



BOTANICA

DITTON PARK



DITTON PARK

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DITTON PARK

70,335 SQ FT WORKSPACE SURROUNDED BY NATURE

AVAILABLE NOW



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SHUTTLE BUS ROUTE
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IMPRESSIVE LANDSCAPING



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SHUTTLE BUS

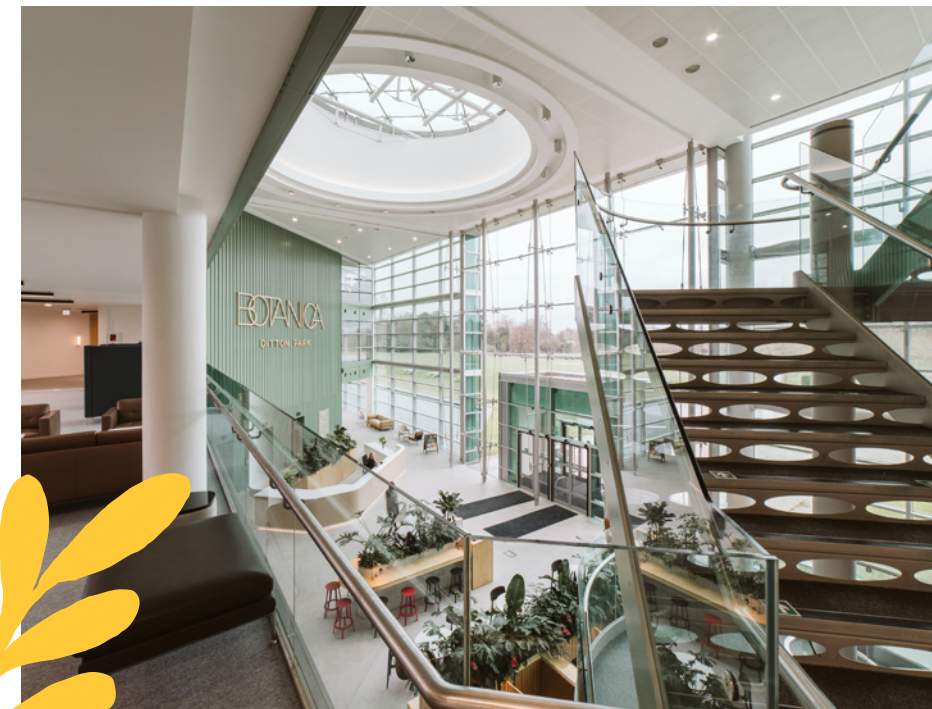
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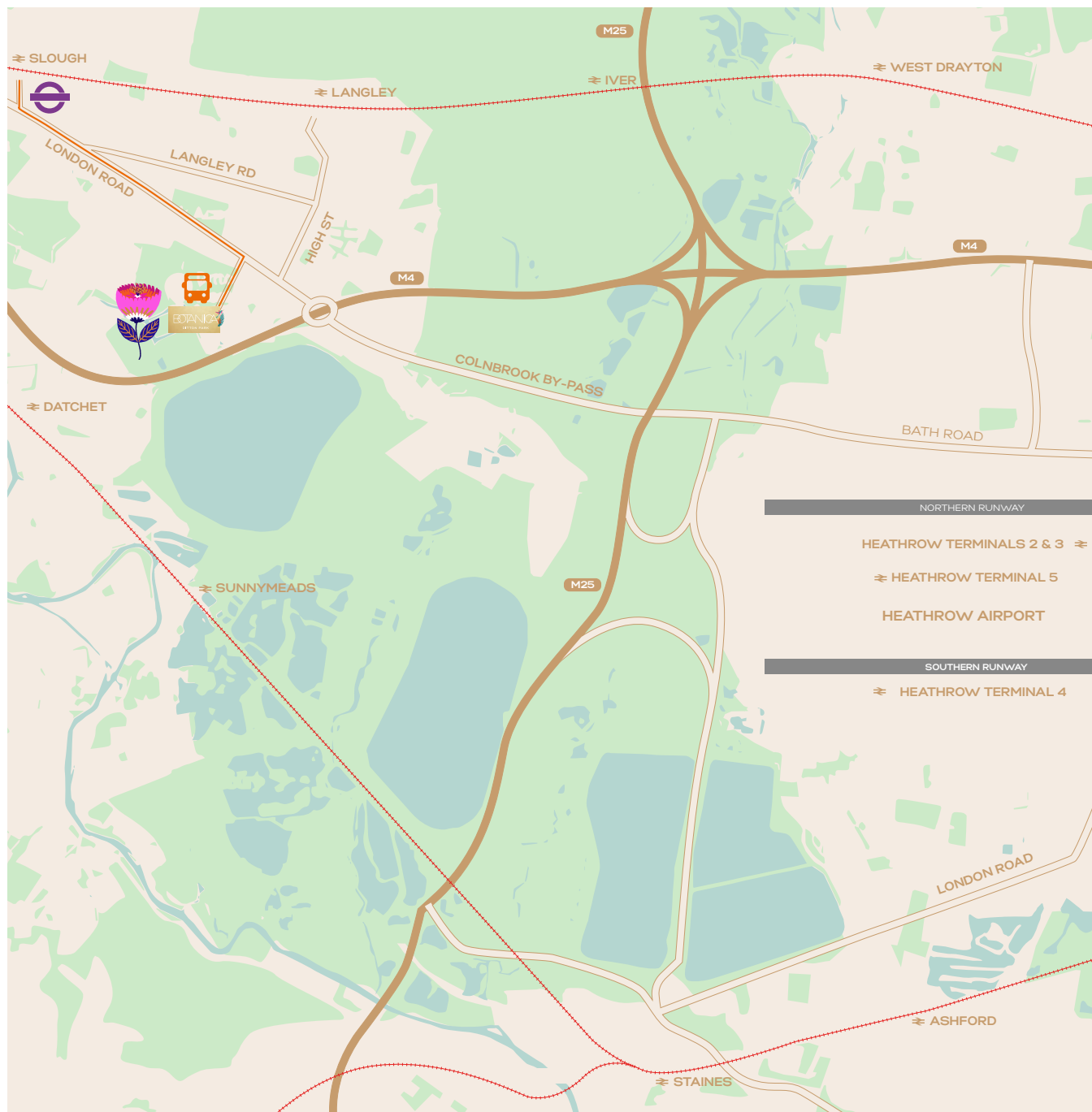
SHUTTLE BUS ROUTE

