



BOTANICA

DITTON PARK

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NATURALLY CONNECTED

WORKLIFE

THE BUILDING

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DITTON PARK

UP TO
94,605 SQ FT
OF WORKSPACE
SURROUNDED
BY NATURE

AVAILABLE NOW



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IMPRESSIVE LANDSCAPING

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CONTEMPORARY FAÇADE

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SHUTTLE BUS

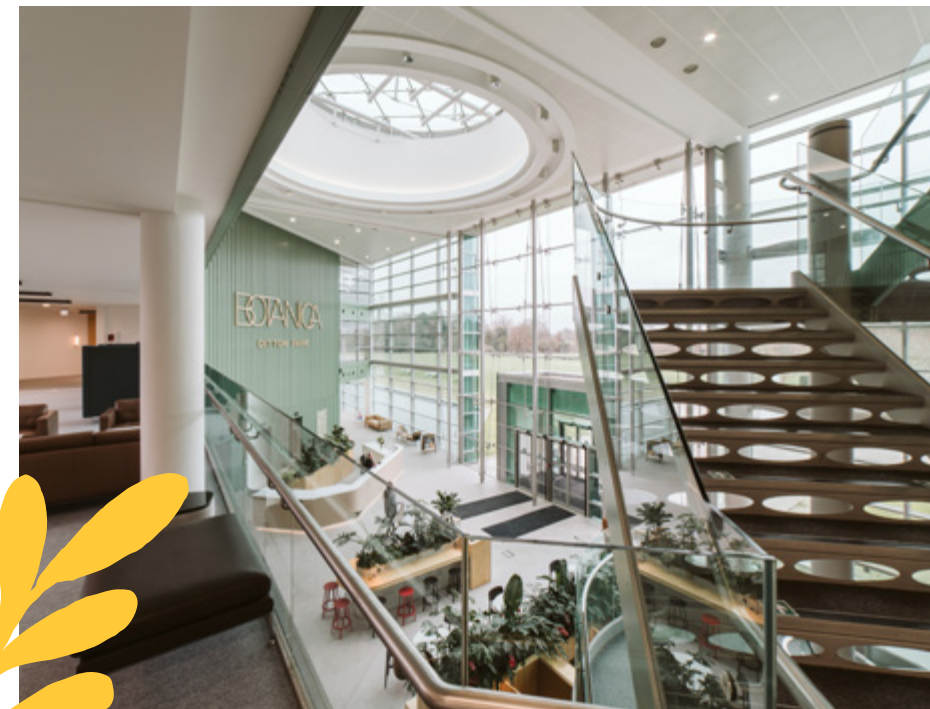
SHUTTLE BUS ROUTE

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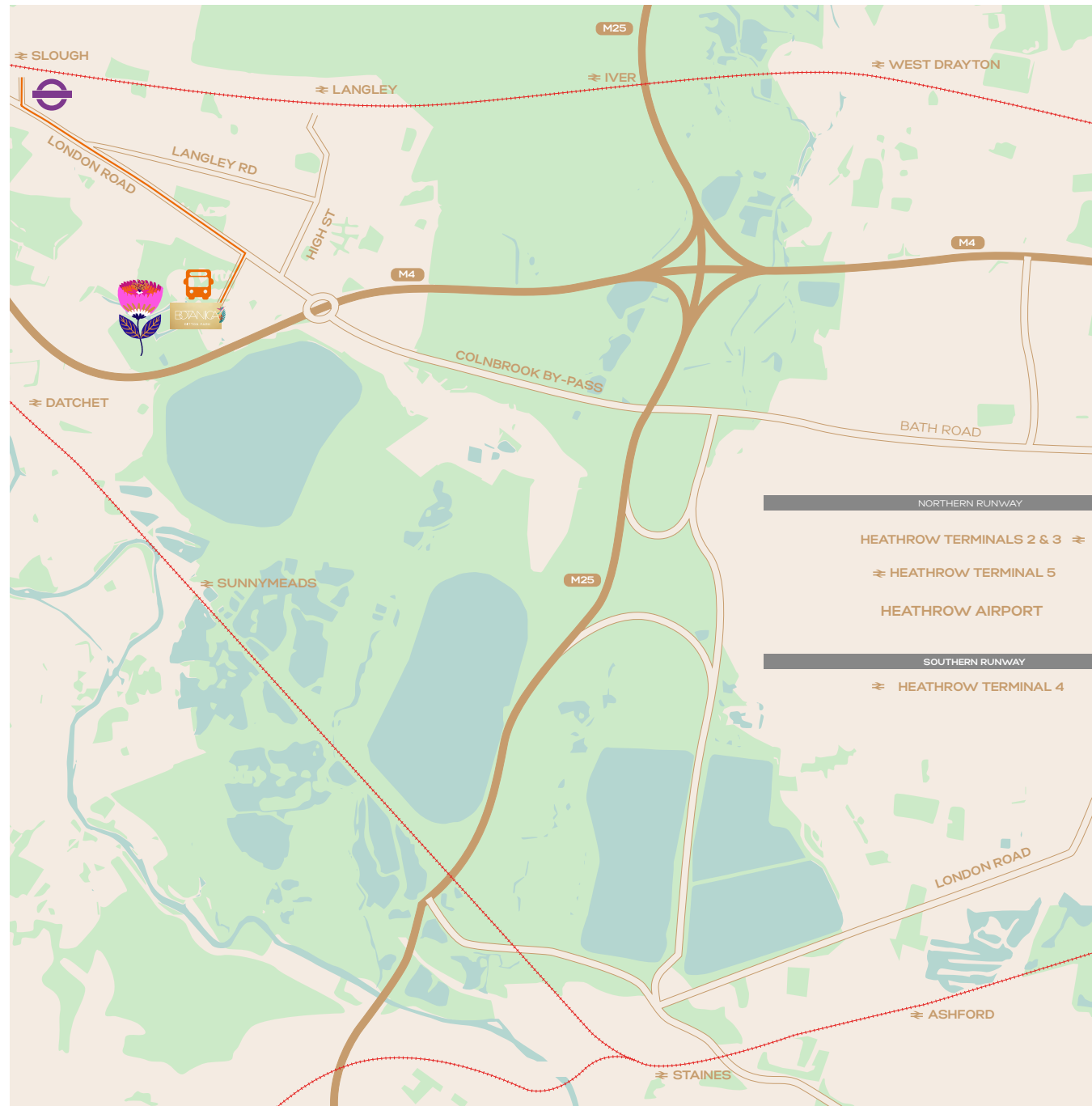
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BY CAR

