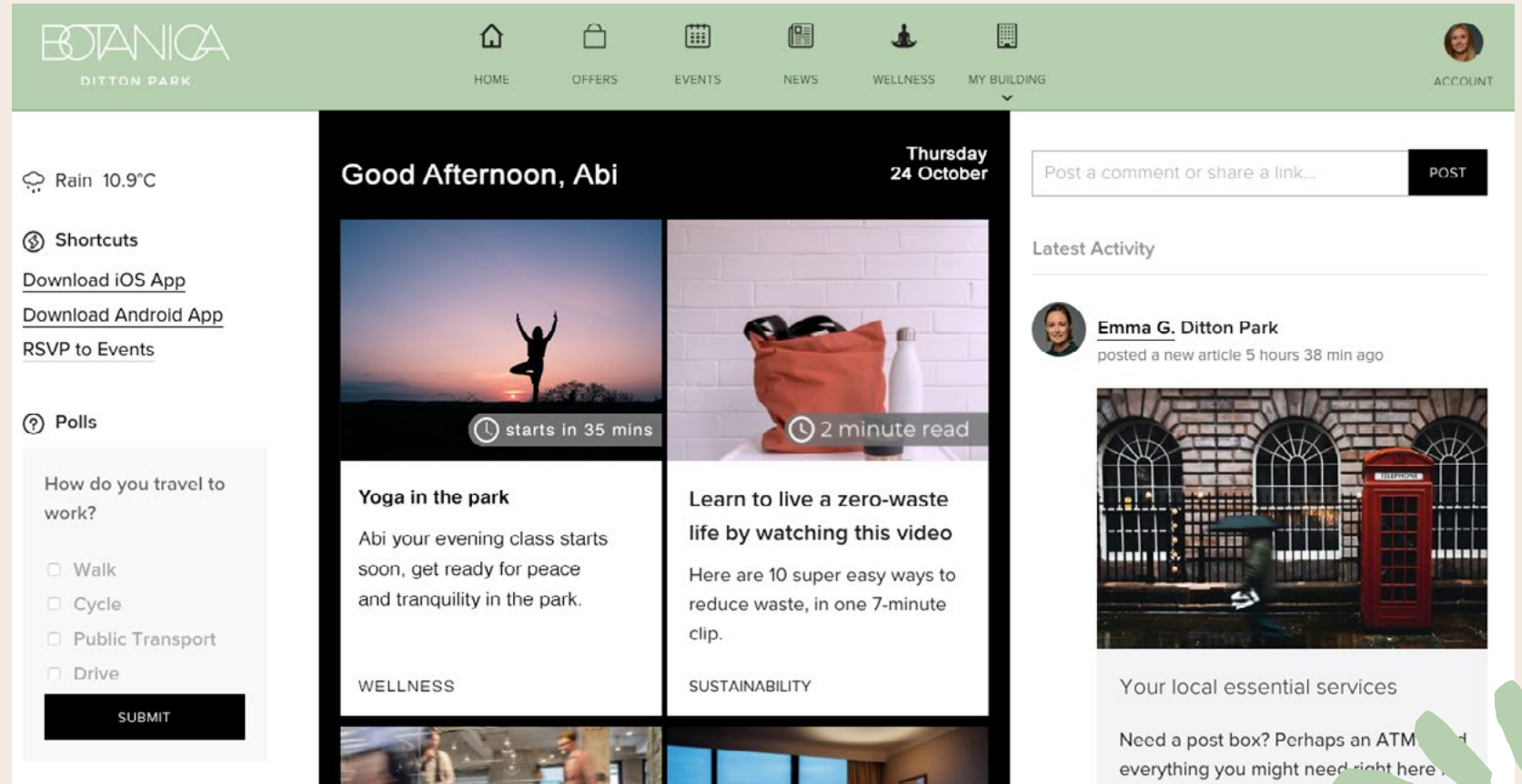
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# APP

KEEP UP TO DATE WITH EVERYTHING GOING ON IN THE PARK WITH OUR DEDICATED APP. BOOK EVENTS, CHECK OUT THE LATEST AMENITY OFFERS AND DISCOVER WHATS HAPPENING AT BOTANICA, ALL AT THE TIP OF YOUR FINGERS.



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GROUND SOUTH

LEVEL 1 SOUTH

LEVEL 2 NORTH

LEVEL 1 SPLITS

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YOUR SPACE

7,375 -  
94,605  
SQ FT

Of contemporary office space with bright  
and expansive floorplates



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# SCHEDULE OF AREAS

## SCHEDULE OF AREAS

### NORTH

FLOOR	SQ FT	SQ M
LEVEL 2	31,756	2,950.3
LEVEL 1 (PART)		
LEVEL 1 (PART)		
GROUND		
GROUND		
TOTAL	31,756	2,950.3



## SCHEDULE OF AREAS

### SOUTH

FLOOR	SQ FT	SQ M
LEVEL 2 (PART)		
LEVEL 2 (PART)		
LEVEL 1	34,848	3,237.5
GROUND (PART)	28,001	2,601.3
GROUND (PART)		
TOTAL	62,849	5,838.8

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## LINK SPACES

Link Spaces focuses on quality and hospitality as the keys to a better workspace. So we decided to build a workspace with those two principles as the guiding light. The result is Link Spaces at Botanica, the perfect office space or coworking option for businesses that are ambitious and dynamic. Designed to offer a seamless working experience, with every need accounted for, it's the future of workspace available in the present.

### QUALITY AS STANDARD

Quality permeates every element of our workspace. There's a comprehensive collection of features and amenities to take advantage of, and the surroundings of Botanica and Ditton Park offer even more value.

### HOSPITALITY AND FLEXIBILITY

Hospitality is our background, and we want you to feel looked after. On offer are fully-serviced offices, a dedication to flexibility, and endless support provided by the expert on-site team so that you can work better without the typical worries an office brings.

### BUILT FOR THE FUTURE

High-grade IT infrastructure, seamlessly integrated meeting room tech, and 100% renewable energy sources make our workspace perfectly qualified for the next era of work.



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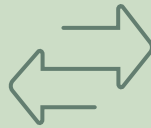
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## COWORKING



FLEXIBLE  
ACCESS



PRIVATE  
BOOTHS



HIGH-GRADE  
WIFI



ACCESS TO  
AMENITIES



## PRIVATE OFFICES



FULL  
FIT-OUT



24/7  
SECURITY



WIRED  
INTERNET



HIGH-GRADE  
WIFI



BREAKOUT  
SPACES



MEETING  
SPACE



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## DISCOVER THE DIFFERENCE

Every business has different needs, so we offer a range of premium workspace options to choose from. Find the one that suits you, unlock the benefits of a Link space, and take your business to the next level.

## ALL INCLUSIVE COSTS

The office space is all wrapped into one inclusive cost, meaning no surprises.

## ROOM TO GROW

Spaces available from one desk to large office suites, creating a vibrant, like-minded community.

## FLEXIBLE TERMS

We're here to discuss the terms that suit your business and the way you work.

Access the full range of features and facilities in Botanica and the surrounding Ditton Park, transforming your workspace into an exciting destination. Everything you need is right on your doorstep.



