



# BOTANICA

DITTON PARK

BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

WORKLIFE

---

THE BUILDING

---

CONTACT

DITTON PARK

UP TO 134,000  
SQ FT OF  
WORKSPACE  
SURROUNDED  
BY NATURE

AVAILABLE NOW



BOTANICA

DITTON PARK

---

INTRODUCTION

---

**NATURALLY CONNECTED**

BOTANICA  
RECEPTION  
CONNECTIVITY  
SHUTTLE BUS  
SHUTTLE BUS ROUTE  
ARRIVAL VIEW

---

WORKLIFE

---

THE BUILDING

---

CONTACT



**NATURALLY  
CONNECTED**

# BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

**BOTANICA**

RECEPTION

CONNECTIVITY

SHUTTLE BUS

SHUTTLE BUS ROUTE

ARRIVAL VIEW

---

WORKLIFE

---

THE BUILDING

---

CONTACT



BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

BOTANICA

RECEPTION

CONNECTIVITY

SHUTTLE BUS

SHUTTLE BUS ROUTE

ARRIVAL VIEW

---

WORKLIFE

---

THE BUILDING

---

CONTACT



BOTANICA

IMPRESSIVE LANDSCAPING



# BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

**BOTANICA**

RECEPTION

CONNECTIVITY

SHUTTLE BUS

SHUTTLE BUS ROUTE

ARRIVAL VIEW

---

WORKLIFE

---

THE BUILDING

---

CONTACT



BOTANICA

CONTEMPORARY FAÇADE



# BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

BOTANICA

RECEPTION

CONNECTIVITY

SHUTTLE BUS

SHUTTLE BUS ROUTE

ARRIVAL VIEW

---

WORKLIFE

---

THE BUILDING

---

CONTACT



# BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

BOTANICA

RECEPTION

CONNECTIVITY

SHUTTLE BUS

SHUTTLE BUS ROUTE

ARRIVAL VIEW

---

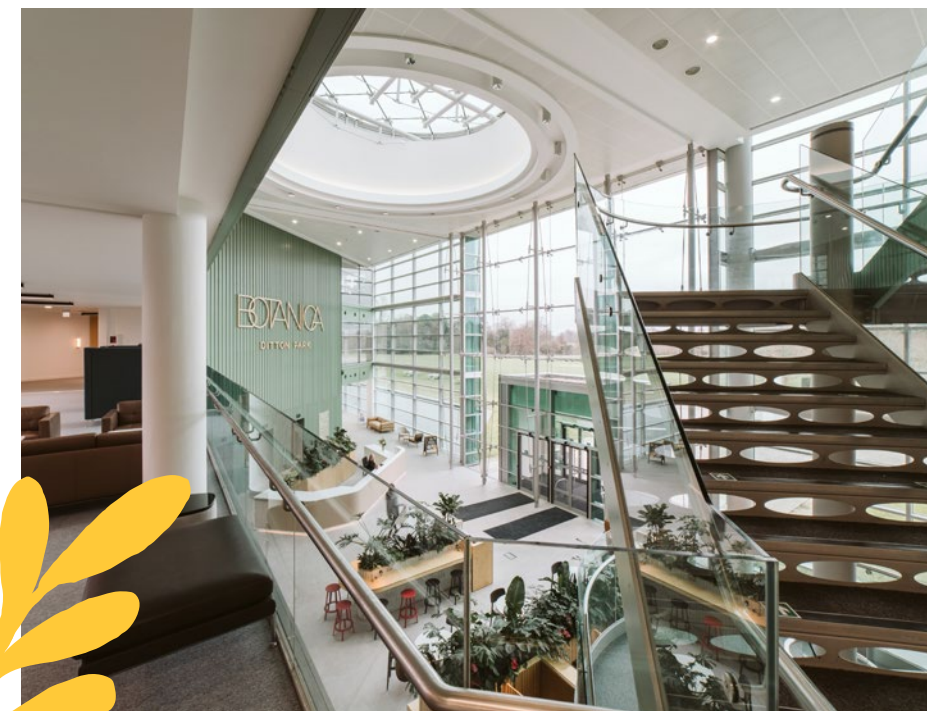
WORKLIFE

---

THE BUILDING

---

CONTACT





# BOTANICA

DITTON PARK

INTRODUCTION

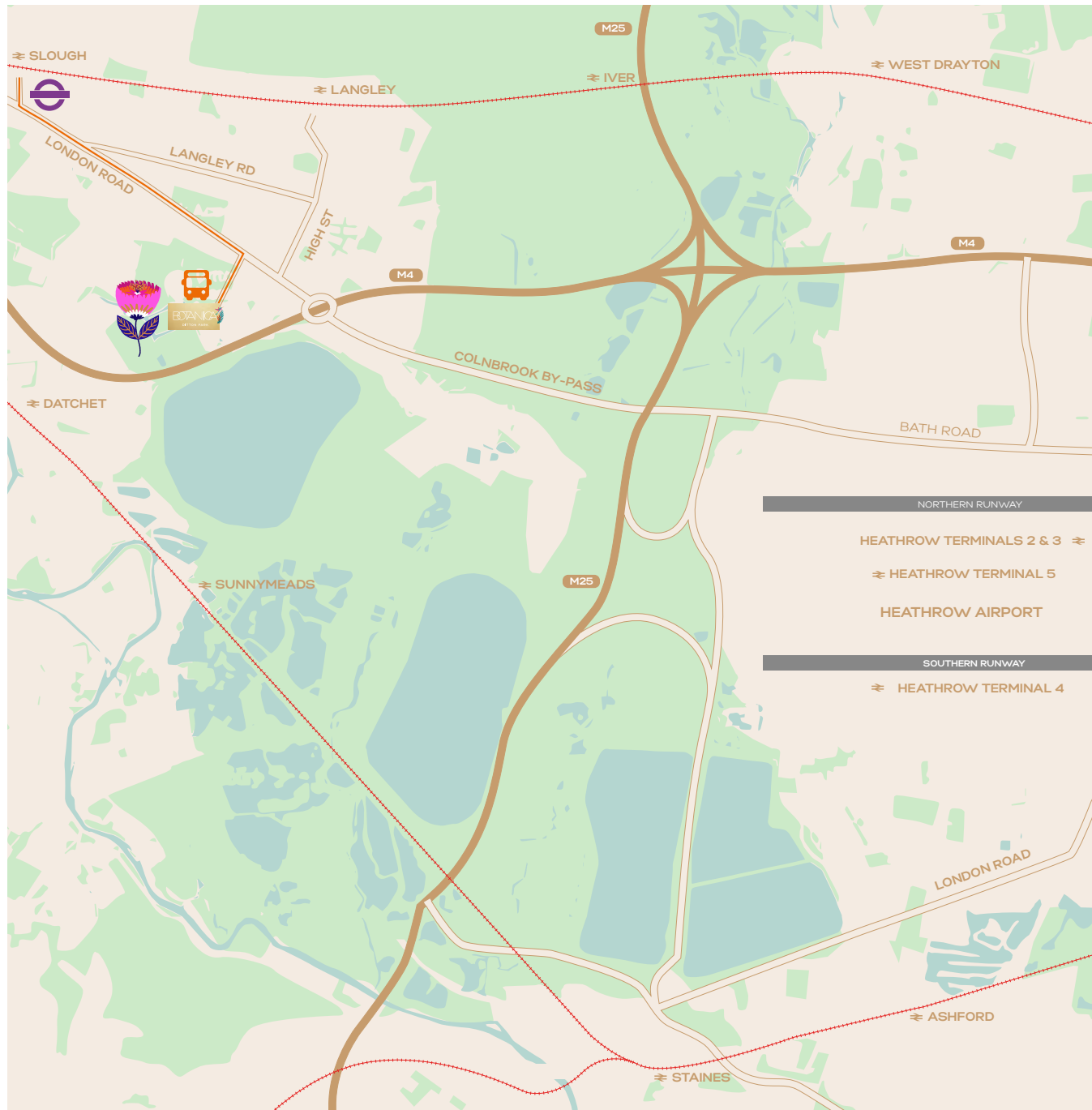
NATURALLY CONNECTED

BOTANICA  
RECEPTION  
**CONNECTIVITY**  
SHUTTLE BUS  
SHUTTLE BUS ROUTE  
ARRIVAL VIEW

WORKLIFE

THE BUILDING

CONTACT



## 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 1:234 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.

# BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

BOTANICA  
RECEPTION  
CONNECTIVITY  
**SHUTTLE BUS**  
SHUTTLE BUS ROUTE  
ARRIVAL VIEW

---

WORKLIFE

---

THE BUILDING

---

CONTACT

## A DEDICATED ON-SITE SHUTTLE BUS



# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

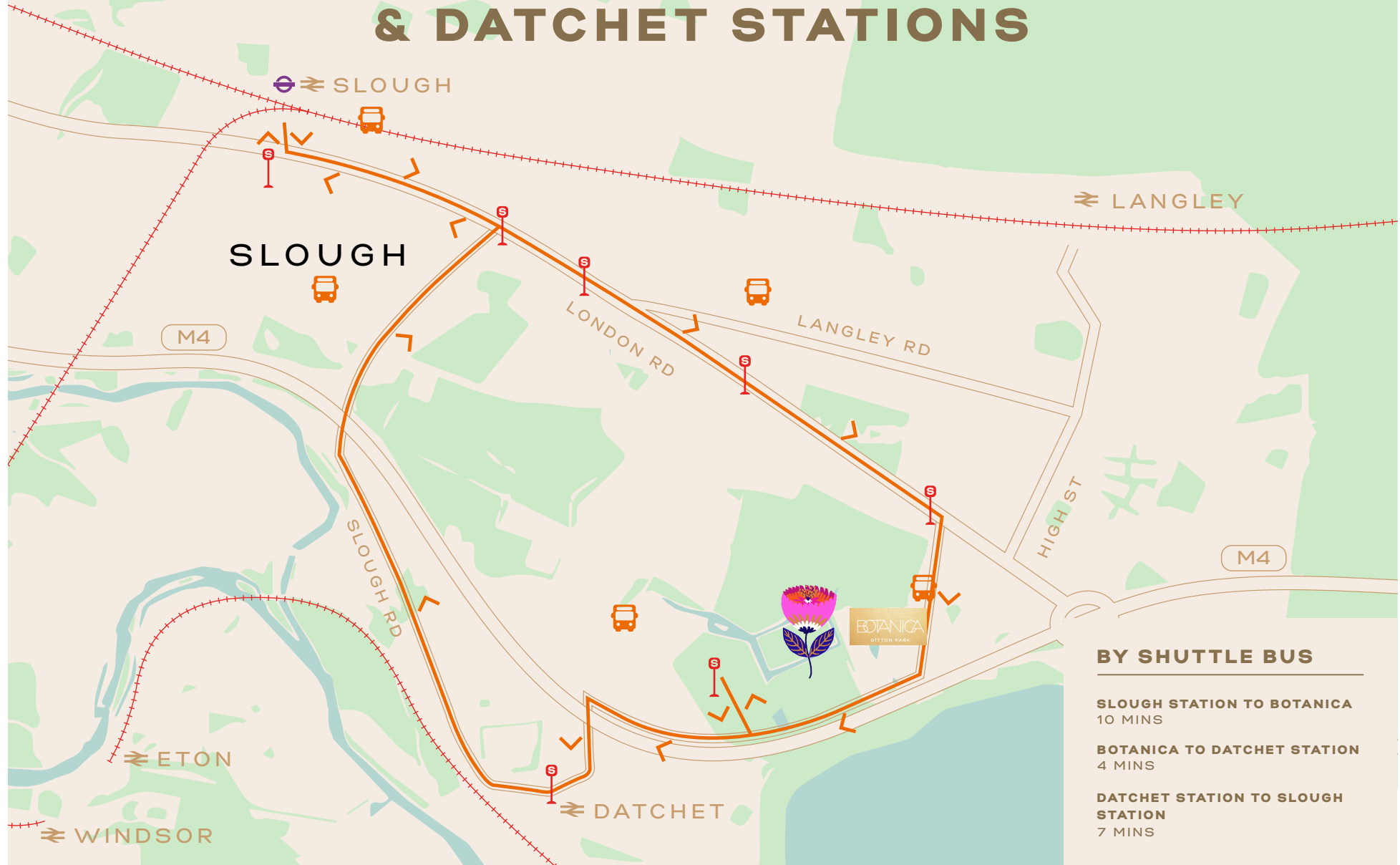
- BOTANICA
- RECEPTION
- CONNECTIVITY
- SHUTTLE BUS
- SHUTTLE BUS ROUTE**
- ARRIVAL VIEW

WORKLIFE

THE BUILDING

CONTACT

## 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

BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

BOTANICA  
RECEPTION  
CONNECTIVITY  
SHUTTLE BUS  
SHUTTLE BUS ROUTE  
**ARRIVAL VIEW**

---

WORKLIFE

---

THE BUILDING

---

CONTACT