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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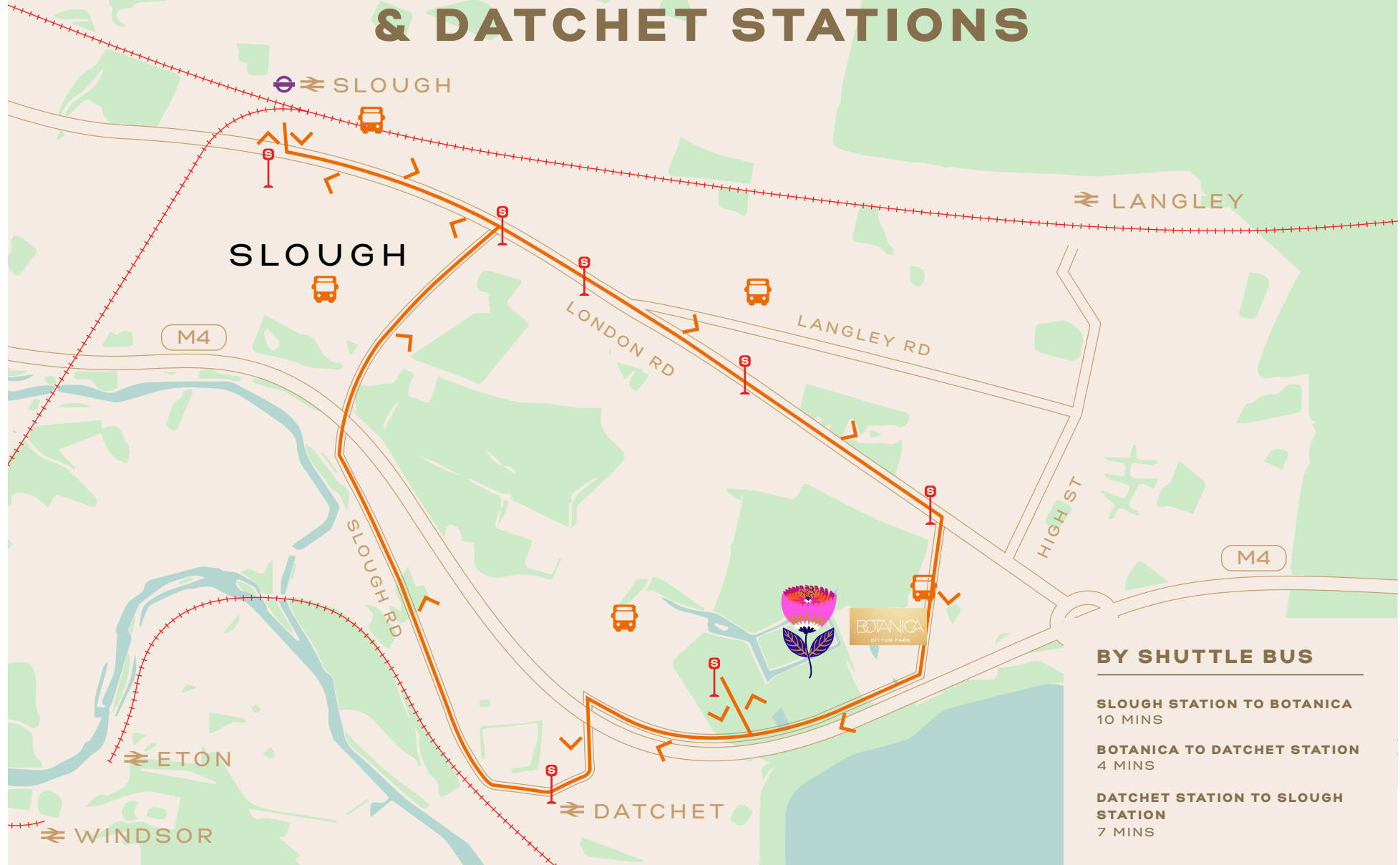
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REGULAR SHUTTLE BUSES FROM DITTON PARK TO SLOUGH & DATCHET STATIONS



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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RUNNING ROUTES WITHIN THE WIDER PARK



DITTON MANOR



WORKLIFE IN THE PARK

AT DITTON PARK WE ENSURE
OUR PEOPLE ENJOY THE
WEEKDAYS AS MUCH AS
THE WEEKENDS.

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94 ACRES OF LANDSCAPED PARKLAND



ALL ON YOUR DOORSTEP



- DITTON MANOR
- RUNNING TRACKS
- NATURE WALKS
- OUTDOOR GAMES



IMAGES FROM THE WIDER AREA

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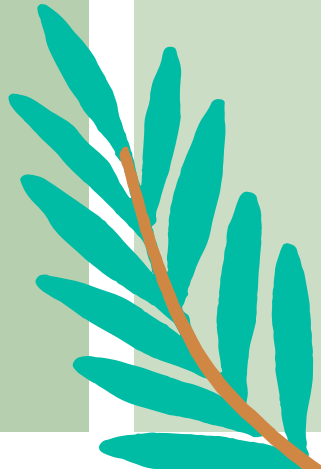


ADJACENT TO BOTANICA IS THE GRADE II DITTON MANOR AND PURPOSE BUILT CONFERENCE CENTRE.

DITTON PARK



A FULLY FUNCTIONING AND INDEPENDENT MEETING, TRAINING & CONFERENCE CENTRE SURROUNDED BY NATURE.



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Private meeting rooms within the Manor House for 2 to 20 people with various breakout and syndicate rooms or a single conference suite for up to 120 delegates.

Purpose built conference centre catering for 10 to 300 delegates.

An additional bespoke conference and meeting venue for up to 500 delegates in a standalone marquee structure. Operated by Active Hospitality.

Full catering facilities for breakfast, lunch and corporate / private dinners.

Fully fitted IT and AV facilities.

Beautiful landscaped surroundings including terraces and a maze.

Parking for up to 200 vehicles.

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**EAT
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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



YOGA
IN THE PARK



FILMS IN
THE PARK

AND MANY MORE...

INTRODUCTION

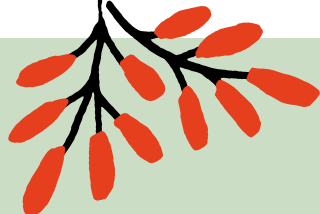
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TYPICAL FEBRUARY-DECEMBER EVENTS HIGHLIGHTS

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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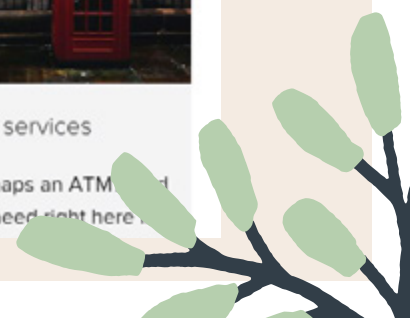
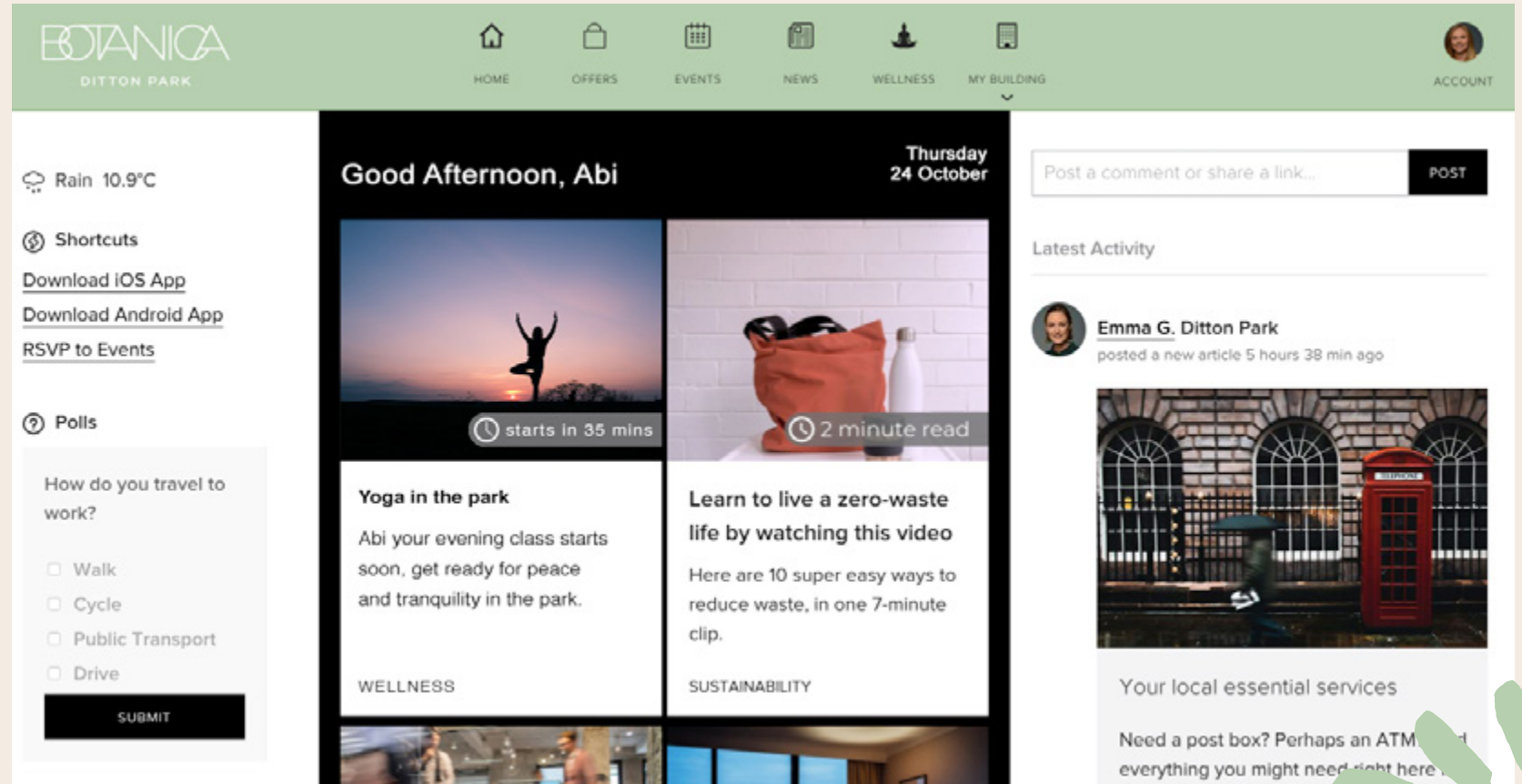
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APP