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## OUR VALUES

These are the values that underpin everything we do at Link Spaces, and that you can expect to be met with every day in your new workspace.

### HOSPITALITY

Features, services, and expert on-site support to meet your every need.

### COMMUNITY

A space that's built to accommodate a community of future-thinking businesses.

### INTEGRITY

Focused on delivering a quality service with honesty – no cutting corners.



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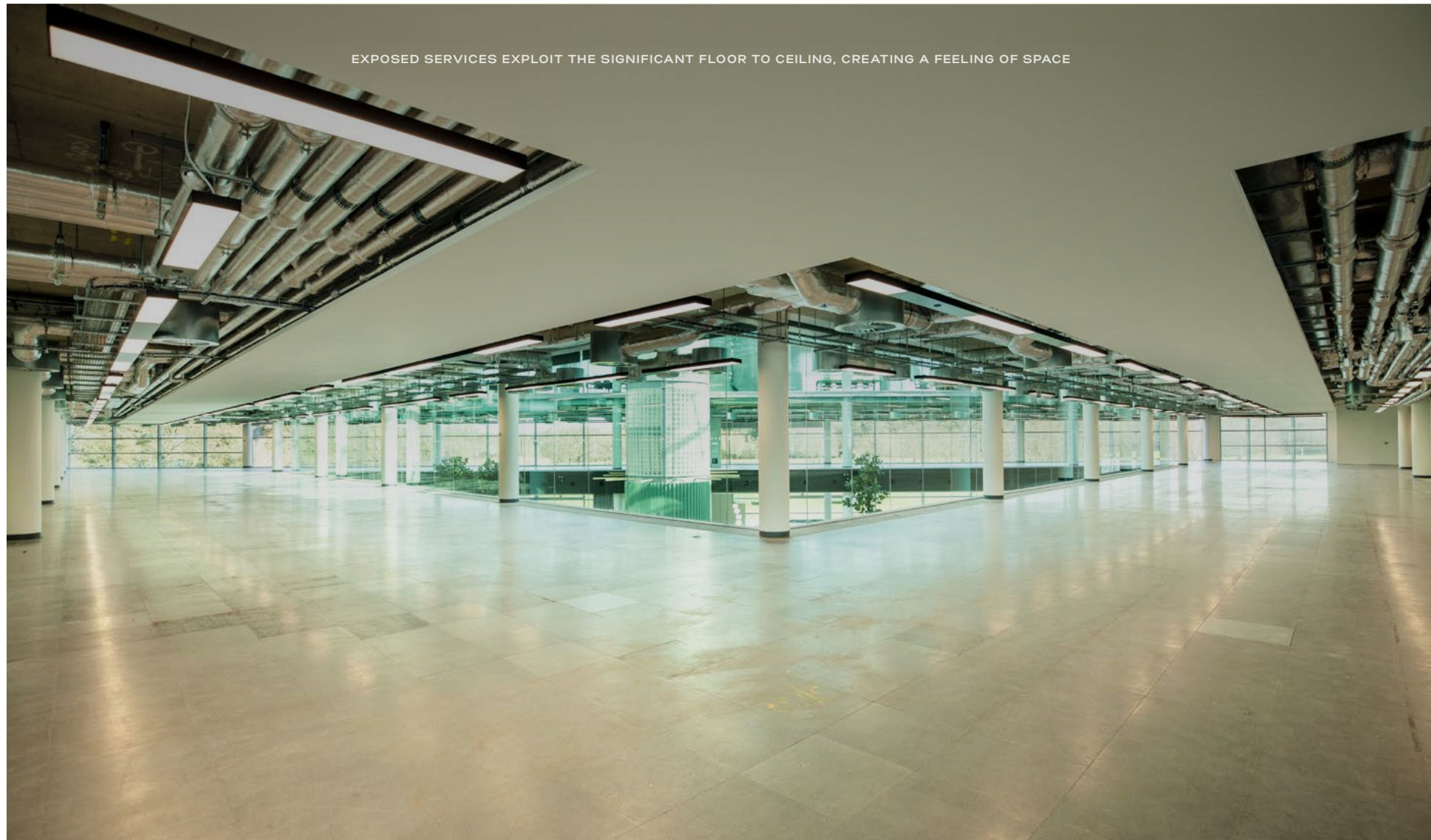
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EXPOSED SERVICES EXPLOIT THE SIGNIFICANT FLOOR TO CEILING, CREATING A FEELING OF SPACE



EXPANSIVE & FLEXIBLE  
**FLOORPLATES**

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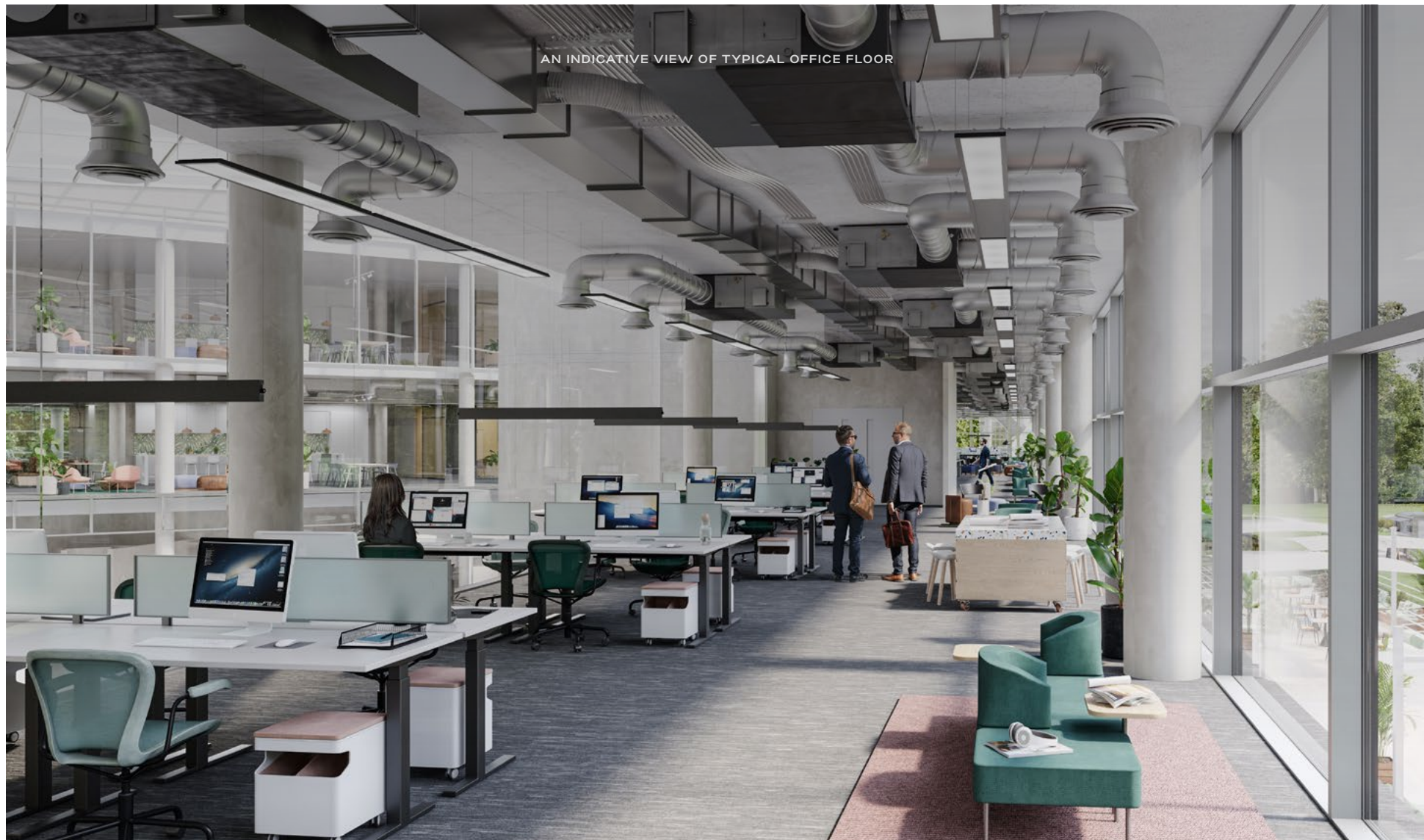
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AN INDICATIVE VIEW OF TYPICAL OFFICE FLOOR