# AN EXCEPTIONAL ARRIVAL WITH TWO IMPRESSIVE ENTRANCES



THE FEATURE SECOND ENTRANCE

BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

**WORKLIFE**

- NATURE
- THE MANOR
- EAT IN THE PARK
- FOOD OFFER
- CAFÉ & RECEPTION
- GYM
- FUN IN THE PARK
- EVENTS
- APP

---

THE BUILDING

---

CONTACT



WORKLIFE

BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

WORKLIFE

NATURE

THE MANOR

EAT IN THE PARK

FOOD OFFER

CAFÉ & RECEPTION

GYM

FUN IN THE PARK

EVENTS

APP

---

THE BUILDING

---

CONTACT



RUNNING ROUTES WITHIN THE WIDER PARK



DITTON MANOR



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

BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

WORKLIFE

NATURE

THE MANOR

EAT IN THE PARK

FOOD OFFER

CAFÉ & RECEPTION

GYM

FUN IN THE PARK

EVENTS

APP

---

THE BUILDING

---

CONTACT

94 ACRES OF LANDSCAPED PARKLAND



# ALL ON YOUR DOORSTEP



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



IMAGES FROM THE WIDER AREA

BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

WORKLIFE

NATURE

**THE MANOR**

EAT IN THE PARK

FOOD OFFER

CAFÉ & RECEPTION

GYM

FUN IN THE PARK

EVENTS

APP

THE BUILDING

CONTACT

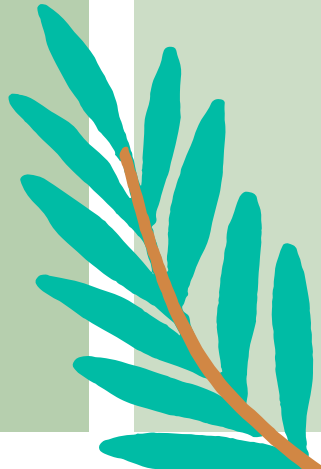


ADJACENT TO BOTANICA IS THE GRADE II DITTON MANOR AND PURPOSE BUILT CONFERENCE CENTRE.