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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- LINK SPACE
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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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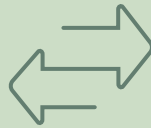
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COWORKING



FLEXIBLE
ACCESS



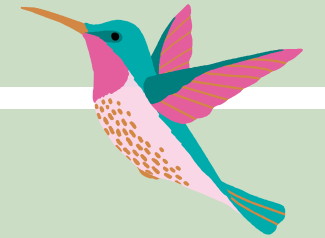
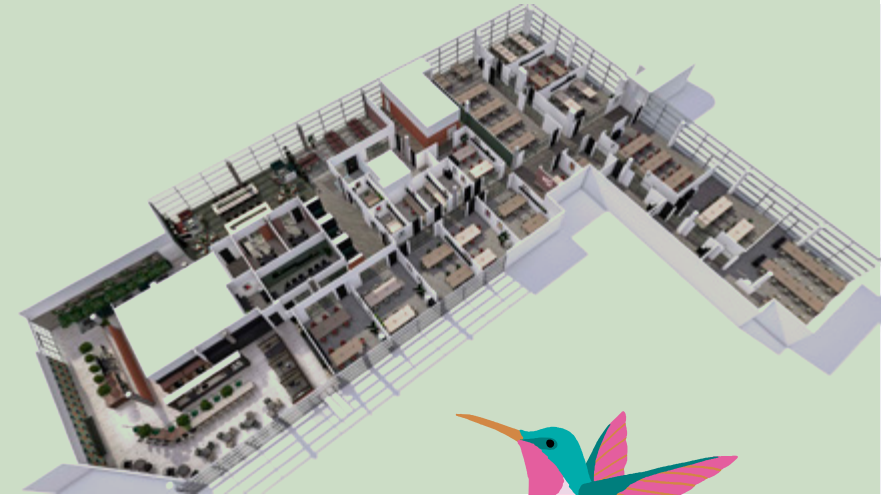
PRIVATE
BOOTHS



HIGH-GRADE
WIFI



ACCESS TO
AMENITIES



PRIVATE OFFICES



FULL
FIT-OUT



24/7
SECURITY



WIRED
INTERNET



HIGH-GRADE
WIFI



BREAKOUT
SPACES



MEETING
SPACE



BOTANICA
AMENITIES

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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

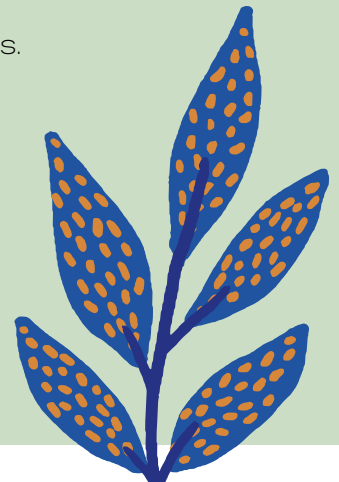
Features, services, and expert on-site support to meet your every need.

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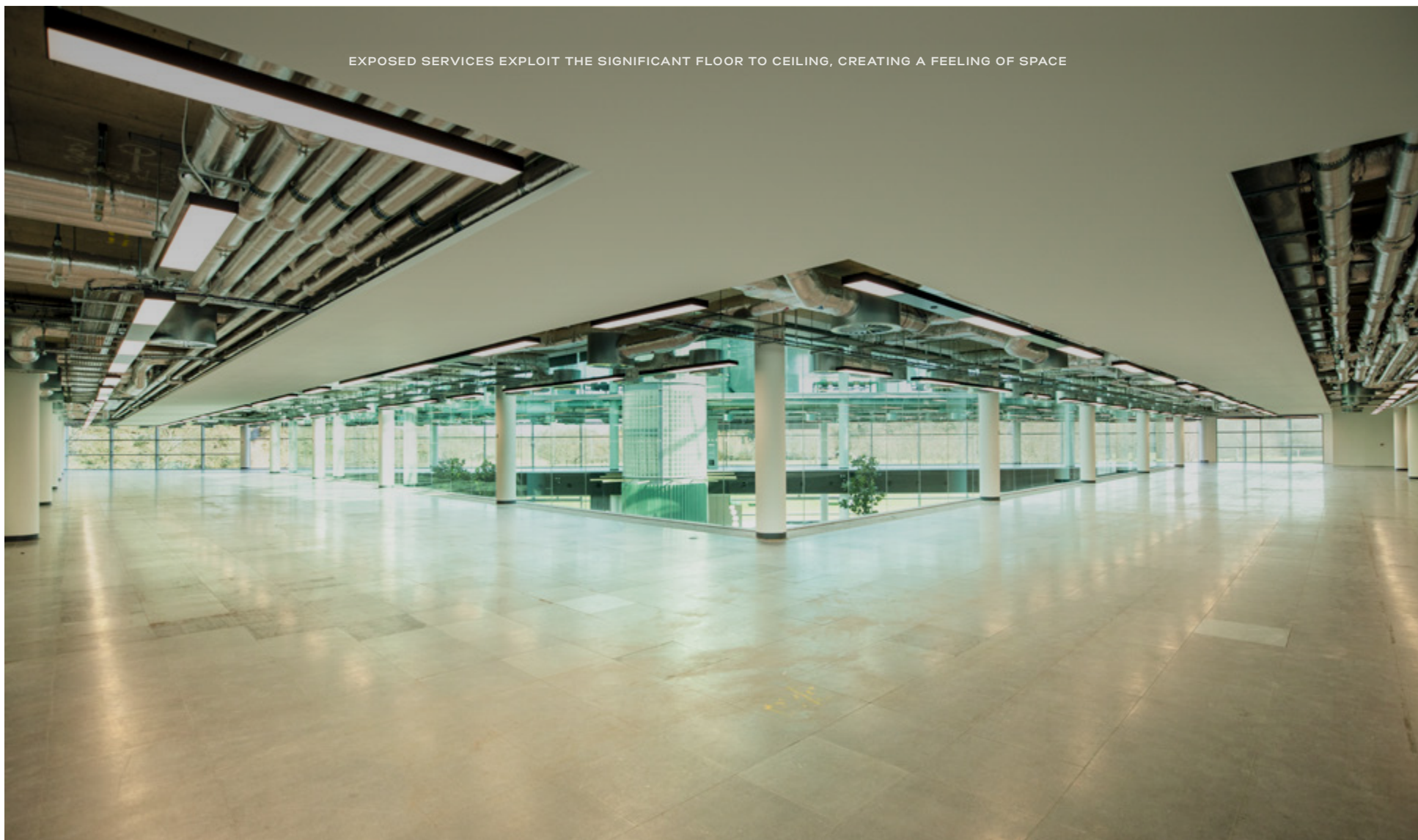
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EXPOSED SERVICES EXPLOIT THE SIGNIFICANT FLOOR TO CEILING, CREATING A FEELING OF SPACE