FLOODED WITH  
**NATURAL LIGHT**

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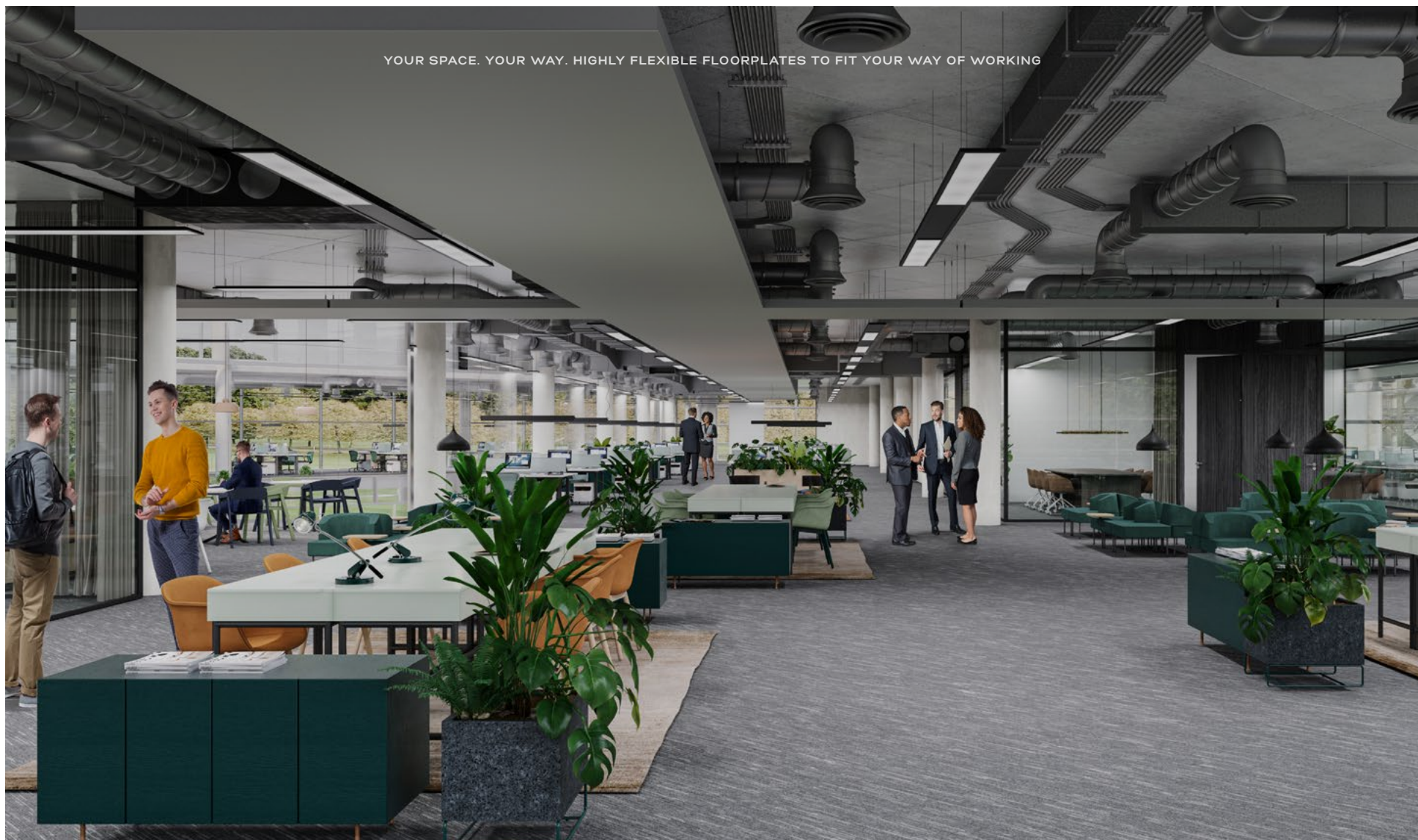
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YOUR SPACE. YOUR WAY. HIGHLY FLEXIBLE FLOORPLATES TO FIT YOUR WAY OF WORKING