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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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REGULAR SHUTTLE BUSES FROM DITTON PARK TO SLOUGH & DATCHET STATIONS



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AN EXCEPTIONAL ARRIVAL WITH TWO IMPRESSIVE ENTRANCES



THE FEATURE SECOND ENTRANCE

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BEAUTIFUL LANDSCAPED PARKLAND



ALL ON YOUR DOORSTEP



- RUNNING TRACKS
- NATURE WALKS
- OUTDOOR GAMES



IMAGES FROM THE WIDER AREA

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



CHRISTMAS
IN THE PARK



AND MANY MORE...



INTRODUCTION

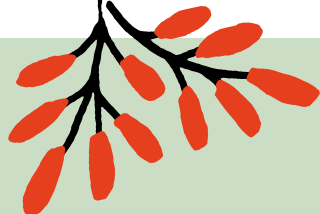
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TYPICAL FEBRUARY-DECEMBER EVENTS HIGHLIGHTS

JANUARY

Brew Monday
Pop Ups

FEBRUARY

Spread the Love
Pancake Day
Pop Ups



MARCH

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

APRIL

Stress Awareness Month
Earth Day
Pop Ups

MAY

No Mow May
Mental Health Awareness week
Meet The Bees
Hanging Basket Workshop
Pop Ups

JUNE

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



JULY

Plastic Free July
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 Workshop
Bonfire lunch
Pop Ups



DECEMBER

Festive Giveaways & Competitions
Christmas Jumper Day





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- EAT IN THE PARK
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- GYM
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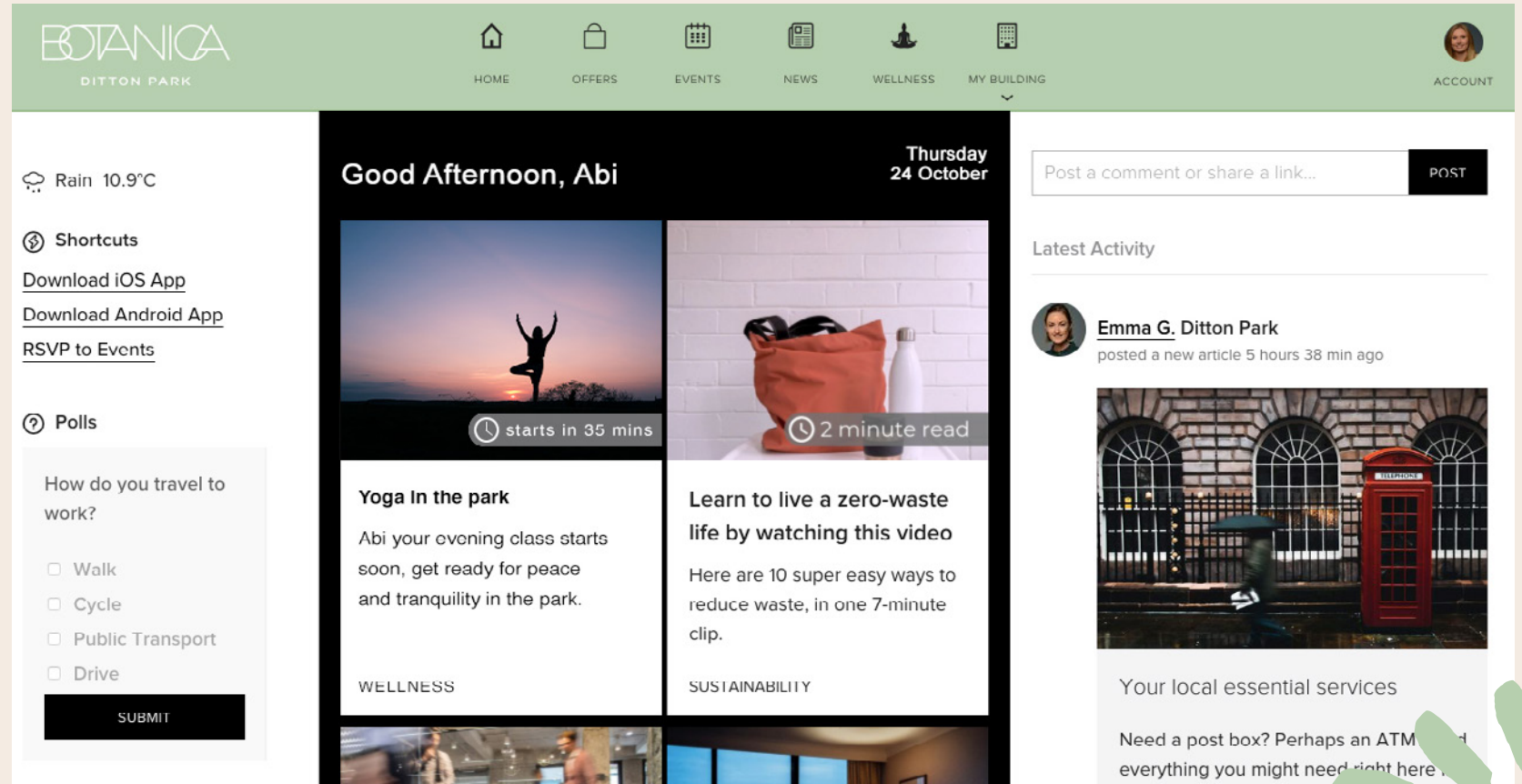
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APP