# DITTON PARK



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





# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

## WORKLIFE

NATURE

**THE MANOR**

EAT IN THE PARK

FOOD OFFER

CAFÉ & RECEPTION

GYM

FUN IN THE PARK

EVENTS

APP

THE BUILDING

CONTACT



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.



BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

**WORKLIFE**

NATURE

THE MANOR

**EAT IN THE PARK**

FOOD OFFER

CAFÉ & RECEPTION

GYM

FUN IN THE PARK

EVENTS

APP

---

THE BUILDING

---

CONTACT



**EAT  
IN THE PARK**

# BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

## WORKLIFE

NATURE  
THE MANOR  
EAT IN THE PARK  
**FOOD OFFER**  
CAFÉ & RECEPTION  
GYM  
FUN IN THE PARK  
EVENTS  
APP

---

THE BUILDING

---

CONTACT



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.



# BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

**WORKLIFE**

NATURE

THE MANOR

EAT IN THE PARK

FOOD OFFER

**CAFÉ & RECEPTION**

GYM

FUN IN THE PARK

EVENTS

APP

---

THE BUILDING

---

CONTACT



A LARGE AND INTELLIGENTLY DESIGNED RESTAURANT AREA

BRAND NEW



# RESTAURANT & FEATURE AMENITY HUB



# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

## WORKLIFE

NATURE

THE MANOR

EAT IN THE PARK

FOOD OFFER

**CAFÉ & RECEPTION**

GYM

FUN IN THE PARK

EVENTS

APP

THE BUILDING

CONTACT



TOWN HALL MEETING SPACE, WITH AV CONNECTIVITY

DYNAMIC & FLEXIBLE

**SPACE TO UNWIND**



# BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

**WORKLIFE**

- NATURE
- THE MANOR
- EAT IN THE PARK
- FOOD OFFER
- CAFÉ & RECEPTION
- GYM**
- FUN IN THE PARK
- EVENTS
- APP

---

THE BUILDING

---

CONTACT



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



BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

**WORKLIFE**

NATURE

THE MANOR

EAT IN THE PARK

FOOD OFFER

CAFÉ & RECEPTION

GYM

**FUN IN THE PARK**

EVENTS

APP

---

THE BUILDING

---

CONTACT



FUN  
IN THE PARK

# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

## WORKLIFE

- NATURE
- THE MANOR
- EAT IN THE PARK
- FOOD OFFER
- CAFÉ & RECEPTION
- GYM
- FUN IN THE PARK**
- EVENTS
- APP

THE BUILDING

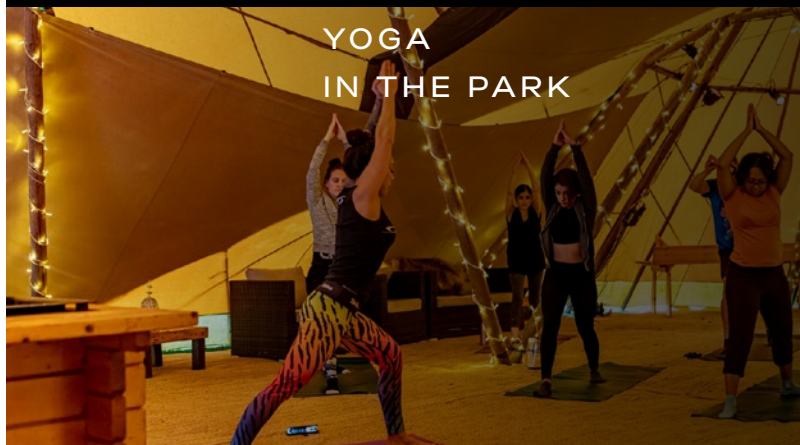
CONTACT



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

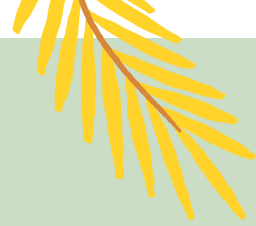
NATURALLY CONNECTED

## WORKLIFE

- NATURE
- THE MANOR
- EAT IN THE PARK
- FOOD OFFER
- CAFÉ & RECEPTION
- GYM
- FUN IN THE PARK
- EVENTS**
- APP

THE BUILDING

CONTACT



# TYPICAL EVENTS HIGHLIGHTS

## JANUARY

Nutritionist to speak in the Canteen

Running club to kick off in Jan



Chinese NY lunch by CH&CO

Free Bootcamp



## FEBRUARY

Valentine's Pop Up

Free Pancake Pop Up CH&CO

## MARCH

Step Challenge

Mother's Day Pop Up

Table Tennis Competition



## APRIL

Stress Awareness Month

Easter Pop Up

Free Seed To Plate With Nurture

Free Half Marathon Training Plans

## MAY

Meet the Bees



Free Healthy Breakfast Giveaway

Mental Health Talk

Cycle Your Own Smoothie

5-A-Side Football with a BBQ!