OUTSTANDING MINIMUM

**FLOOR TO CEILING HEIGHTS 3.35M**

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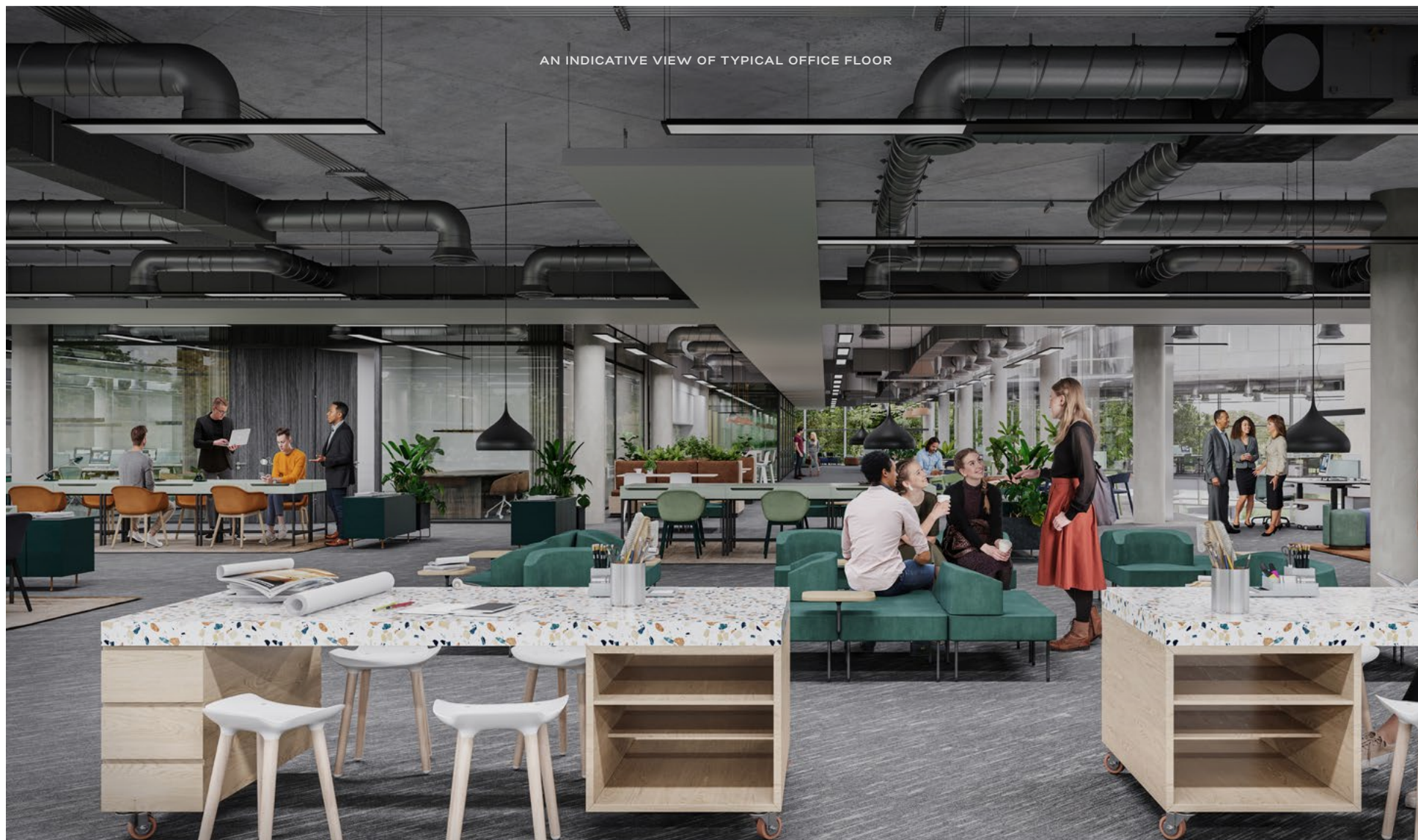
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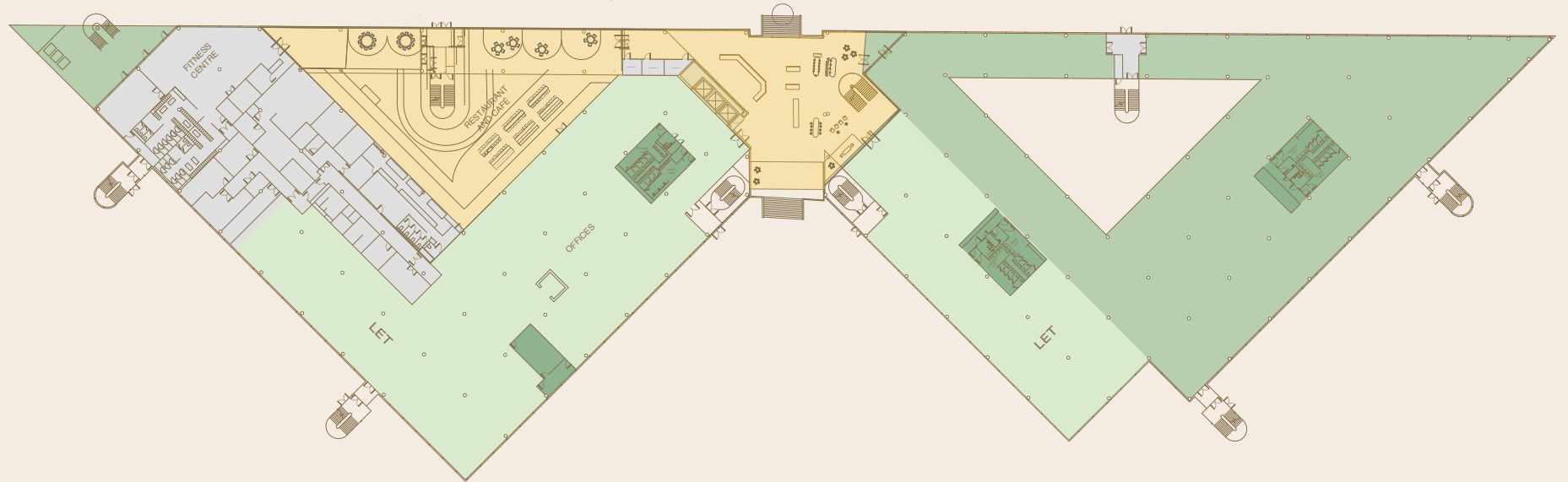
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RECEPTION AND BREAK-OUT WORKING