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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OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

LEVEL 1 SOUTH

LEVEL 2 NORTH

LEVEL 1 SPLITS

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YOUR SPACE

10,578 -
70,335
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 SQ FT	2,950.3 SQ M
LEVEL 1 (PART)	 Hitachi, Ltd.	
LEVEL 1 (PART)		
		
GROUND		
TOTAL	31,756 SQ FT	2,950.3 SQ M

SCHEDULE OF AREAS

SOUTH

FLOOR	SQ FT	SQ M
LEVEL 2 (PART)		
LEVEL 2 (PART)		
LEVEL 1	10,578 SQ FT	982.7 SQ M
LEVEL 1 (PART)	 	
GROUND (PART)	28,001 SQ FT	2,601.3 SQ M
GROUND (PART)		
TOTAL	38,579 SQ FT	3,584.1 SQ M



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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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COWORKING



FLEXIBLE
ACCESS



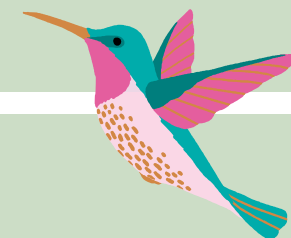
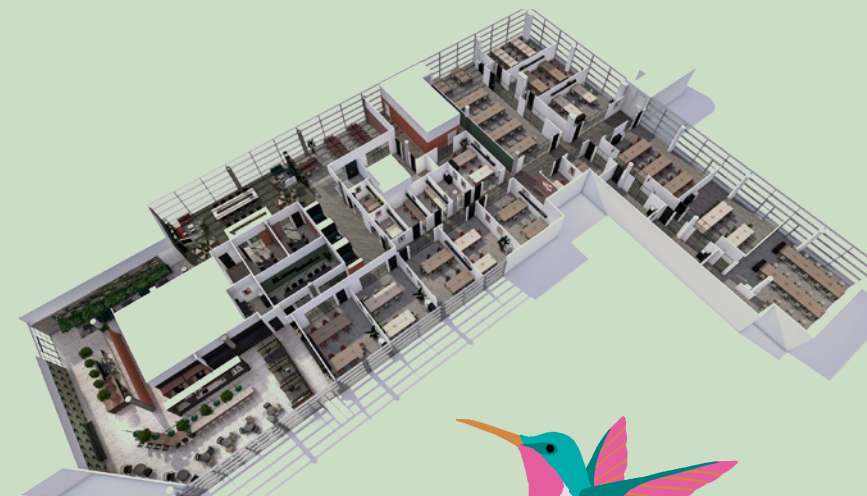
PRIVATE
BOOTHS