EXPANSIVE & FLEXIBLE
FLOORPLATES

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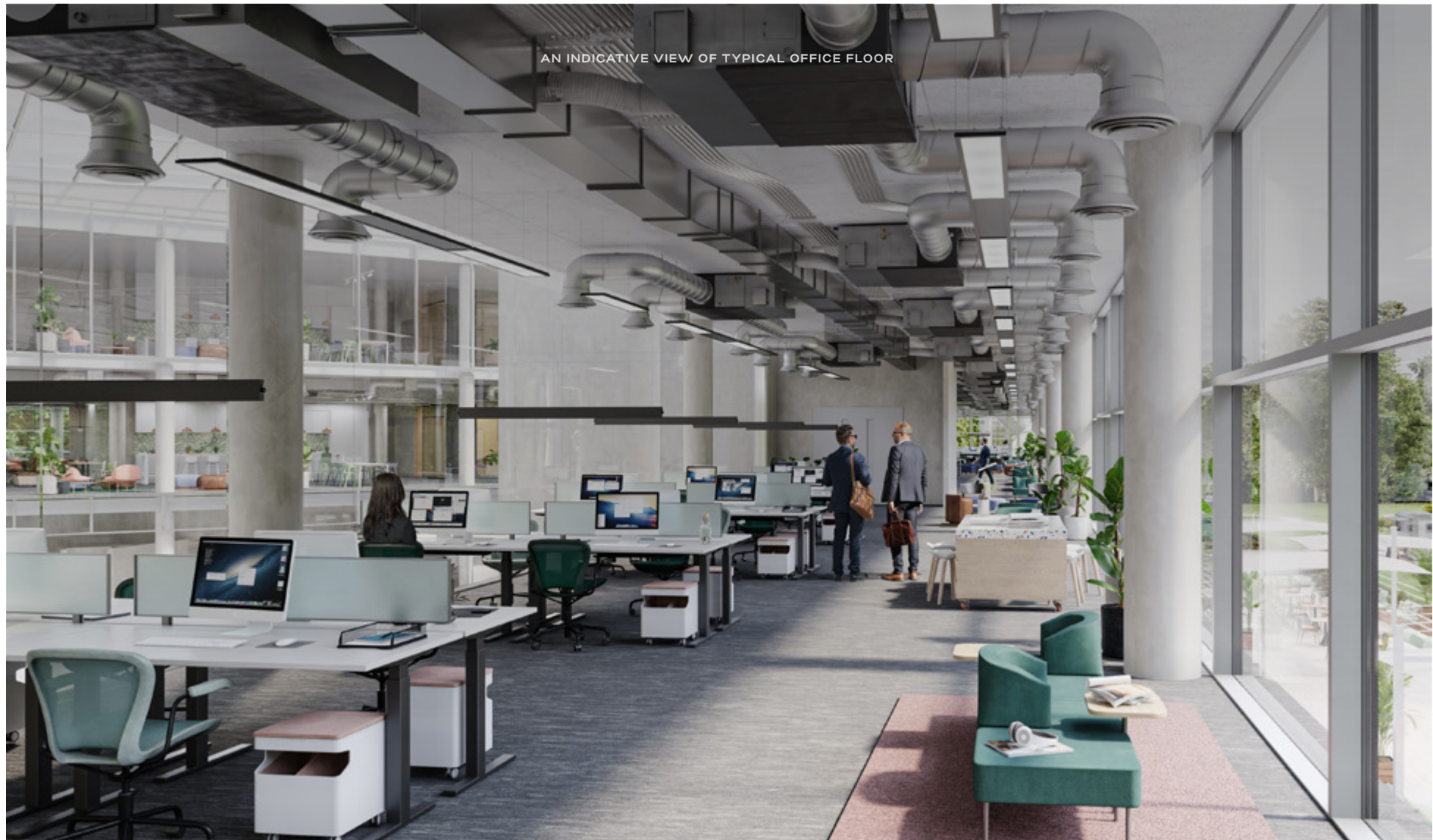
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AN INDICATIVE VIEW OF TYPICAL OFFICE FLOOR

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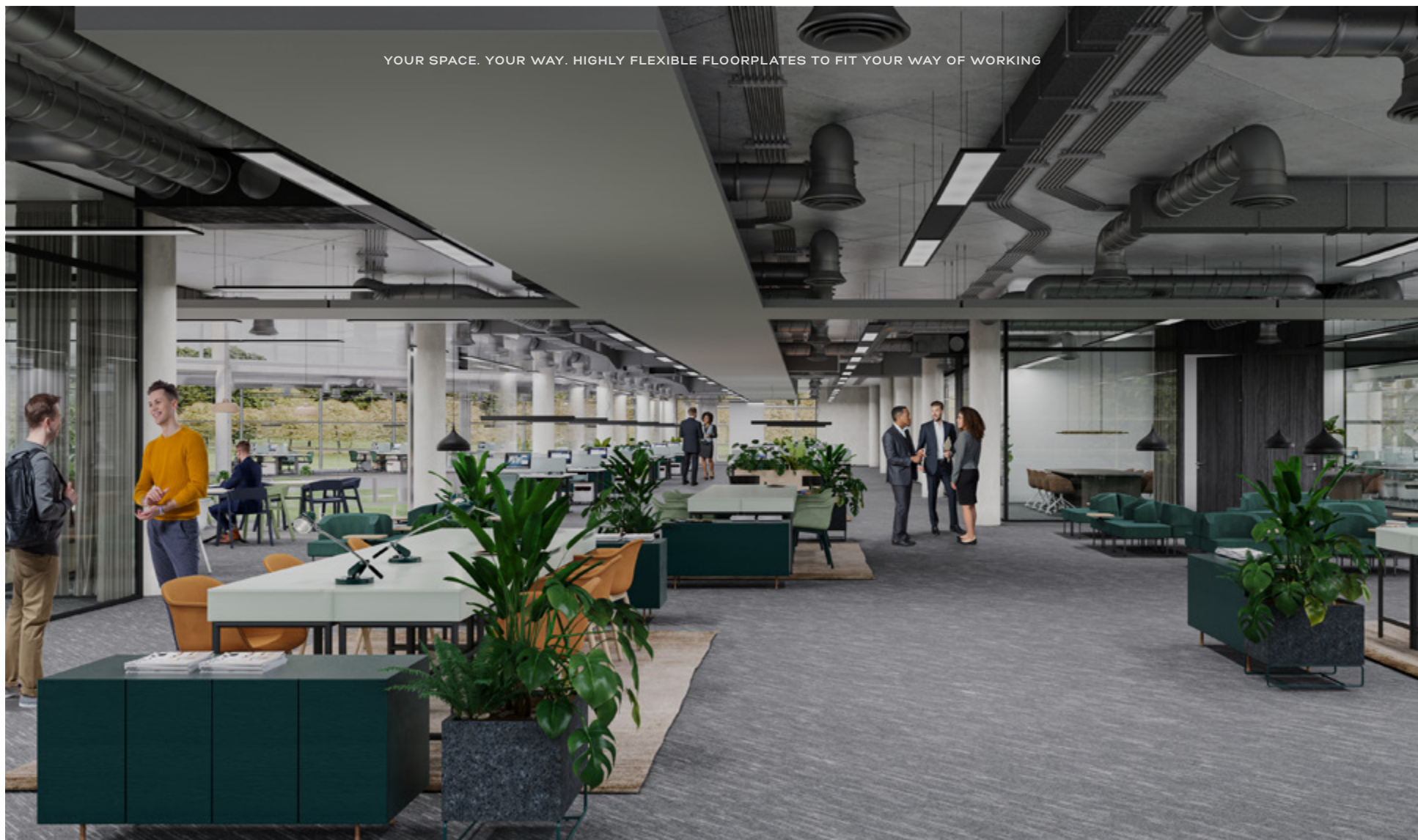
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YOUR SPACE. YOUR WAY. HIGHLY FLEXIBLE FLOORPLATES TO FIT YOUR WAY OF WORKING