# GROUND



SOUTH

28,001 SQ FT

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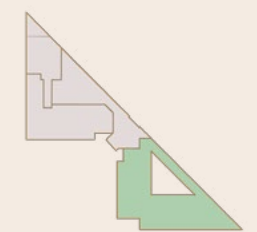
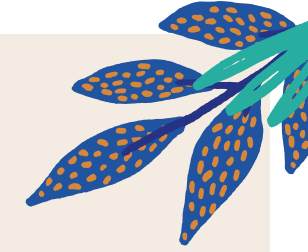
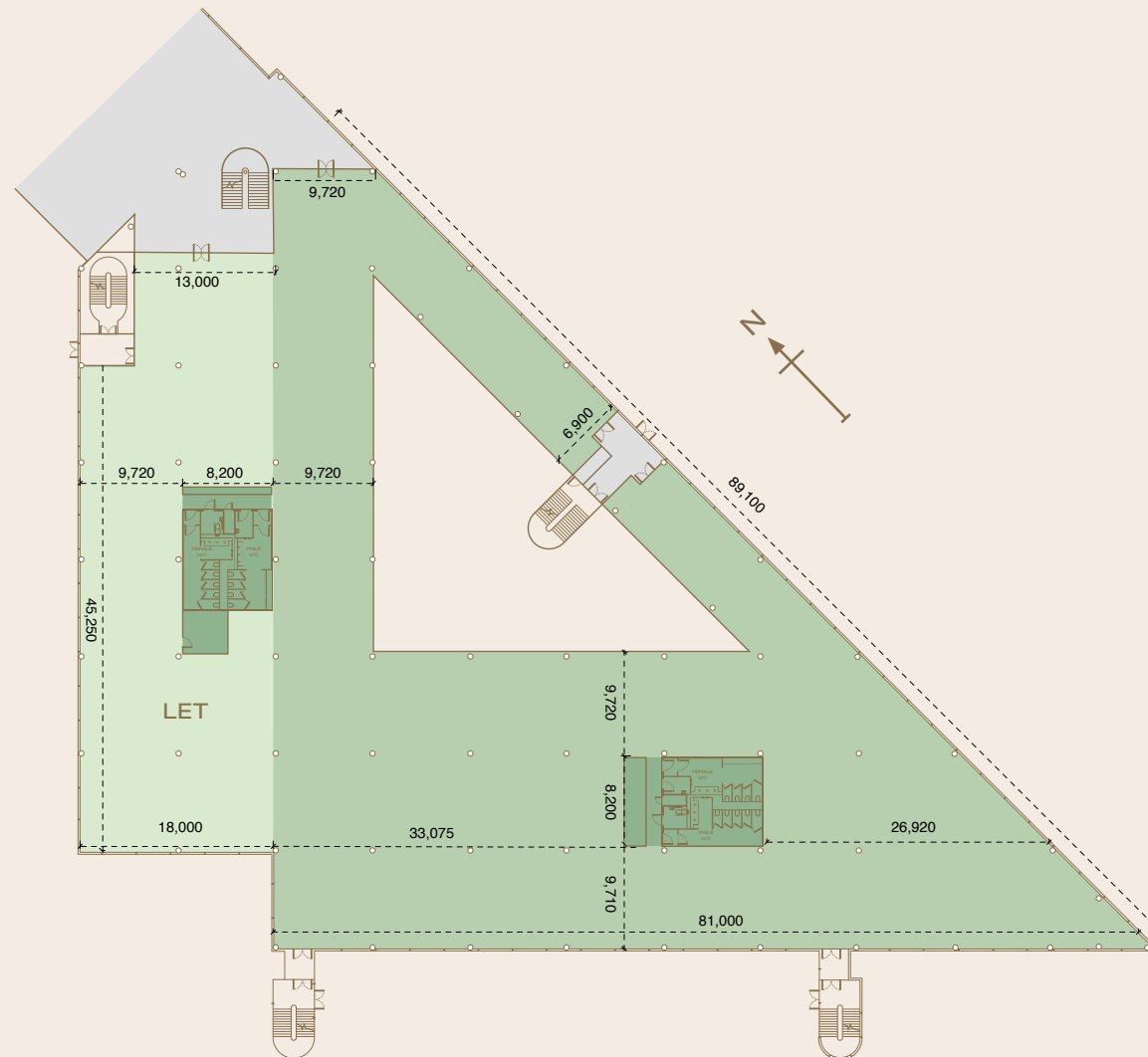
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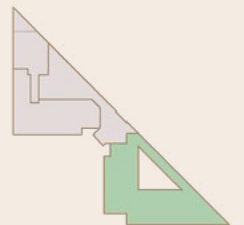
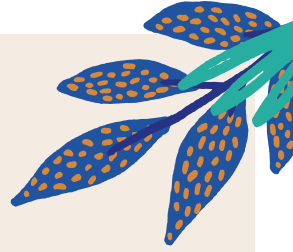
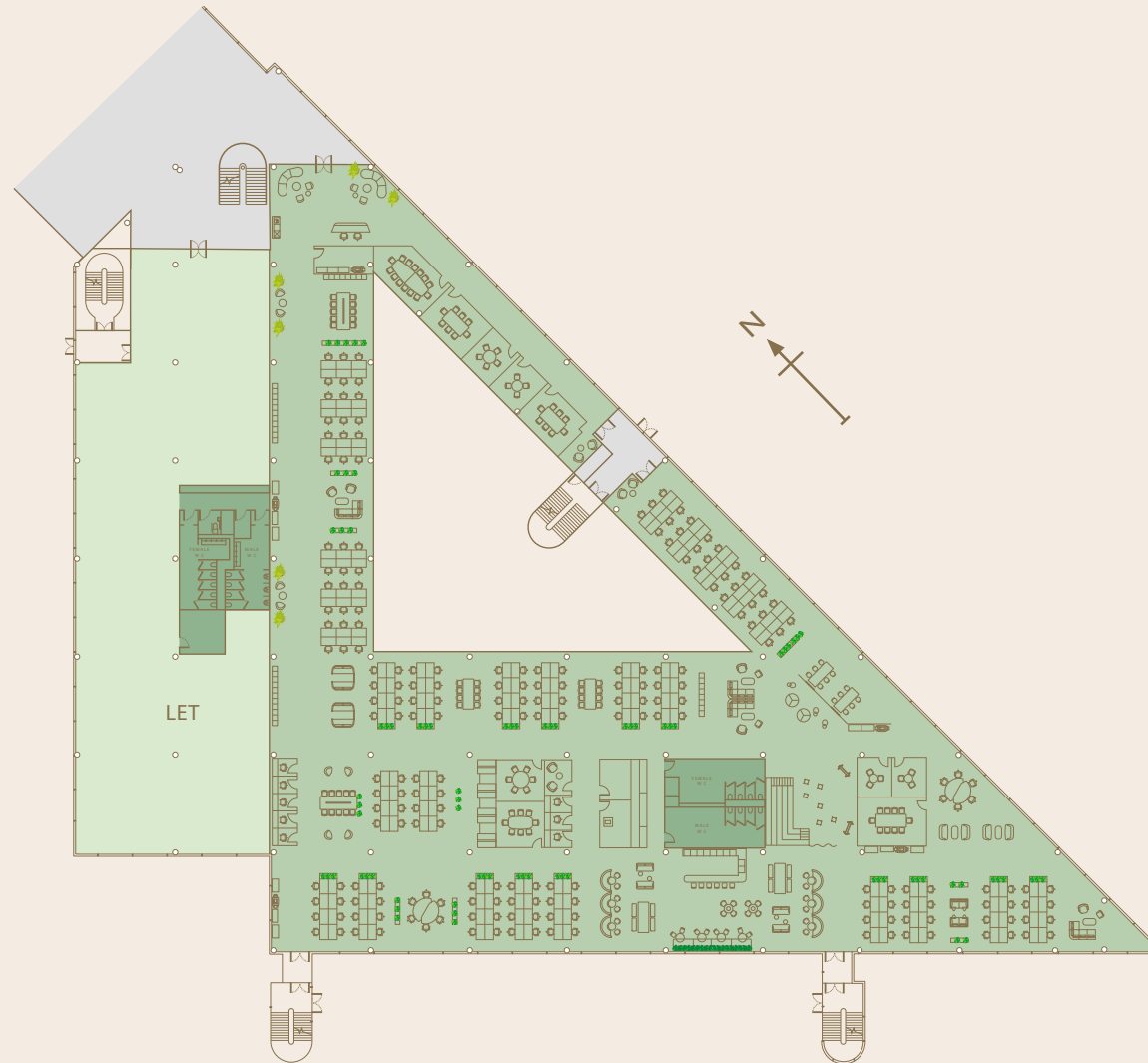
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LINK SPACE