HIGH-GRADE
WIFI



ACCESS TO
AMENITIES



PRIVATE OFFICES



FULL
FIT-OUT



24/7
SECURITY



WIRED
INTERNET



HIGH-GRADE
WIFI



BREAKOUT
SPACES



MEETING
SPACE



BOTANICA
AMENITIES

CONTACT

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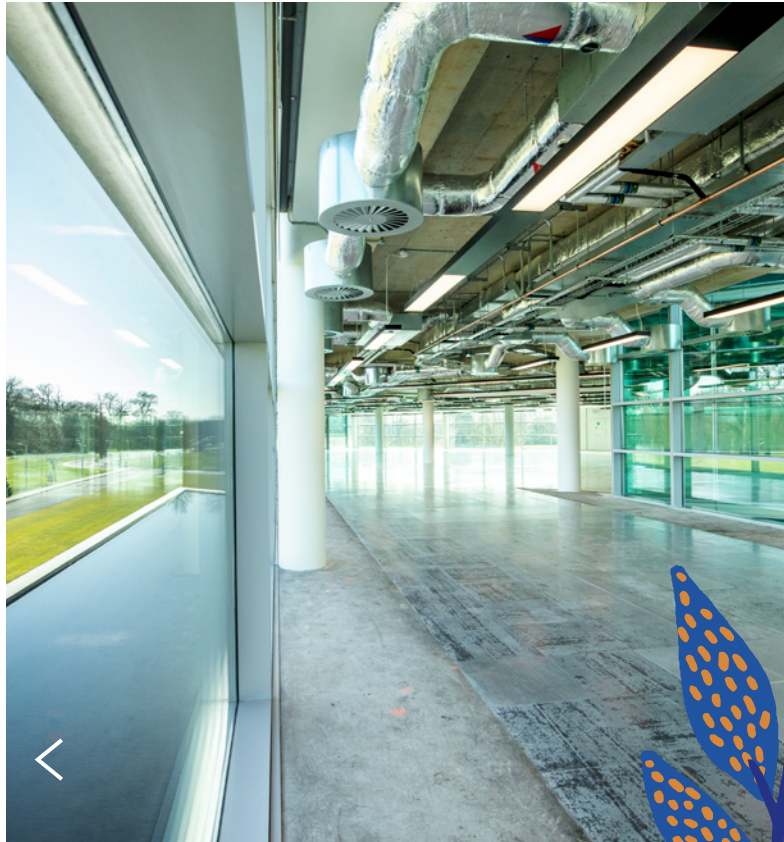
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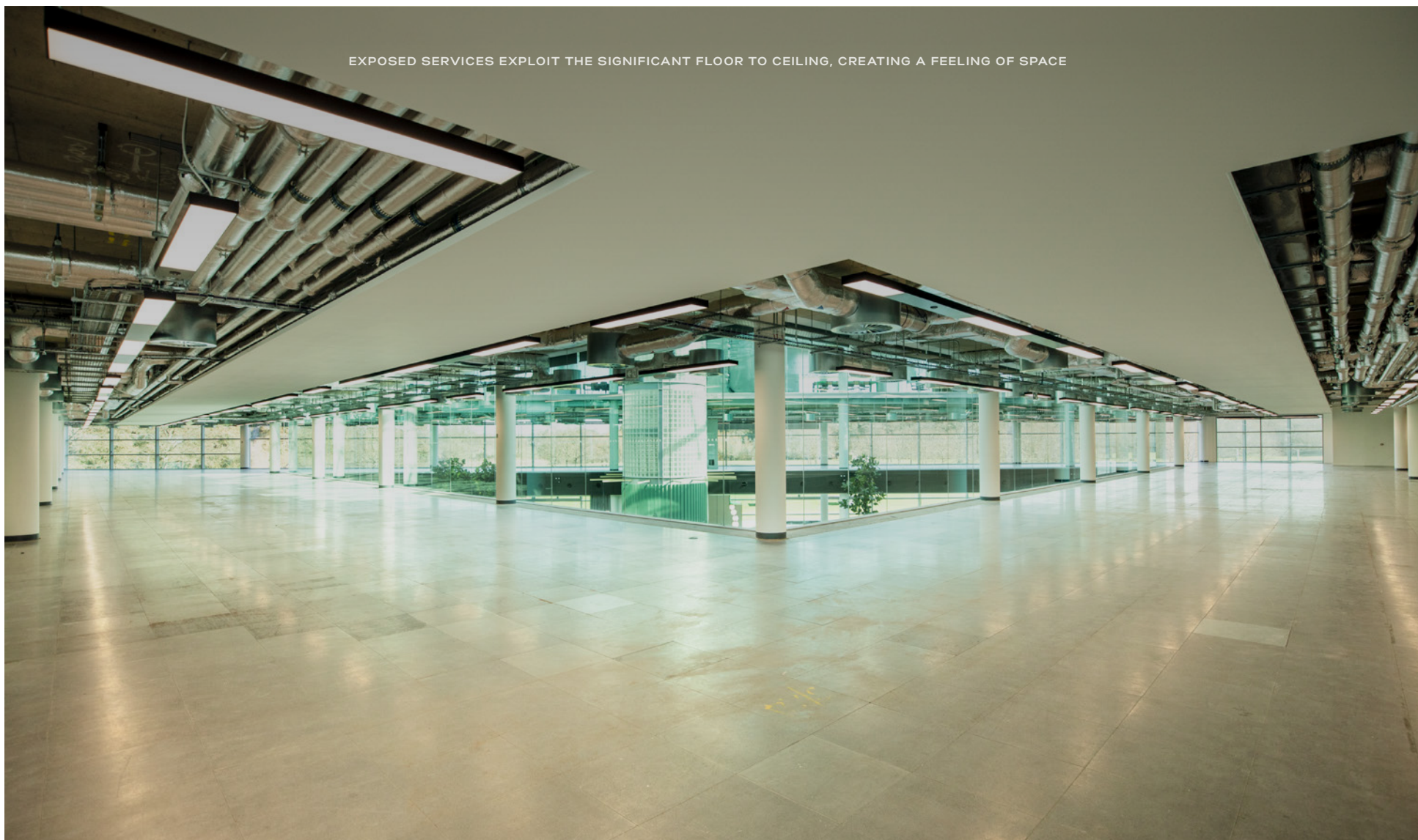
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EXPOSED SERVICES EXPLOIT THE SIGNIFICANT FLOOR TO CEILING, CREATING A FEELING OF SPACE