OUTSTANDING MINIMUM

FLOOR TO CEILING HEIGHTS 3.35M

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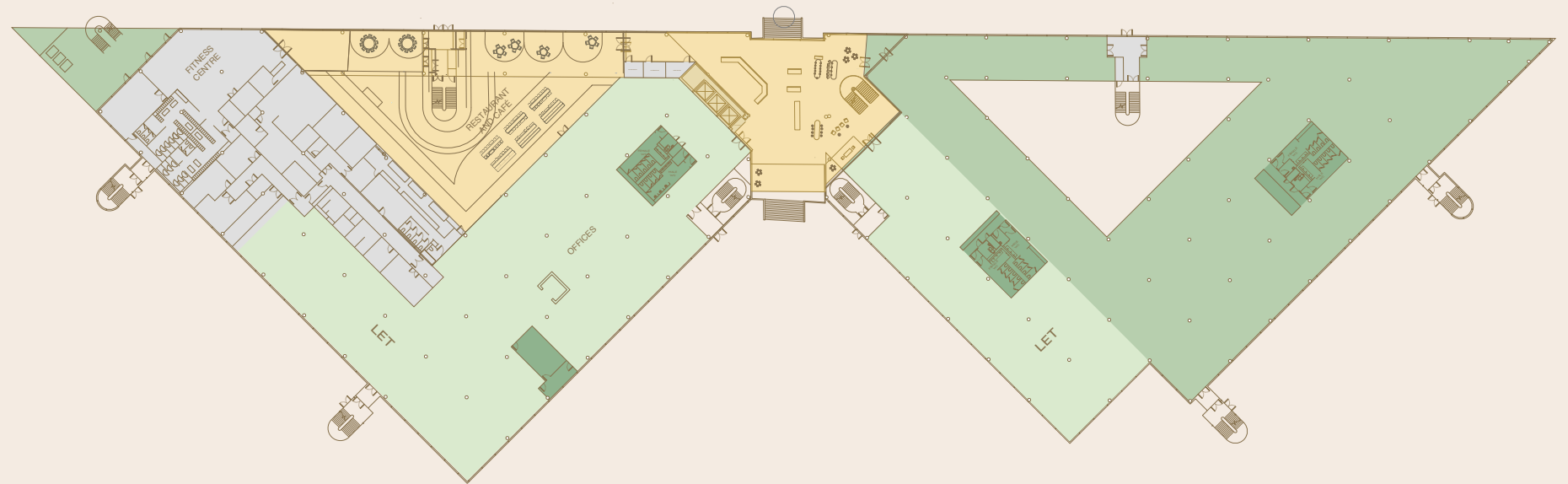
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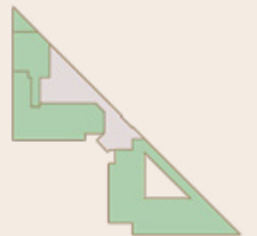
RECEPTION AND BREAK-OUT WORKING

GROUND



SOUTH

28,001 SQ FT



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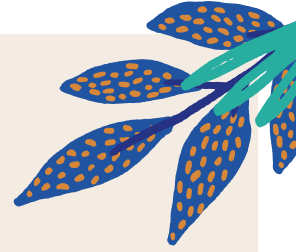
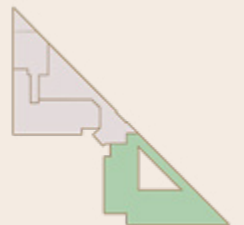
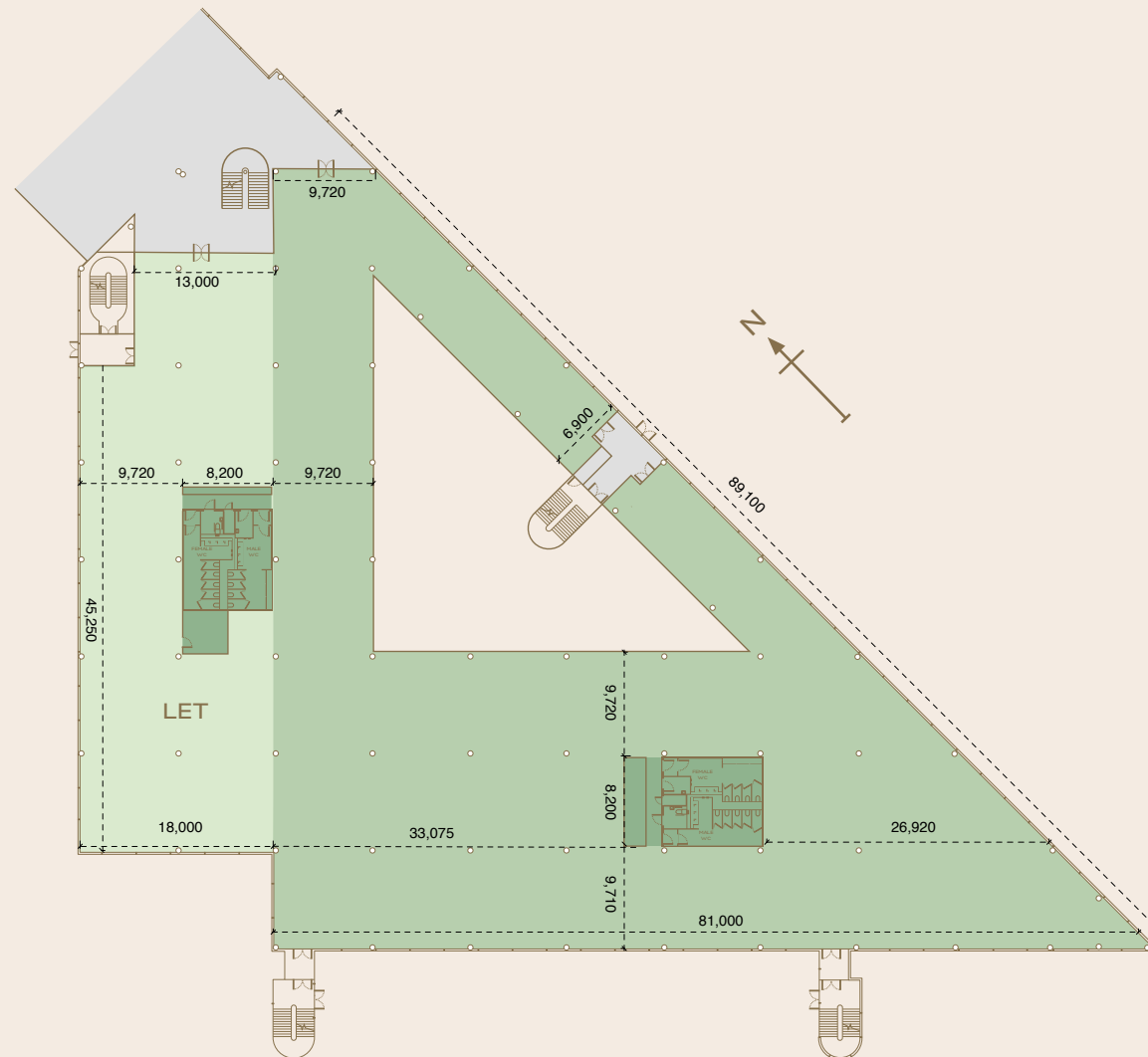
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SOUTH GROUND