## JUNE

Free Hanging Basket Making

Father's Day Pop Up

Free Make Your Own Herbs with Nurture

## JULY

Summer Party



# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

## WORKLIFE

- NATURE
- THE MANOR
- EAT IN THE PARK
- FOOD OFFER
- CAFÉ & RECEPTION
- GYM
- FUN IN THE PARK
- EVENTS
- APP

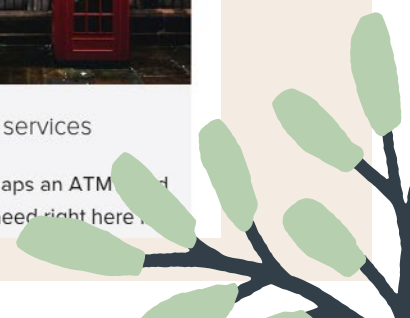
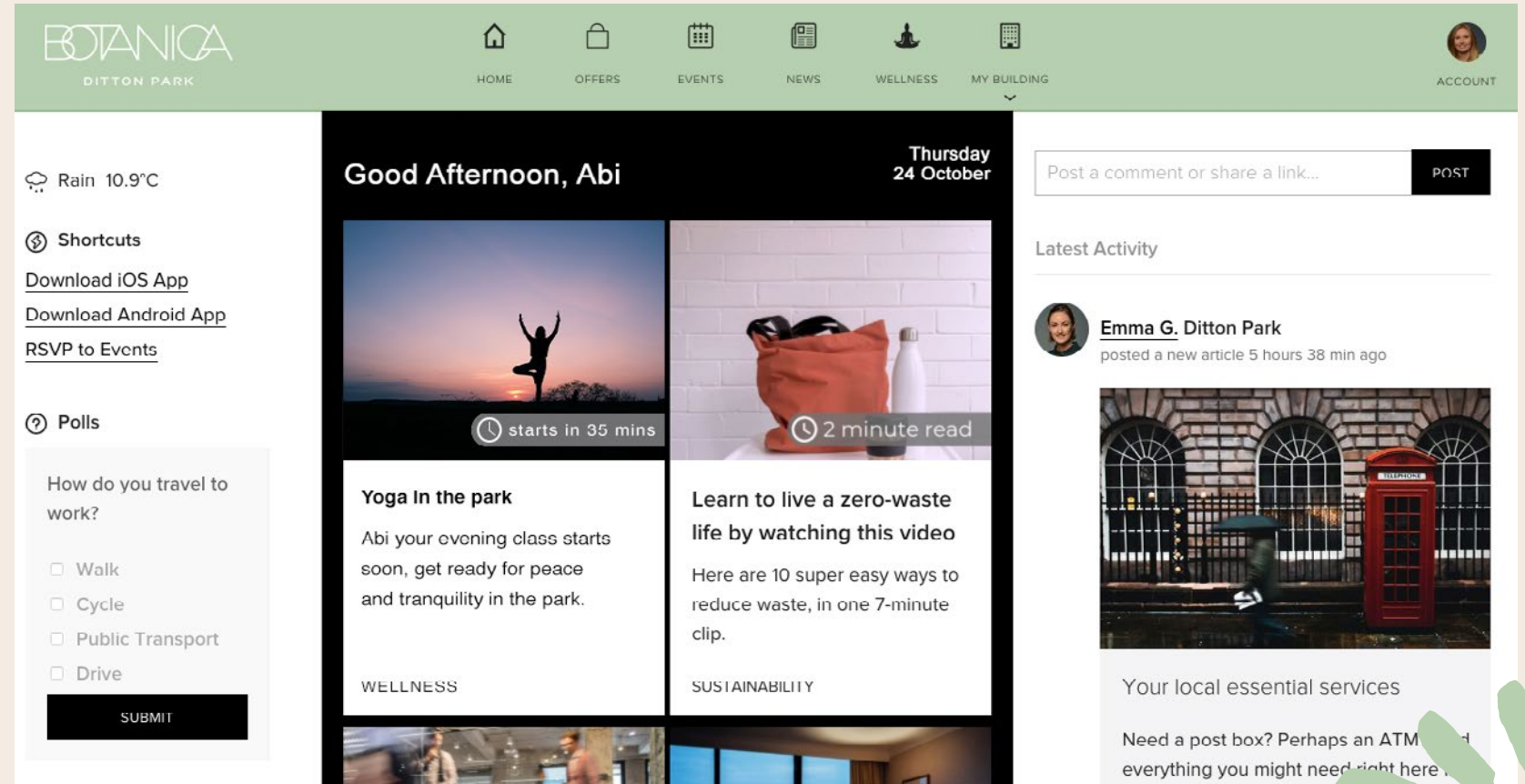
THE BUILDING