EXPANSIVE & FLEXIBLE

FLOORPLATES



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AN INDICATIVE VIEW OF TYPICAL OFFICE FLOOR



FLOODED WITH
NATURAL LIGHT



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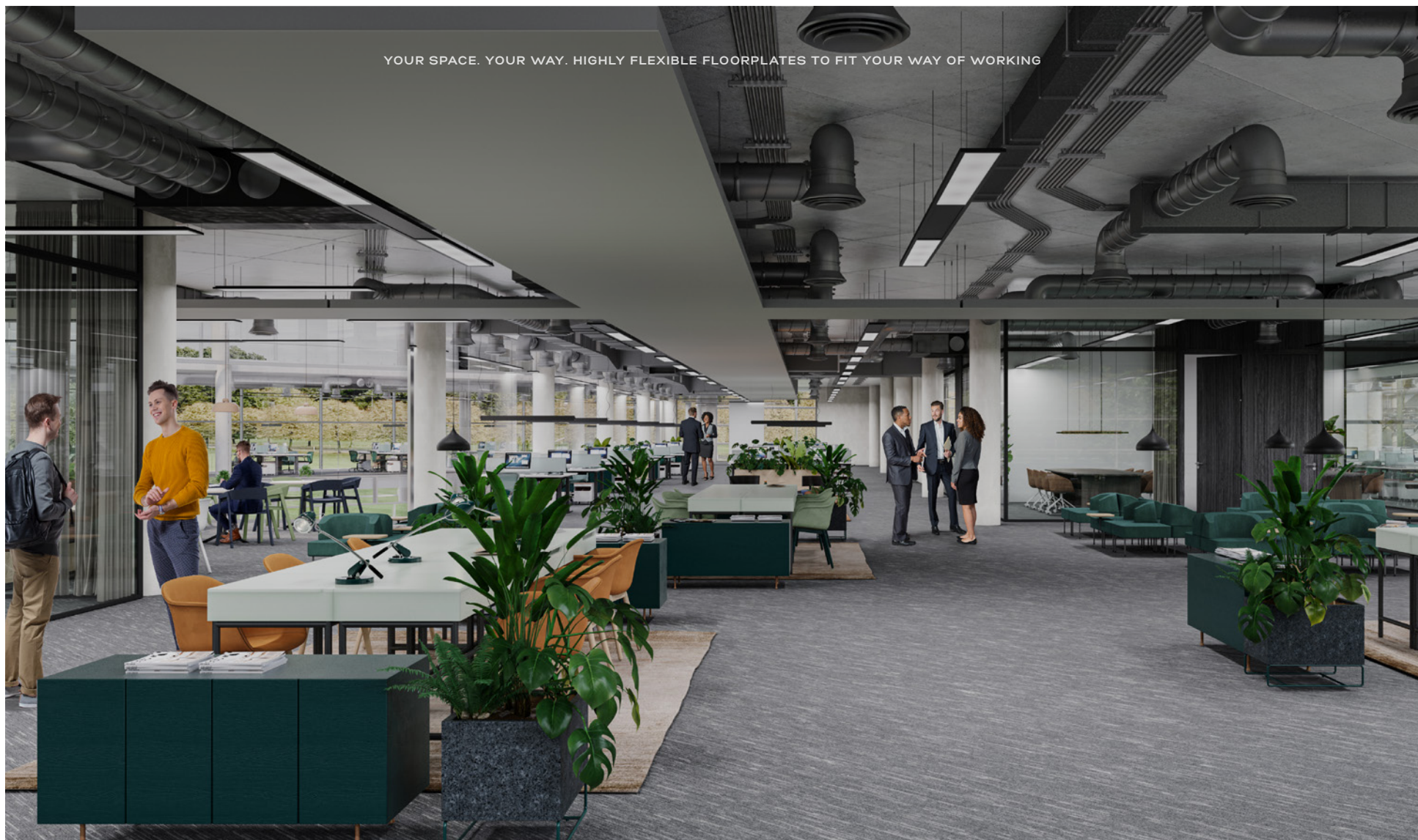
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YOUR SPACE. YOUR WAY. HIGHLY FLEXIBLE FLOORPLATES TO FIT YOUR WAY OF WORKING



OUTSTANDING MINIMUM



FLOOR TO CEILING HEIGHTS 3.35M



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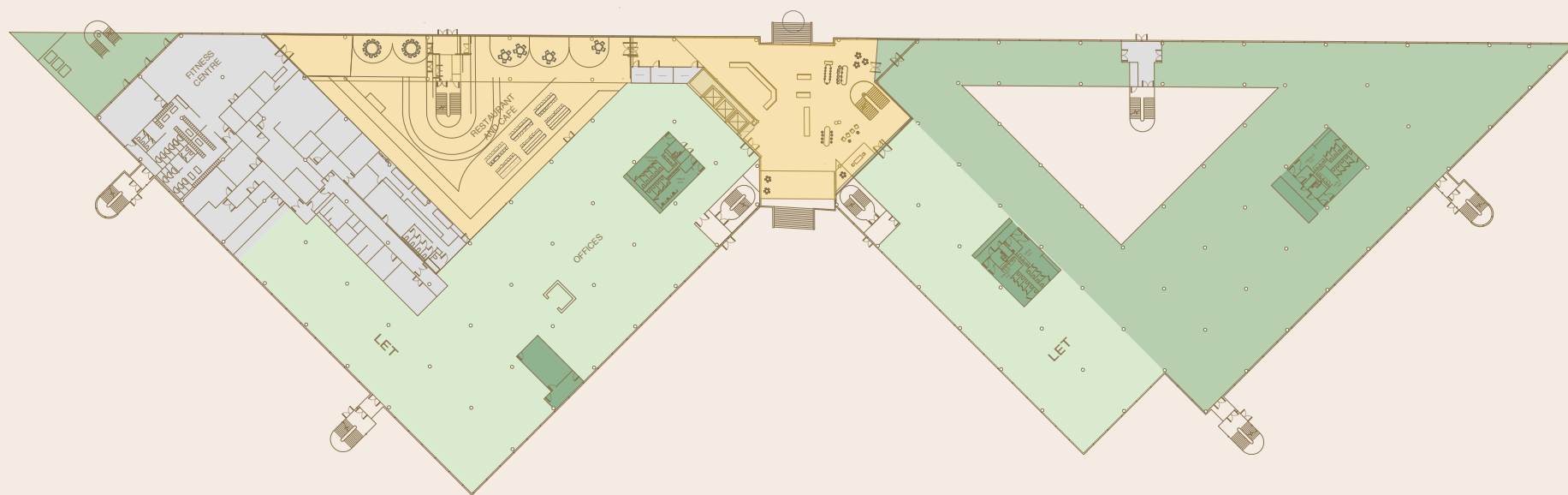
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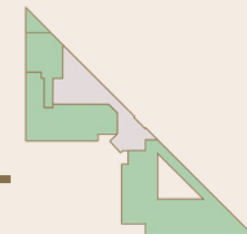
RECEPTION AND BREAK-OUT WORKING