28,001 SQ FT



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LEVEL 1 SPLITS

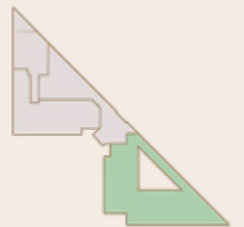
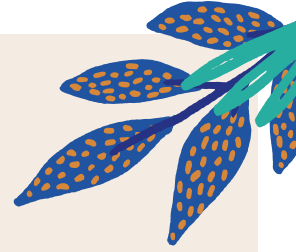
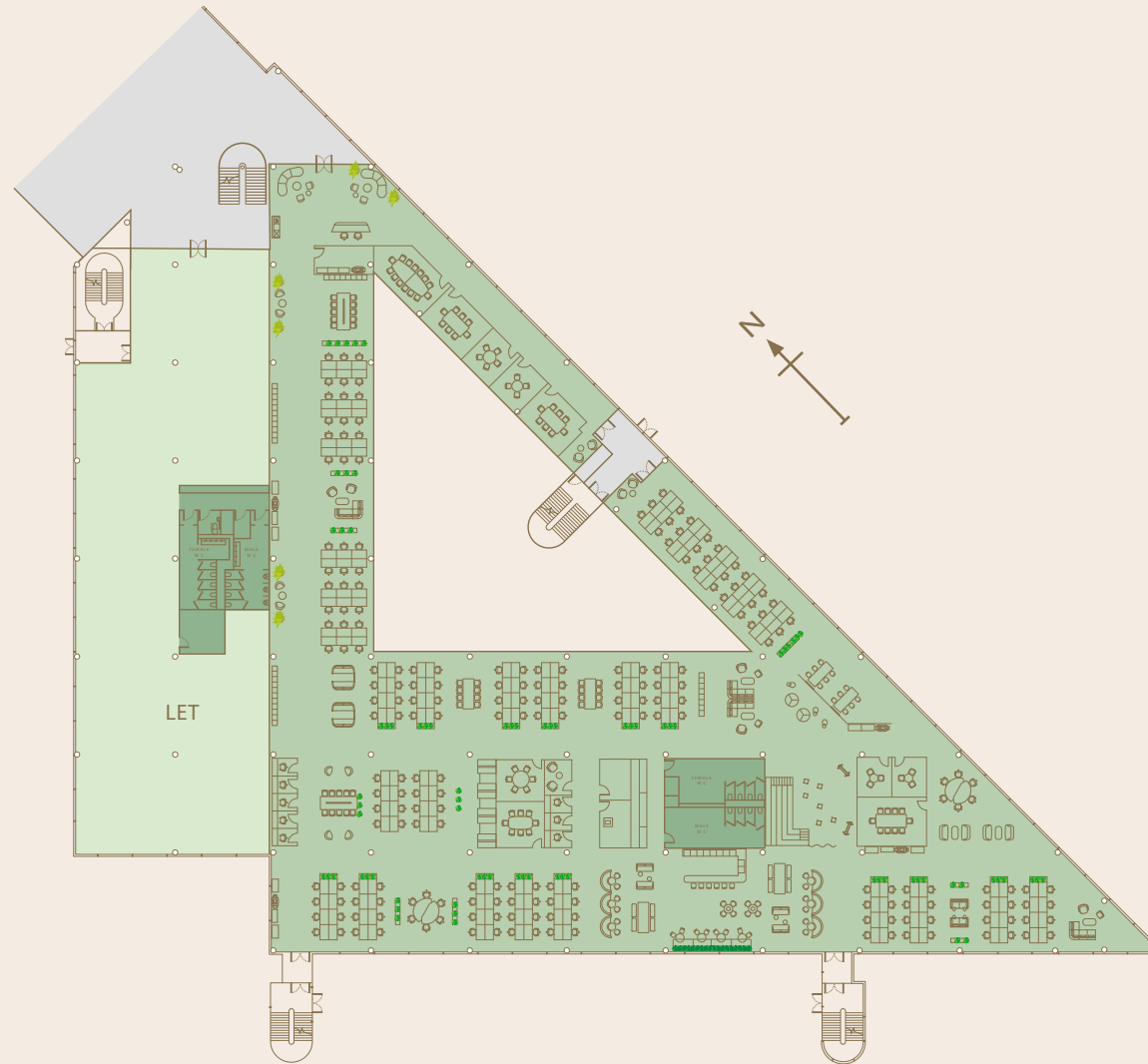
WC VIEW

SUMMARY SPEC

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SOUTH GROUND

28,001 SQ FT



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OFFICE CAT A

OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

LEVEL 1 SOUTH

LEVEL 2 NORTH

LEVEL 1 SPLITS

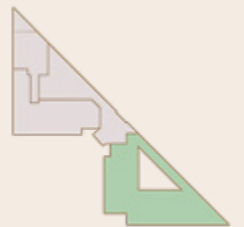
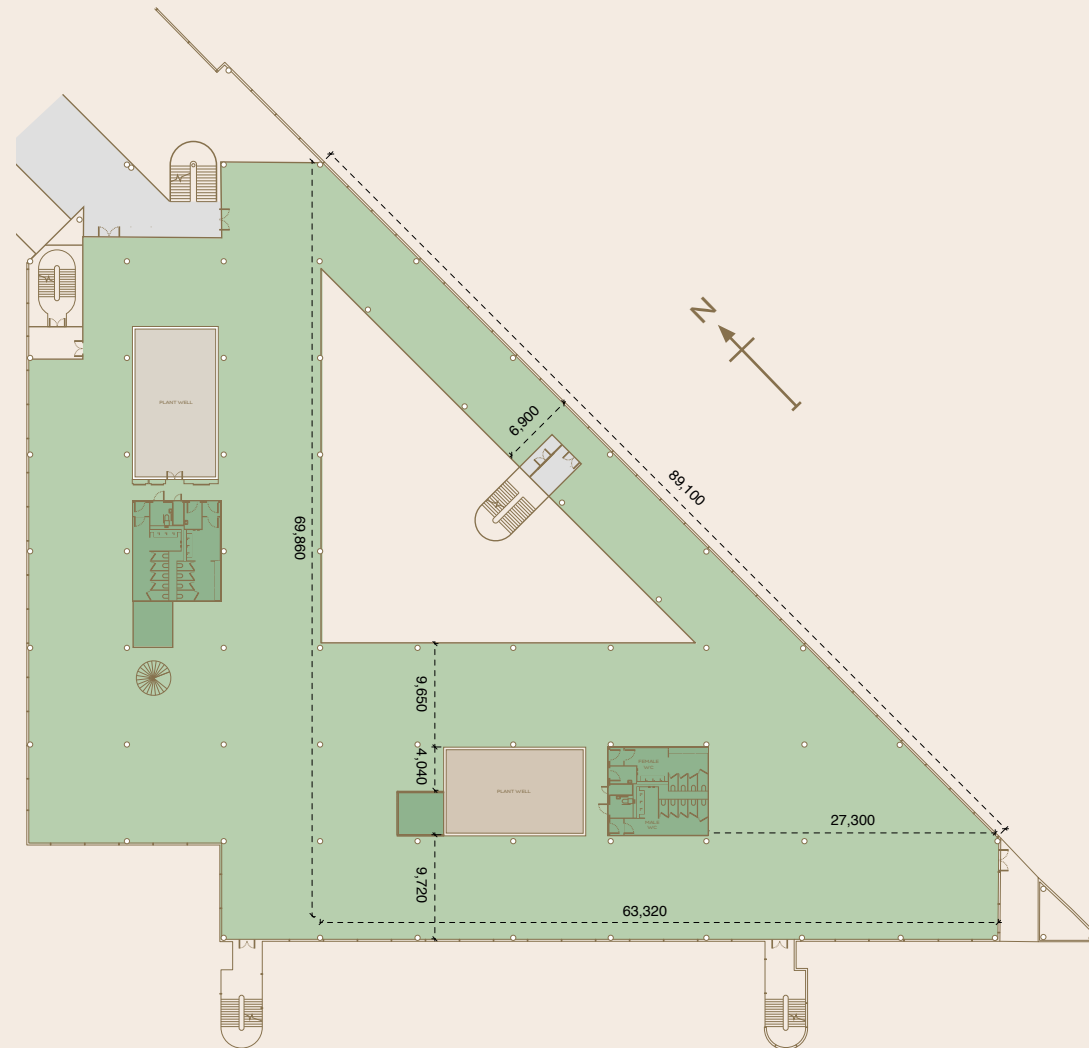
WC VIEW