OFFICE CAT A

OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

**LEVEL 1 SOUTH**

LEVEL 2 NORTH

LEVEL 1 SPLITS

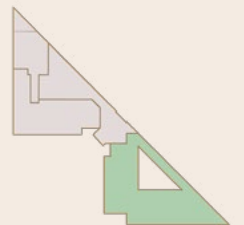
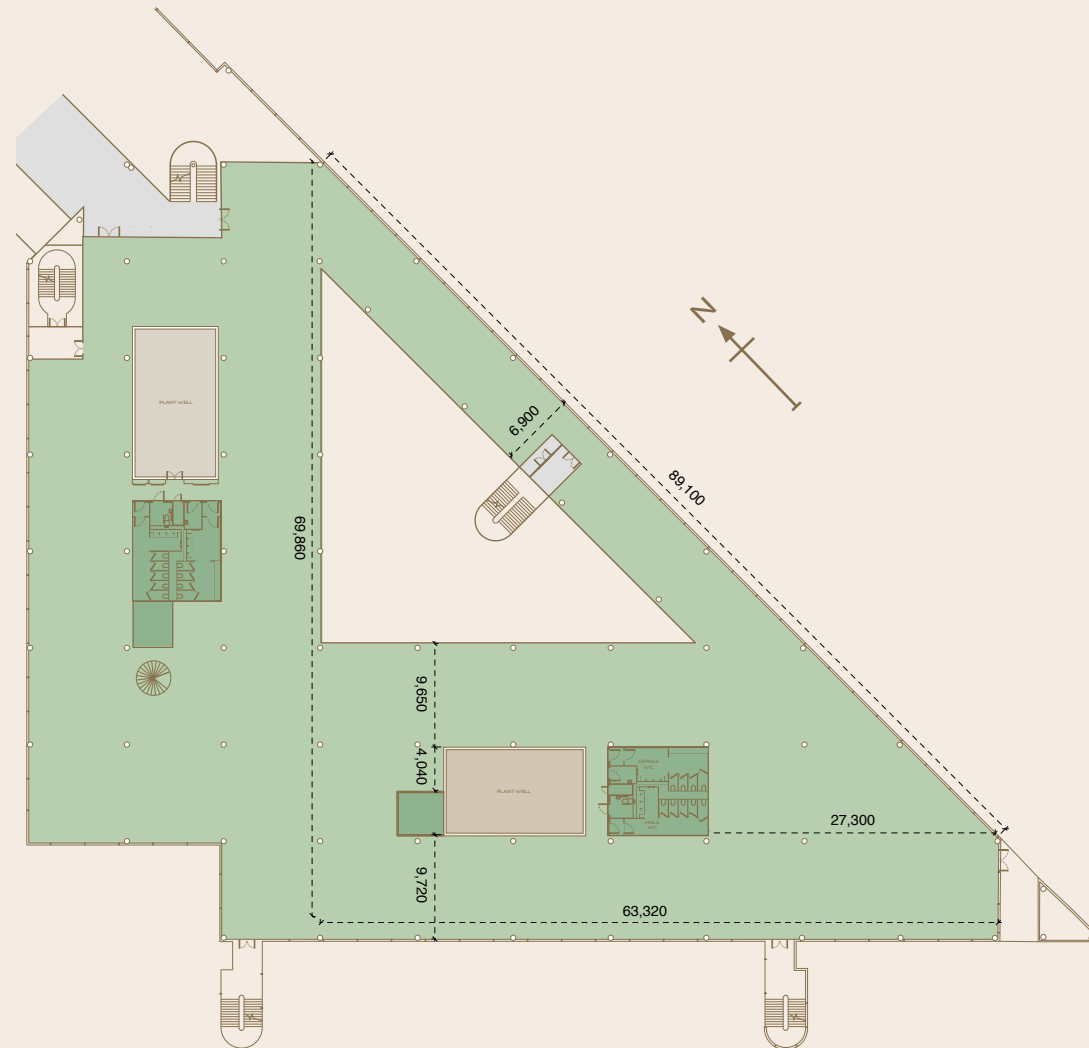
WC VIEW

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## SOUTH LEVEL ONE

34,848 SQ FT



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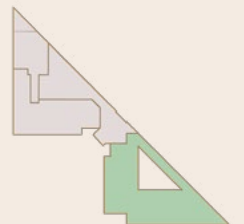
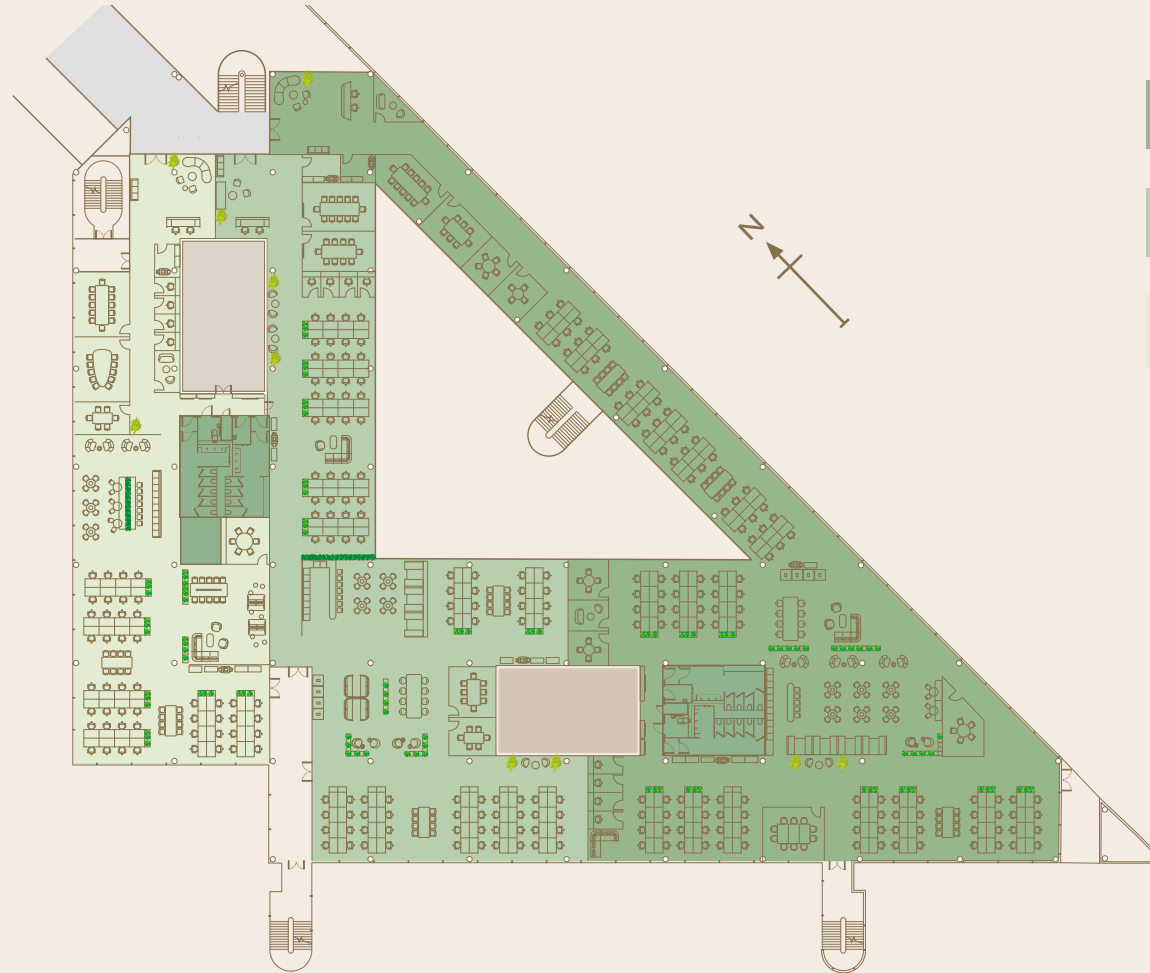
SOUTH - POTENTIAL SPLIT OPTION