GROUND



SOUTH

28,001 SQ FT





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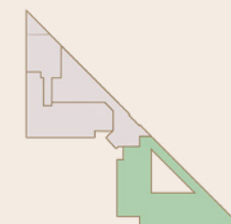
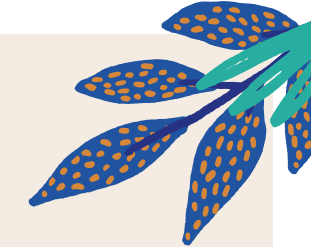
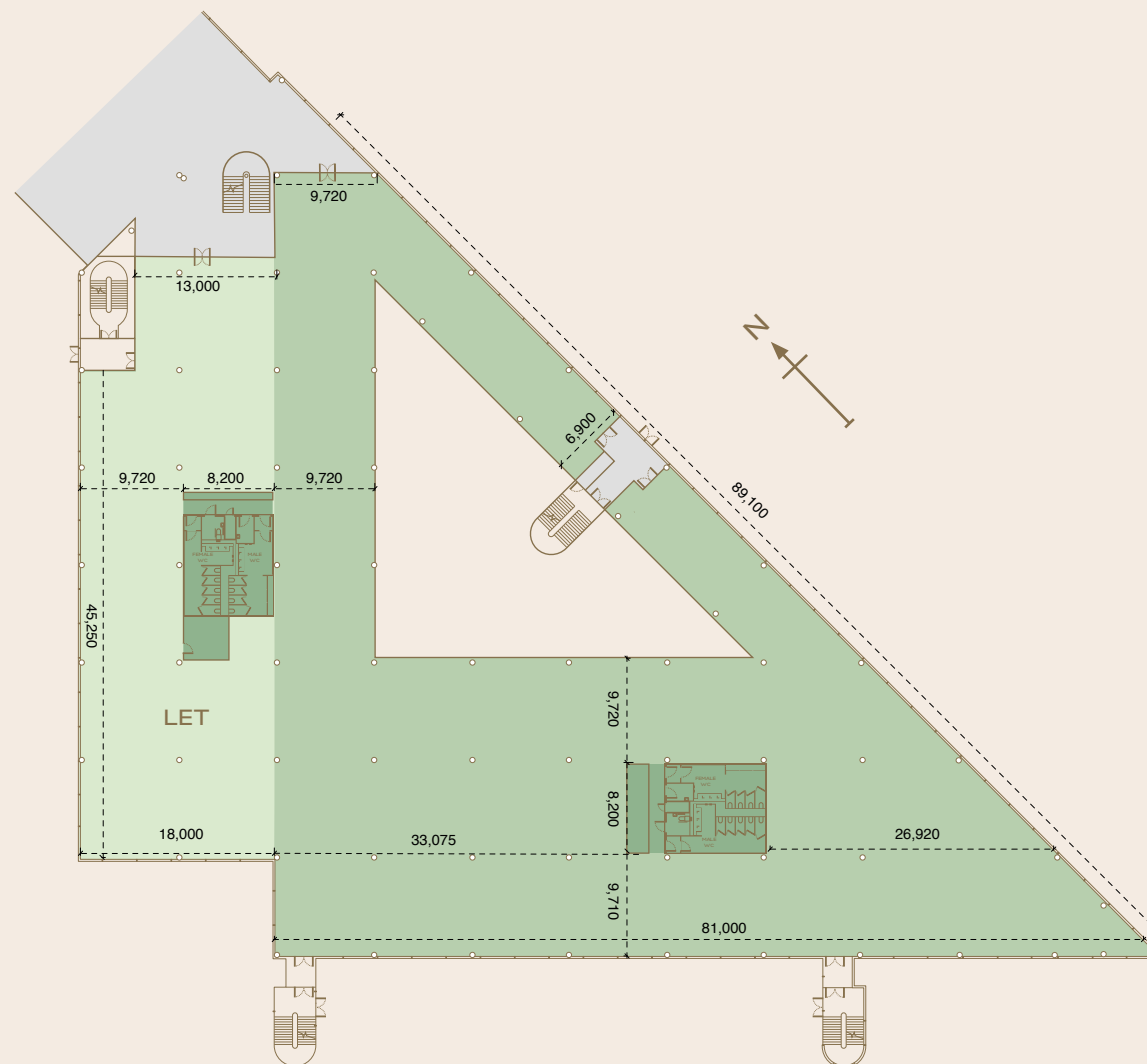
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SOUTH GROUND