CONTACT



# 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.



BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

WORKLIFE

---

**THE BUILDING**

SCHEDULE OF AREAS

OFFICE CAT A

OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

LEVEL 1 SOUTH

LEVEL 1 NORTH

LEVEL 2 NORTH

LEVEL 1 SPLITS

WC VIEW

SUMMARY SPEC

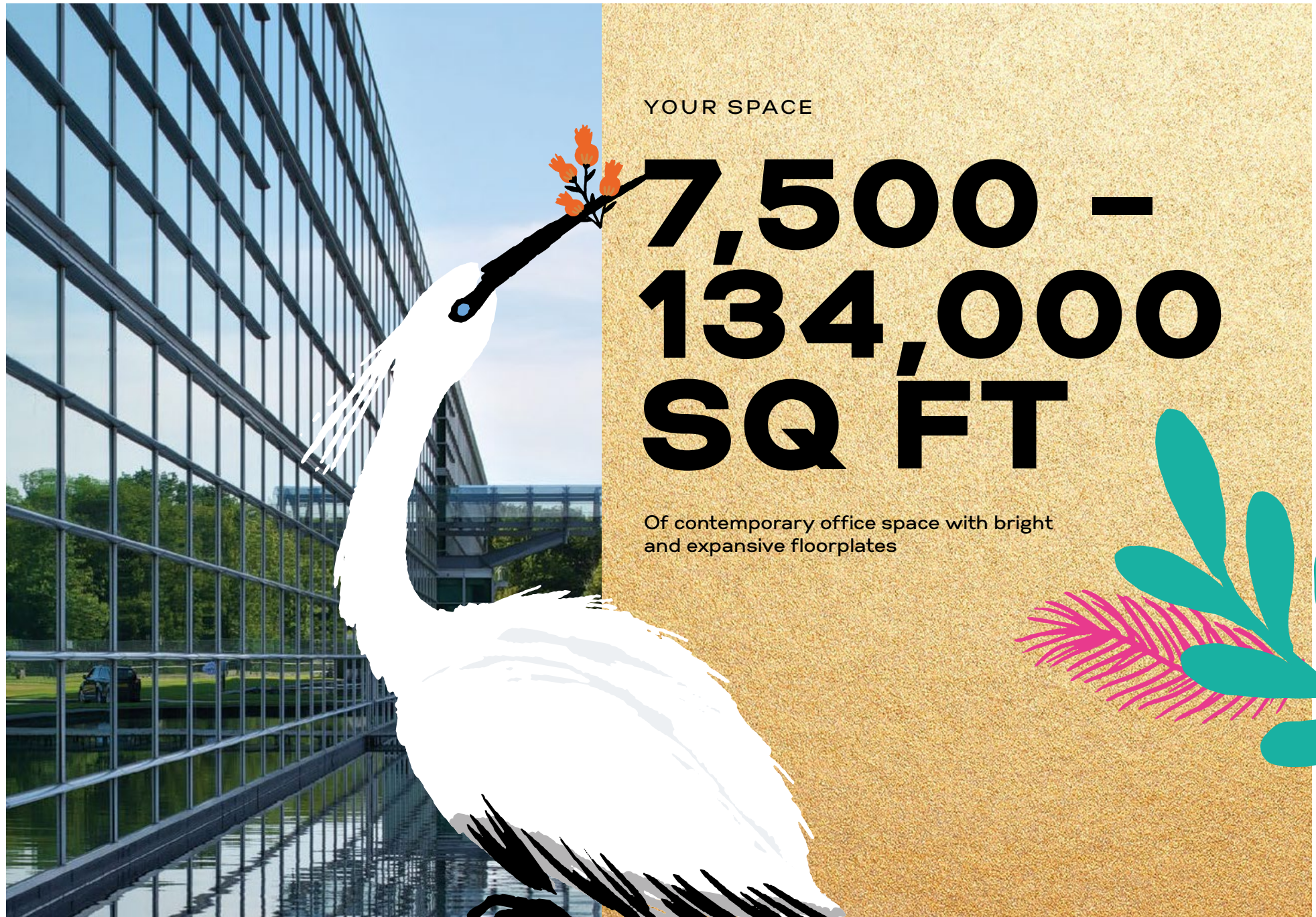
---

CONTACT

YOUR SPACE

**7,500 -  
134,000  
SQ FT**

Of contemporary office space with bright  
and expansive floorplates



INTRODUCTION

NATURALLY CONNECTED

WORKLIFE

THE BUILDING

SCHEDULE OF AREAS

- OFFICE CAT A
- OFFICE VIEWS
- GROUND FLOORPLATE
- GROUND SOUTH
- GROUND NORTH
- LEVEL 1 SOUTH
- LEVEL 1 NORTH
- LEVEL 2 NORTH
- LEVEL 1 SPLITS
- WC VIEW
- SUMMARY SPEC