## LEVEL ONE

UNIT 1 - 7,375 SQ FT 685 SQ M

UNIT 2 - 11,290 SQ FT 1,050 SQ M

UNIT 3 - 14,985 SQ FT 1,392 SQ M



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LEVEL 1 SPLITS

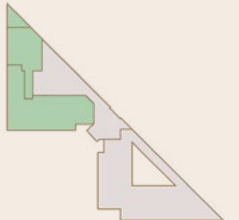
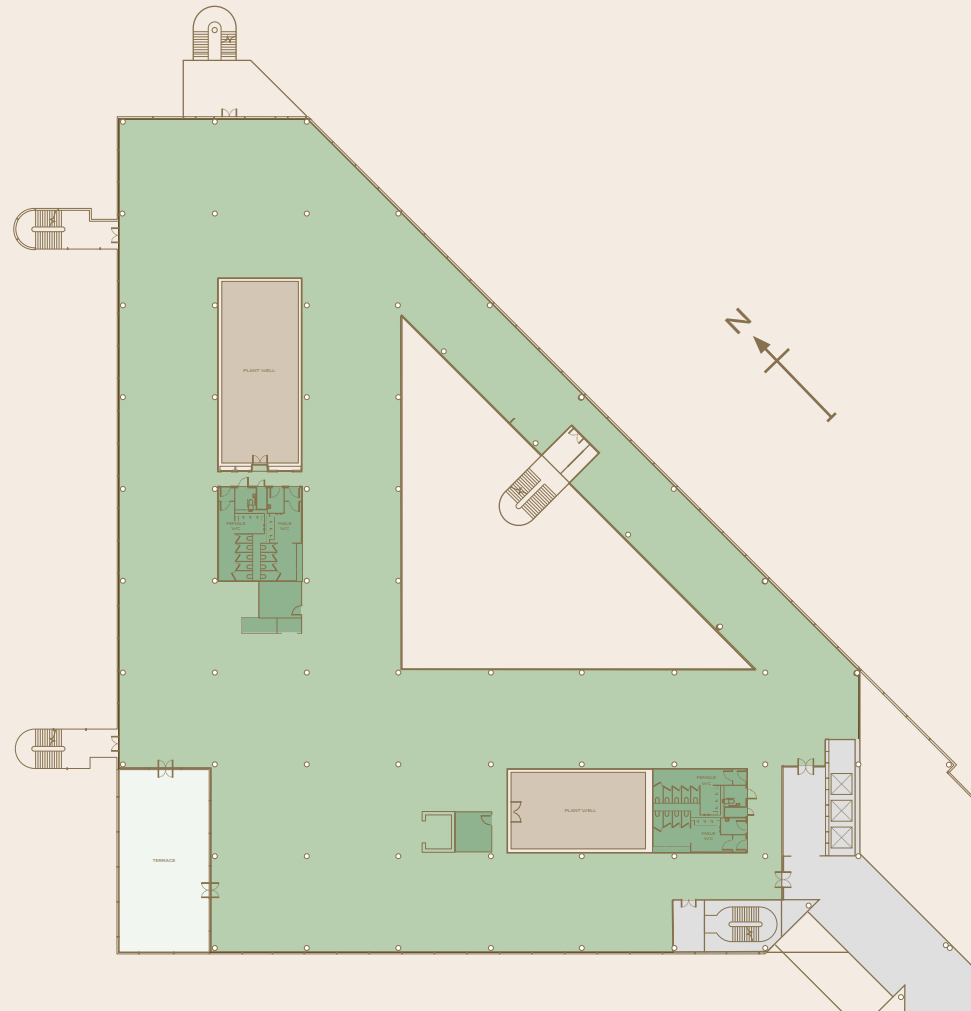
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# NORTH LEVEL TWO

31,756 SQ FT



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LEVEL 1 NORTH

LEVEL 2 NORTH

**LEVEL 1 SPLITS**

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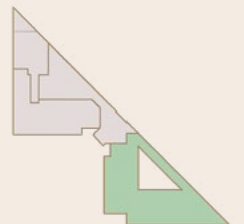
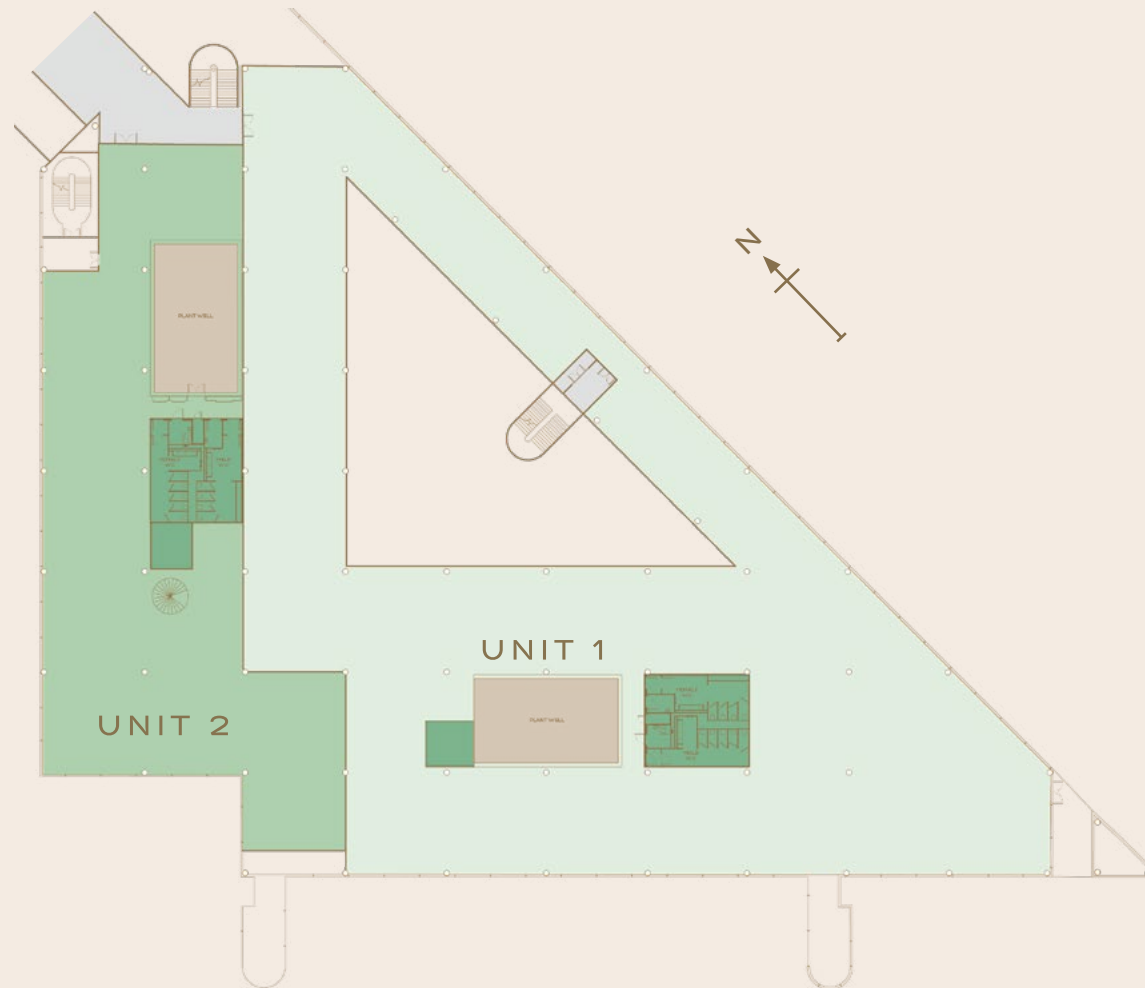
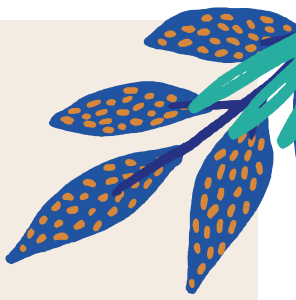
CONTACT