28,001 SQ FT





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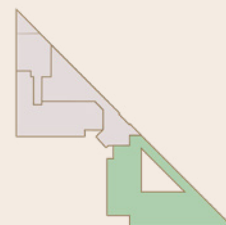
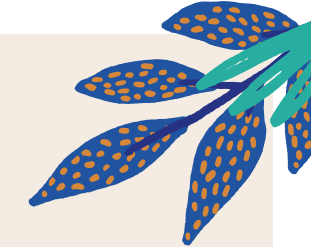
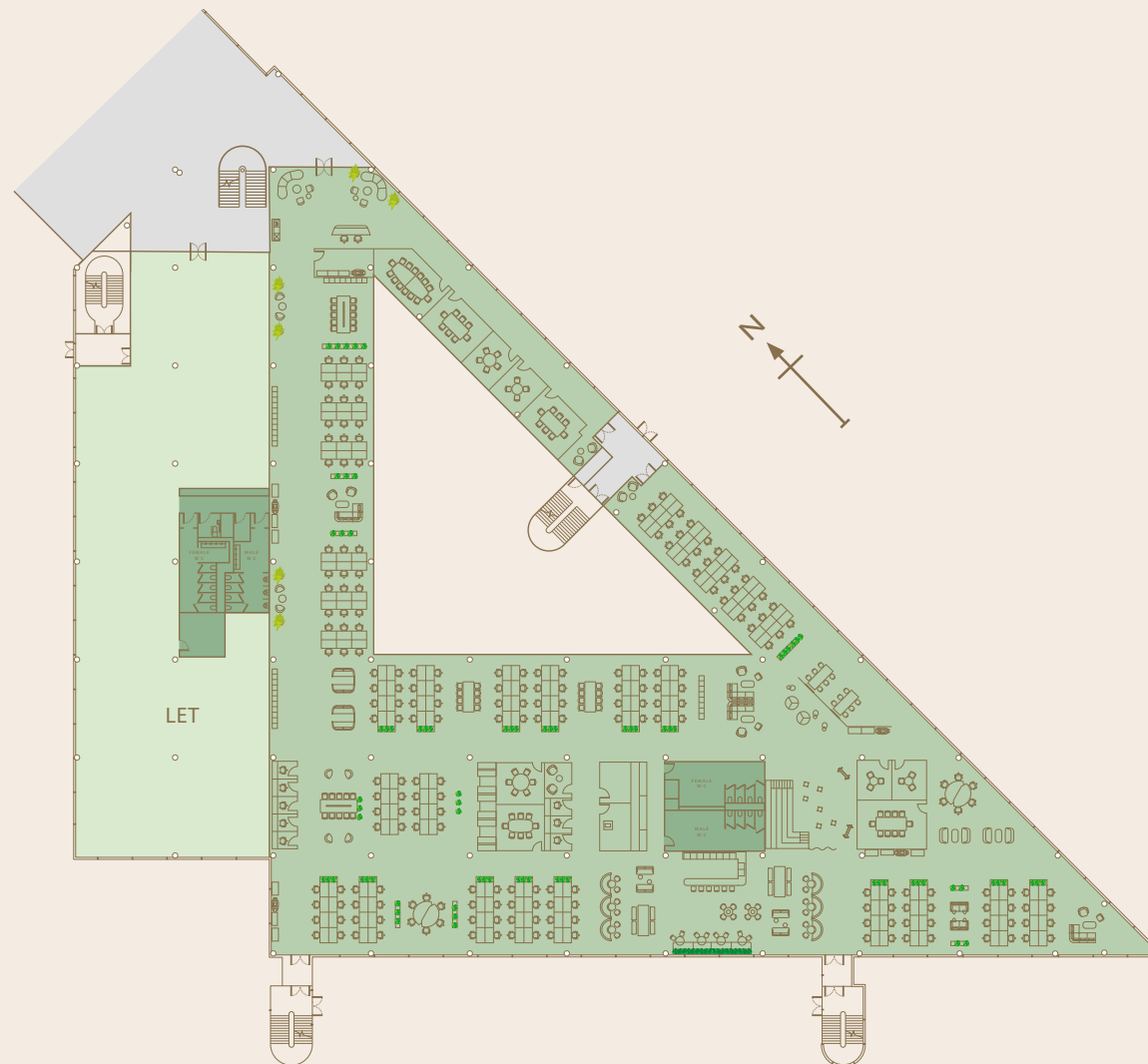
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28,001 SQ FT





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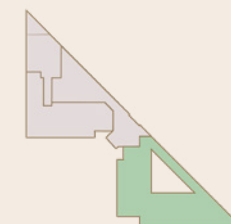
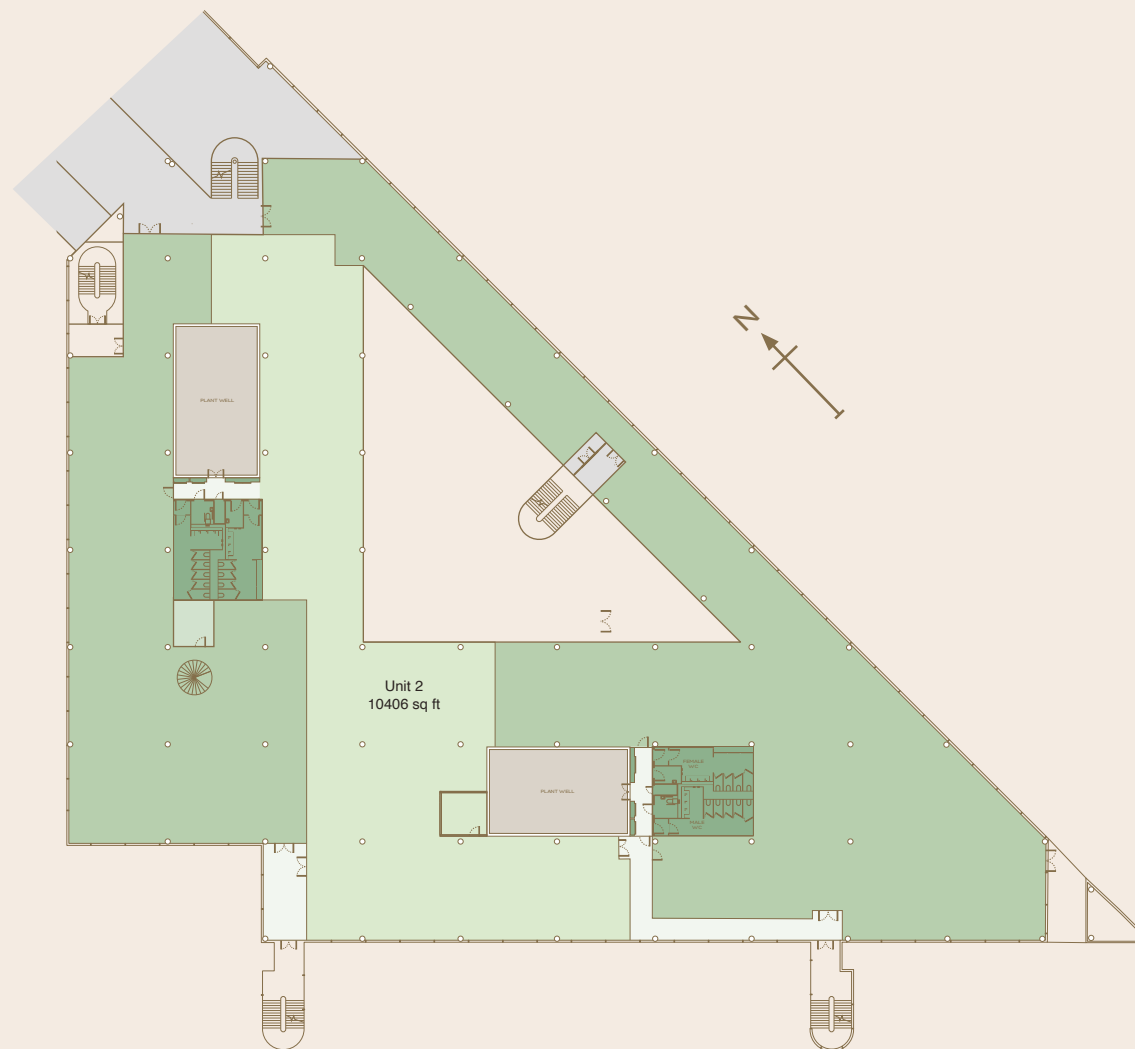
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SOUTH LEVEL ONE