SUMMARY SPEC

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SOUTH LEVEL ONE

34,848 SQ FT



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GROUND SOUTH

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LEVEL 1 SPLITS

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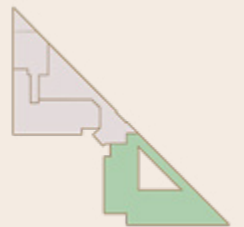
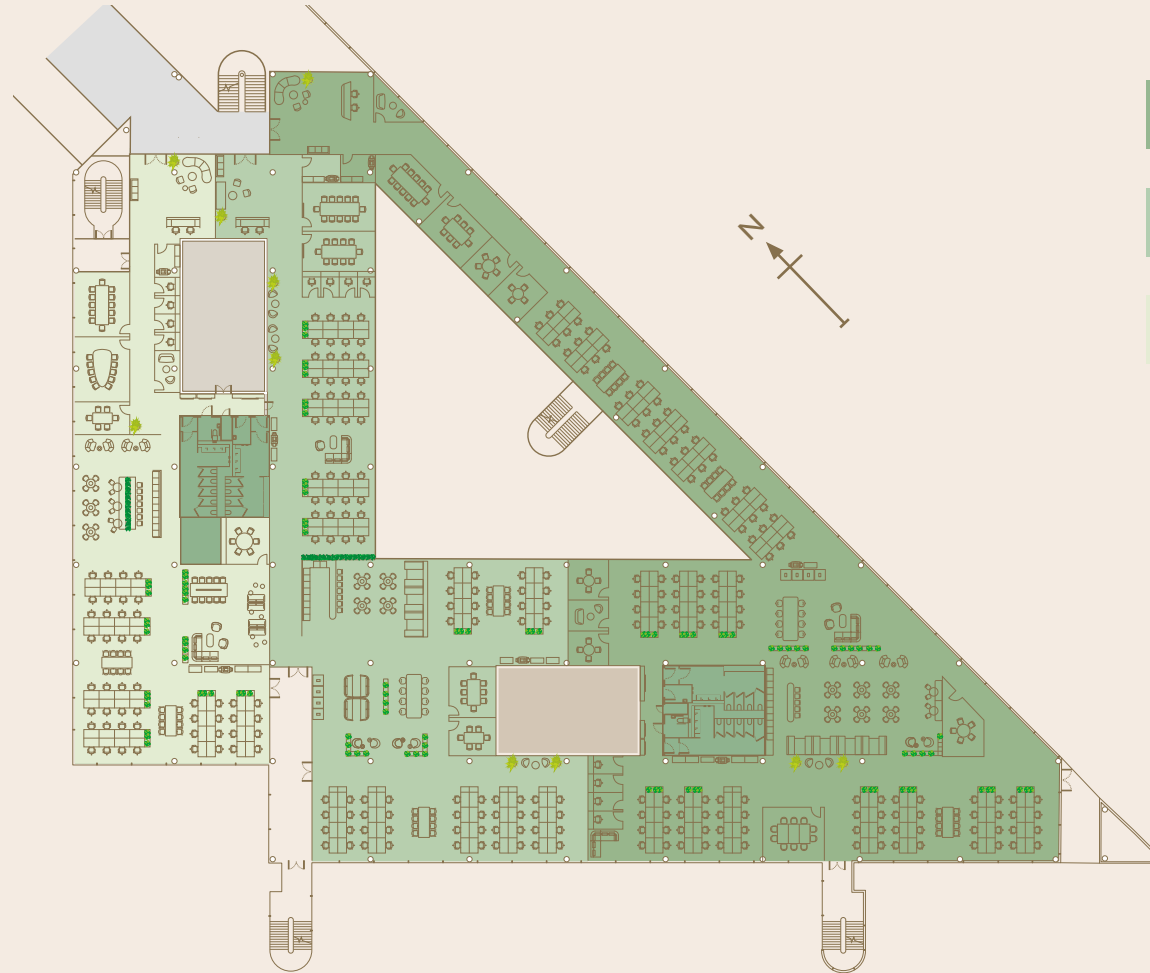
SOUTH - POTENTIAL SPLIT OPTION

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 2 NORTH

LEVEL 1 SPLITS

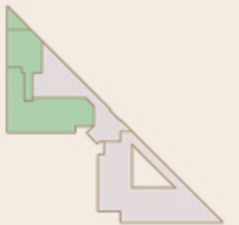
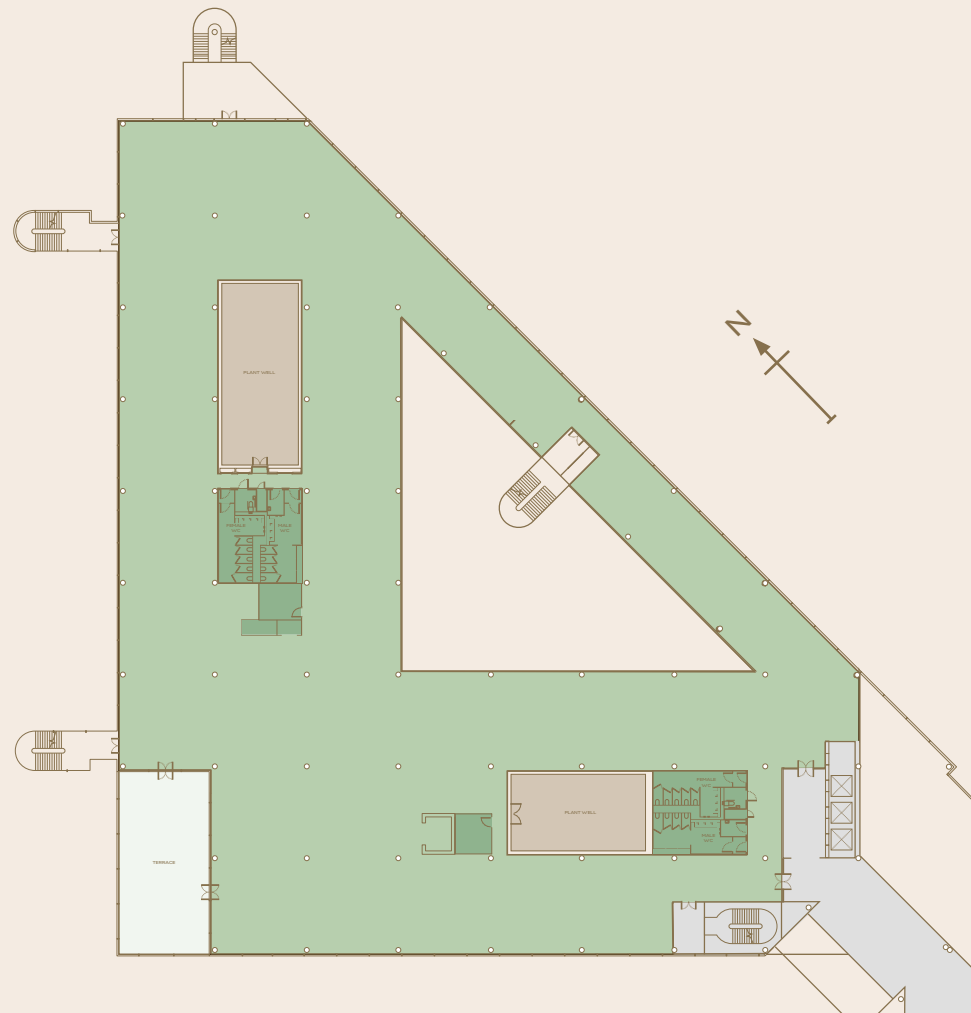
WC VIEW