SOUTH - SPLIT OPITION 1

# LEVEL ONE

UNIT 1 - 24,175 SQ FT

UNIT 2 - 10,014 SQ FT



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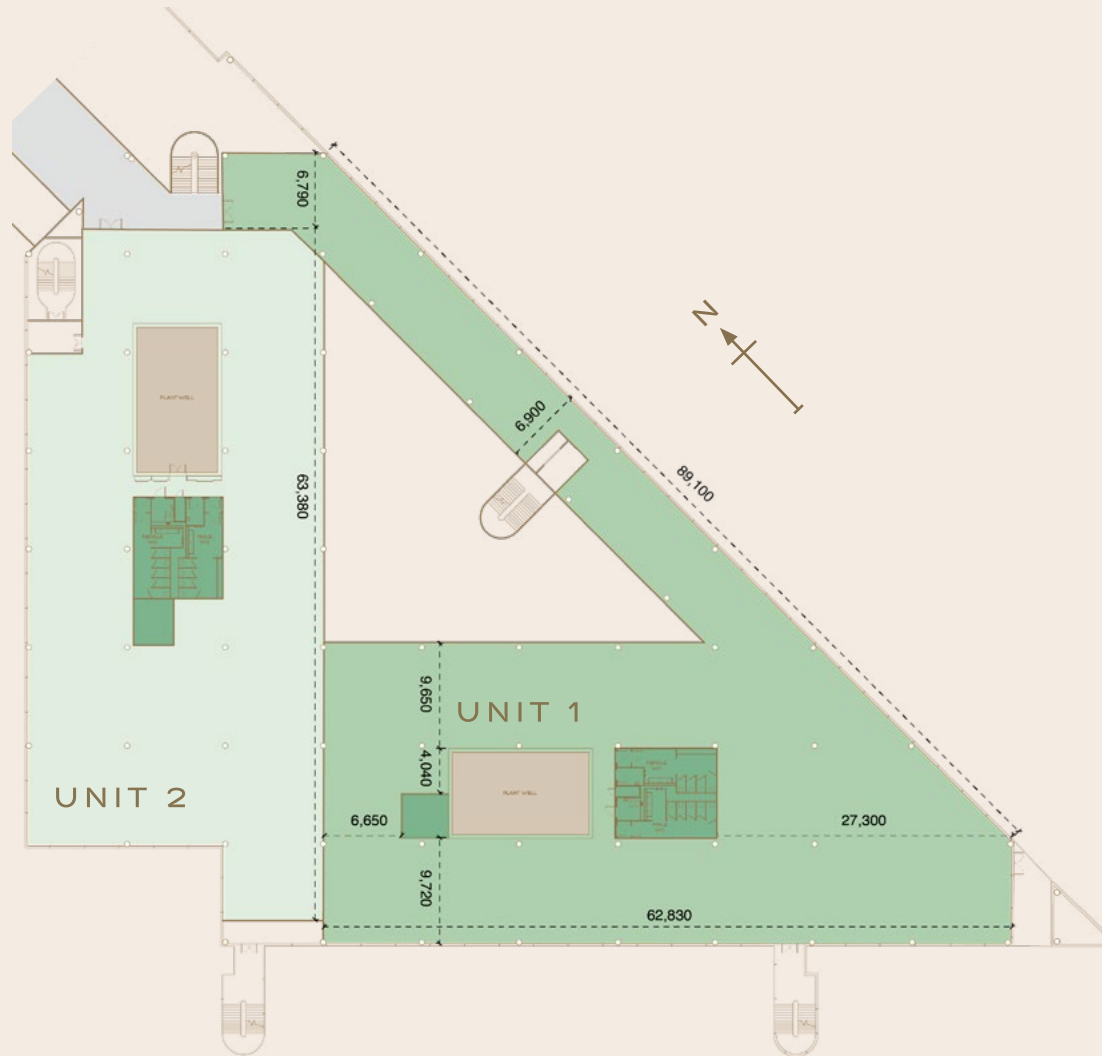
CONTACT

SOUTH - SPLIT OPTION 2

# LEVEL ONE

UNIT 1 - 19,100 SQ FT

UNIT 2 - 14,171 SQ FT



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GROUND SOUTH

LEVEL 1 SOUTH

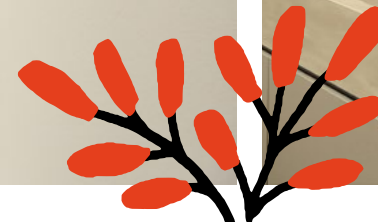
LEVEL 2 NORTH

LEVEL 1 SPLITS

**WC VIEW**

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DESIGNED TO AN OCCUPATIONAL DENSITY OF 1:8 M2



EXPOSED SERVICES FINISH



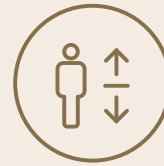
835 CAR PARKING SPACES AN EXCELLENT RATIO OF 11:233 SQ. FT



SECURE CYCLING SPACES AN



FOUR PIPE FAN COIL AIR CONDITIONING



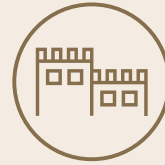
3 X 15 PERSON PASSENGER LIFTS



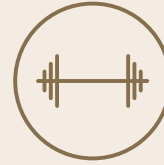
NEW LED LIGHTING



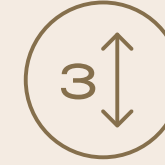
FLOOR TO CEILING HEIGHT MINIMUM OF 3.35M



SEPARATE DITTON MANOR PROVIDING CONFERENCING FACILITIES



NEW ON SITE GYM OPERATED BY NUFFIELD HEALTH



LARGE TRIPLE HEIGHT RECEPTION



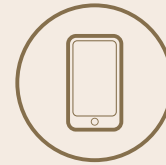
CONFERENCING AND MEETING SPACE



NEW ON SITE CAFÉ



REGULAR SHUTTLE BUS SERVICES



PARK APP FOR TENANT EVENTS



WIRED SCORE PLATINUM



FITWELL 2 STAR RATING

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