10,578 SQ FT





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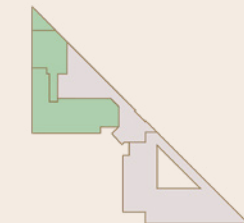
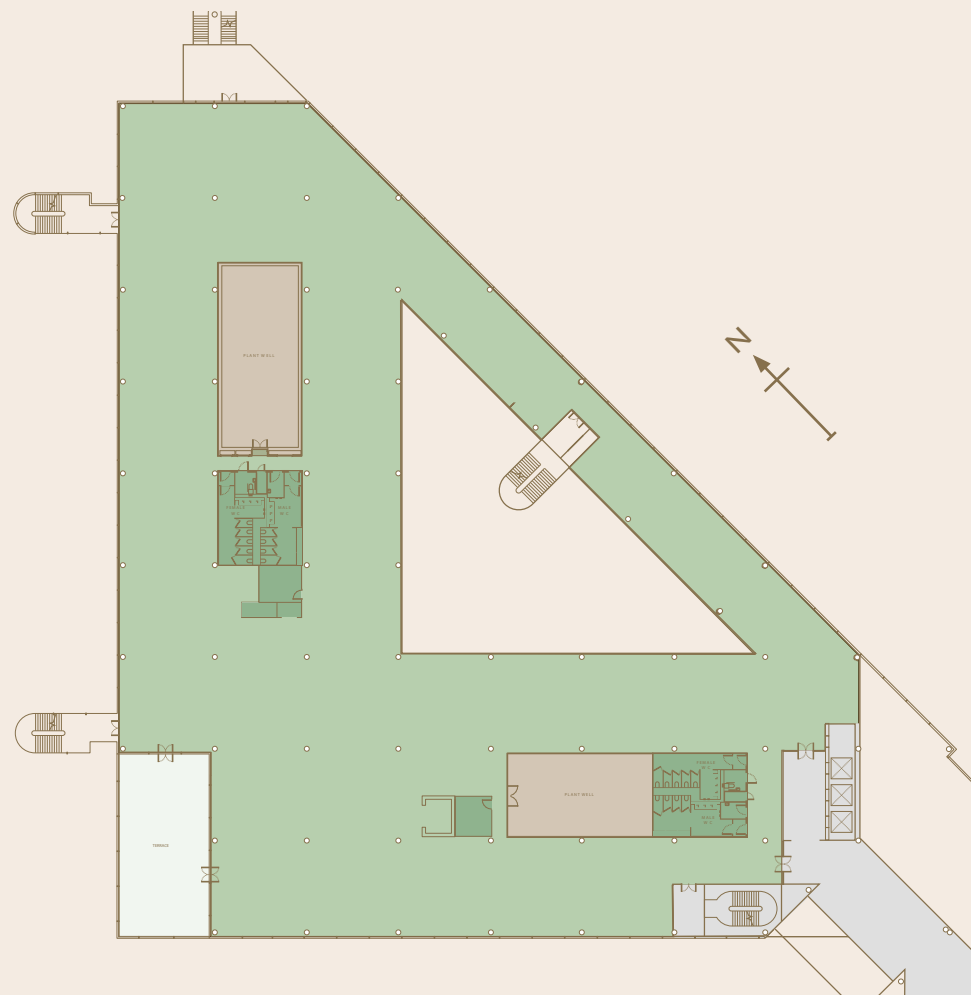
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NORTH LEVEL TWO

31,756 SQ FT



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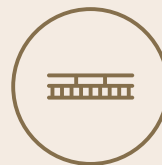
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DESIGNED TO AN
OCCUPATIONAL DENSITY
OF 1:8 M2



EXPOSED
SERVICES FINISH



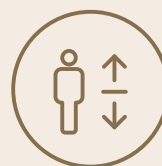
835 CAR PARKING SPACES AN
EXCELLENT RATIO
OF 11:233 SQ. FT



SECURE
CYCLING SPACES



FOUR PIPE FAN COIL
AIR CONDITIONING



3 X 15 PERSON
PASSENGER LIFTS



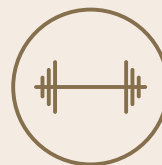
NEW LED
LIGHTING



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



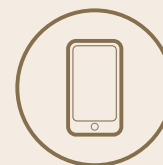
CONFERENCING AND MEETING
SPACE



NEW ON SITE
CAFÉ



REGULAR SHUTTLE
BUS SERVICES



PARK APP FOR
TENANT EVENTS



WIRED SCORE
PLATINUM



FITWELL
2 STAR RATING



DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

WORKLIFE

THE BUILDING

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