SUMMARY SPEC

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NORTH LEVEL TWO

31,756 SQ FT



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GROUND SOUTH

LEVEL 1 SOUTH

LEVEL 1 NORTH

LEVEL 2 NORTH

LEVEL 1 SPLITS

WC VIEW

SUMMARY SPEC

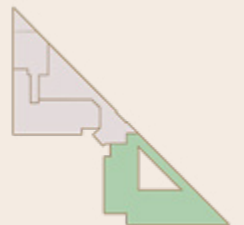
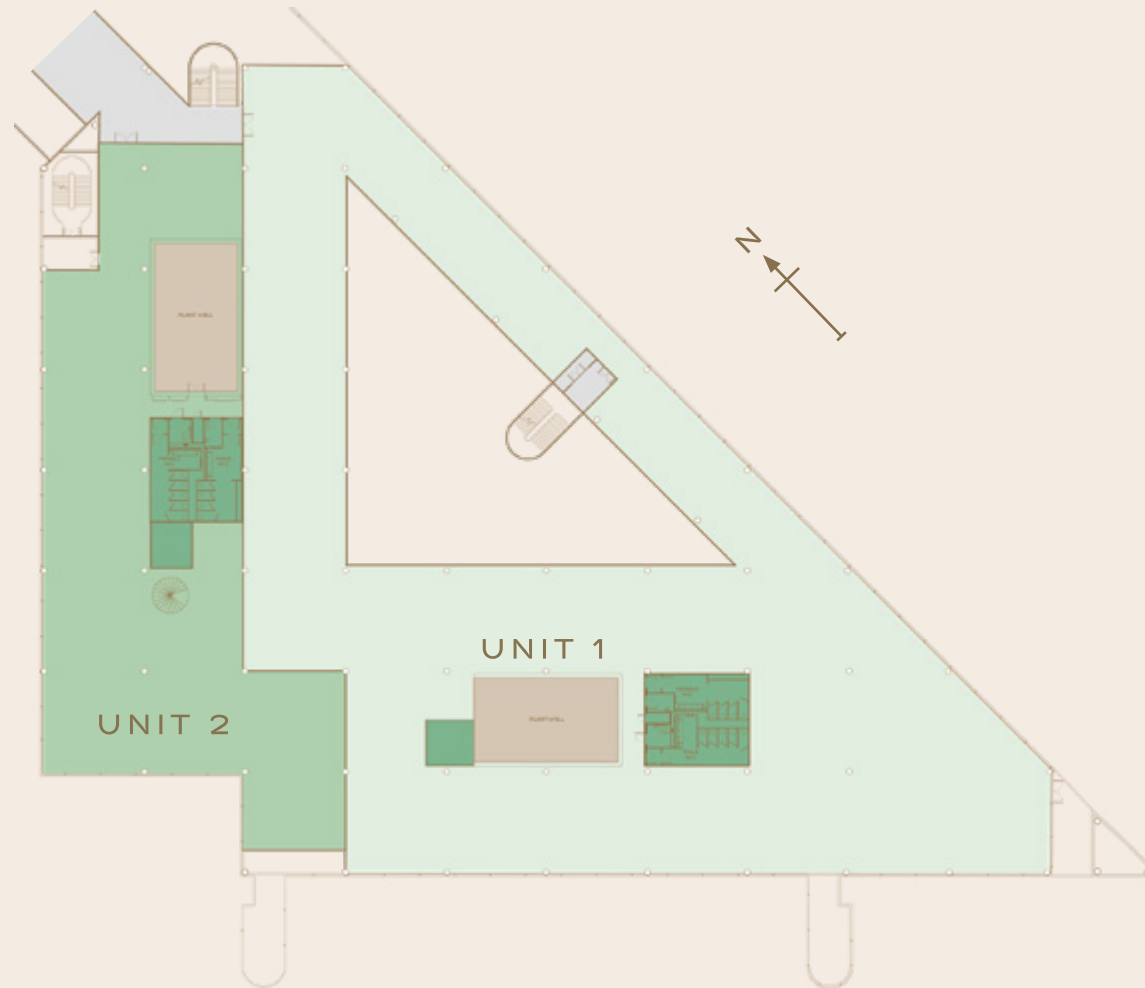
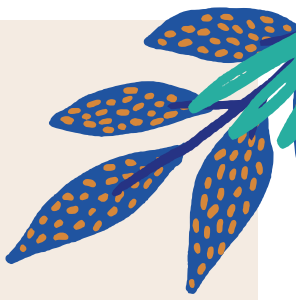
CONTACT

SOUTH - SPLIT OPITION 1

LEVEL ONE

UNIT 1 - 24,175 SQ FT

UNIT 2 - 10,014 SQ FT



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GROUND SOUTH

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LEVEL 2 NORTH

LEVEL 1 SPLITS

WC VIEW

SUMMARY SPEC

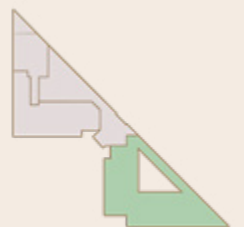
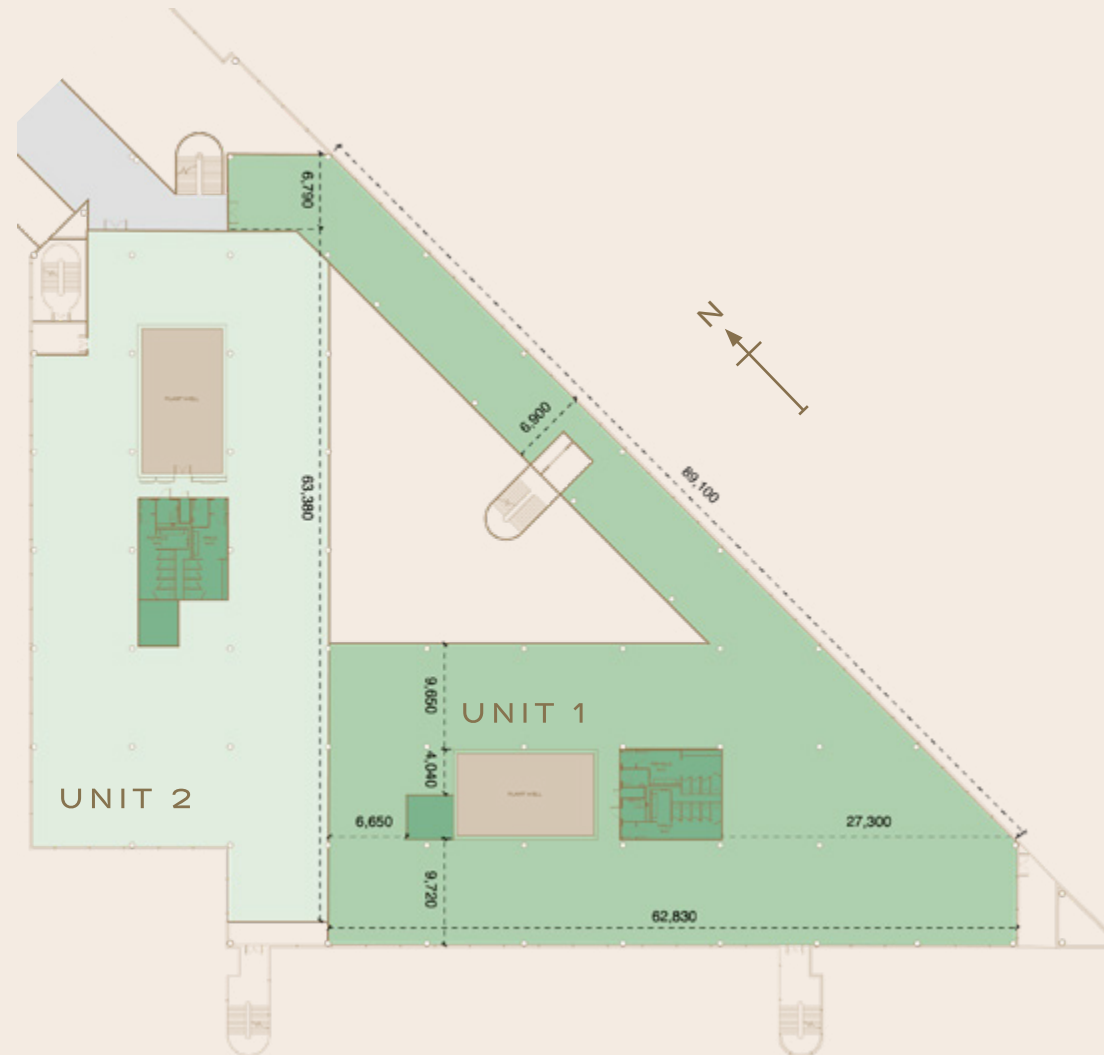
CONTACT

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

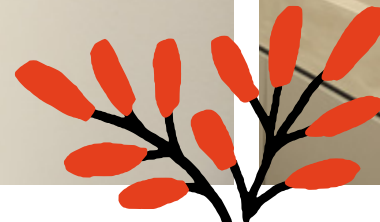
LEVEL 2 NORTH

LEVEL 1 SPLITS

WC VIEW

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DESIGNED TO AN OCCUPATIONAL DENSITY OF 1:8 M2



EXPOSED SERVICES FINISH



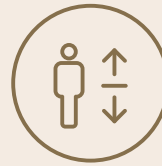
835 CAR PARKING SPACES AN EXCELLENT RATIO OF 11:233 SQ. FT



SECURE CYCLING SPACES AN



FOUR PIPE FAN COIL AIR CONDITIONING



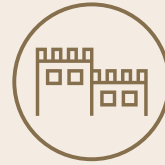
3 X 15 PERSON PASSENGER LIFTS



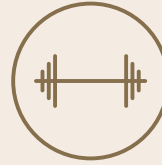
NEW LED LIGHTING



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



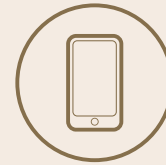
CONFERENCING AND MEETING SPACE



NEW ON SITE CAFÉ



REGULAR SHUTTLE BUS SERVICES



PARK APP FOR TENANT EVENTS



WIRED SCORE PLATINUM



FITWELL 2 STAR RATING

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CONTACT



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