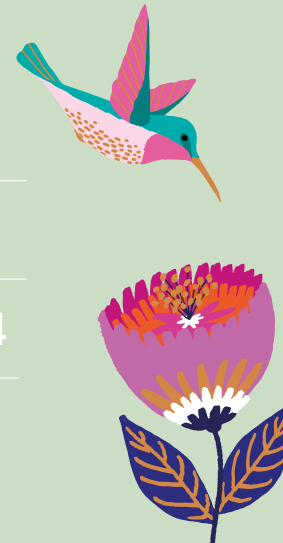
CONTACT

## SCHEDULE OF AREAS

SCHEDULE OF AREAS

### NORTH

FLOOR	SQ FT	SQ M
LEVEL 2	31,756	2,950.3
LEVEL 1 (PART)	18,359	1,705.6
LEVEL 1 (PART)		
GROUND	21,199	1,969.5
TOTAL	71,314	6,625.4



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

# BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

WORKLIFE

---

**THE BUILDING**

SCHEDULE OF AREAS

**OFFICE CAT A**

OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

LEVEL 1 SOUTH

LEVEL 1 NORTH

LEVEL 2 NORTH

LEVEL 1 SPLITS

WC VIEW

SUMMARY SPEC

---

CONTACT



# BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

WORKLIFE

---

**THE BUILDING**

SCHEDULE OF AREAS

**OFFICE CAT A**

OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

LEVEL 1 SOUTH

LEVEL 1 NORTH

LEVEL 2 NORTH

LEVEL 1 SPLITS

WC VIEW

SUMMARY SPEC

---

CONTACT



# BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

WORKLIFE

---

## THE BUILDING

SCHEDULE OF AREAS

**OFFICE CAT A**

OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

LEVEL 1 SOUTH

LEVEL 1 NORTH

LEVEL 2 NORTH

LEVEL 1 SPLITS

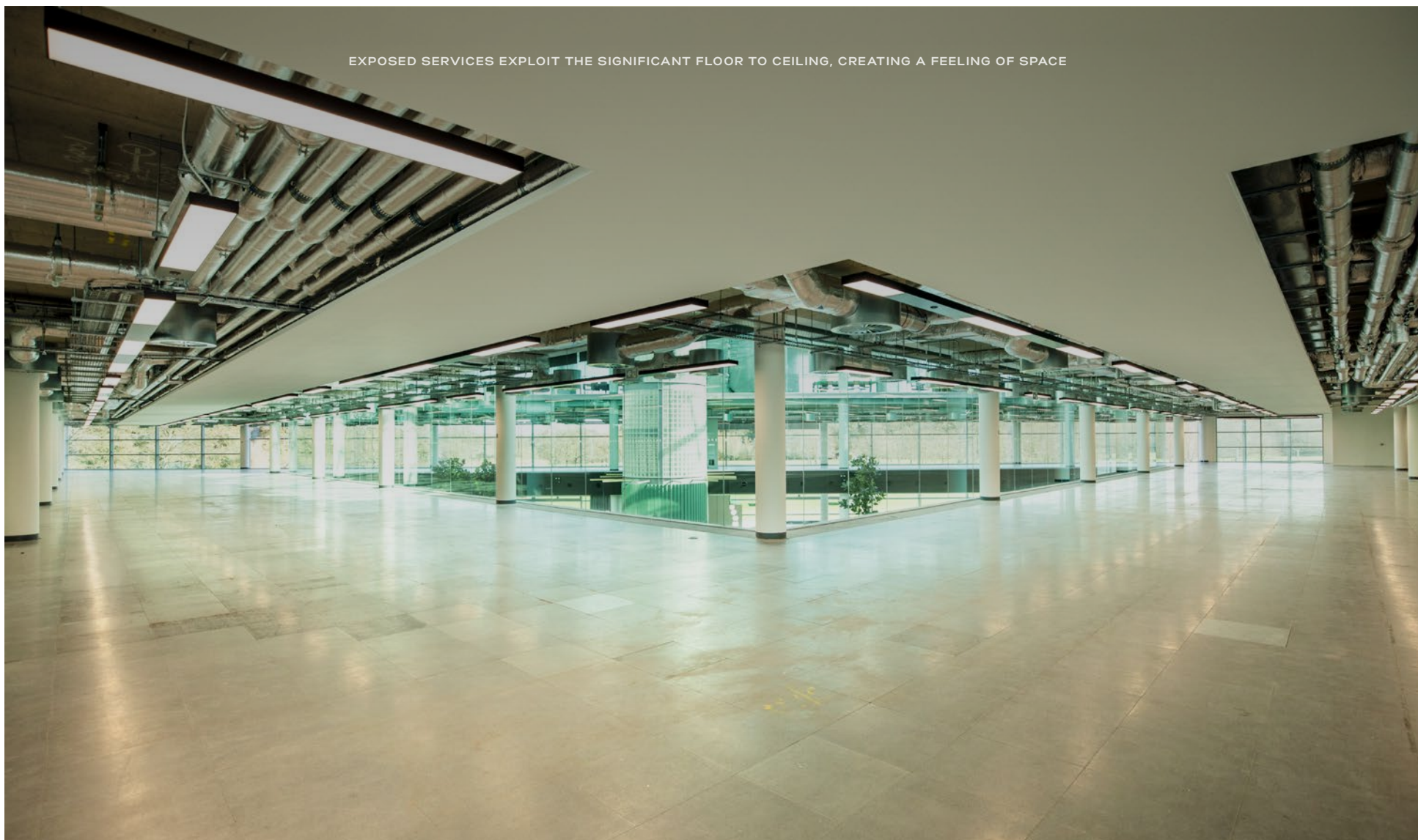
WC VIEW

SUMMARY SPEC

---

CONTACT

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



EXPANSIVE & FLEXIBLE

**FLOORPLATES**



# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

WORKLIFE

## THE BUILDING

SCHEDULE OF AREAS

OFFICE CAT A

**OFFICE VIEWS**

GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

LEVEL 1 SOUTH

LEVEL 1 NORTH

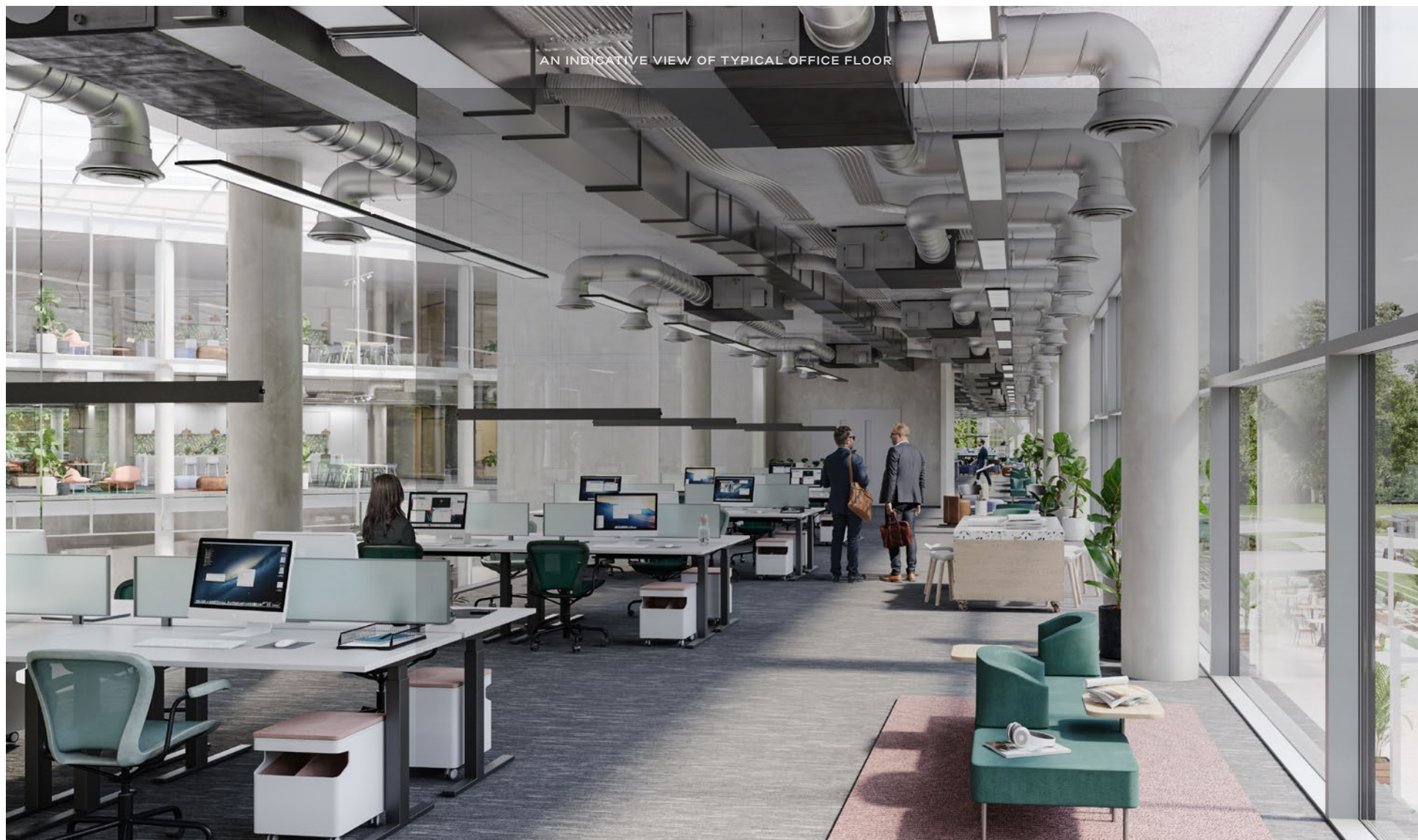
LEVEL 2 NORTH

LEVEL 1 SPLITS

WC VIEW

SUMMARY SPEC

CONTACT



AN INDICATIVE VIEW OF TYPICAL OFFICE FLOOR

FLOODED WITH

**NATURAL LIGHT**





# BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

WORKLIFE

---

**THE BUILDING**

SCHEDULE OF AREAS

OFFICE CAT A

**OFFICE VIEWS**

GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

LEVEL 1 SOUTH

LEVEL 1 NORTH

LEVEL 2 NORTH

LEVEL 1 SPLITS

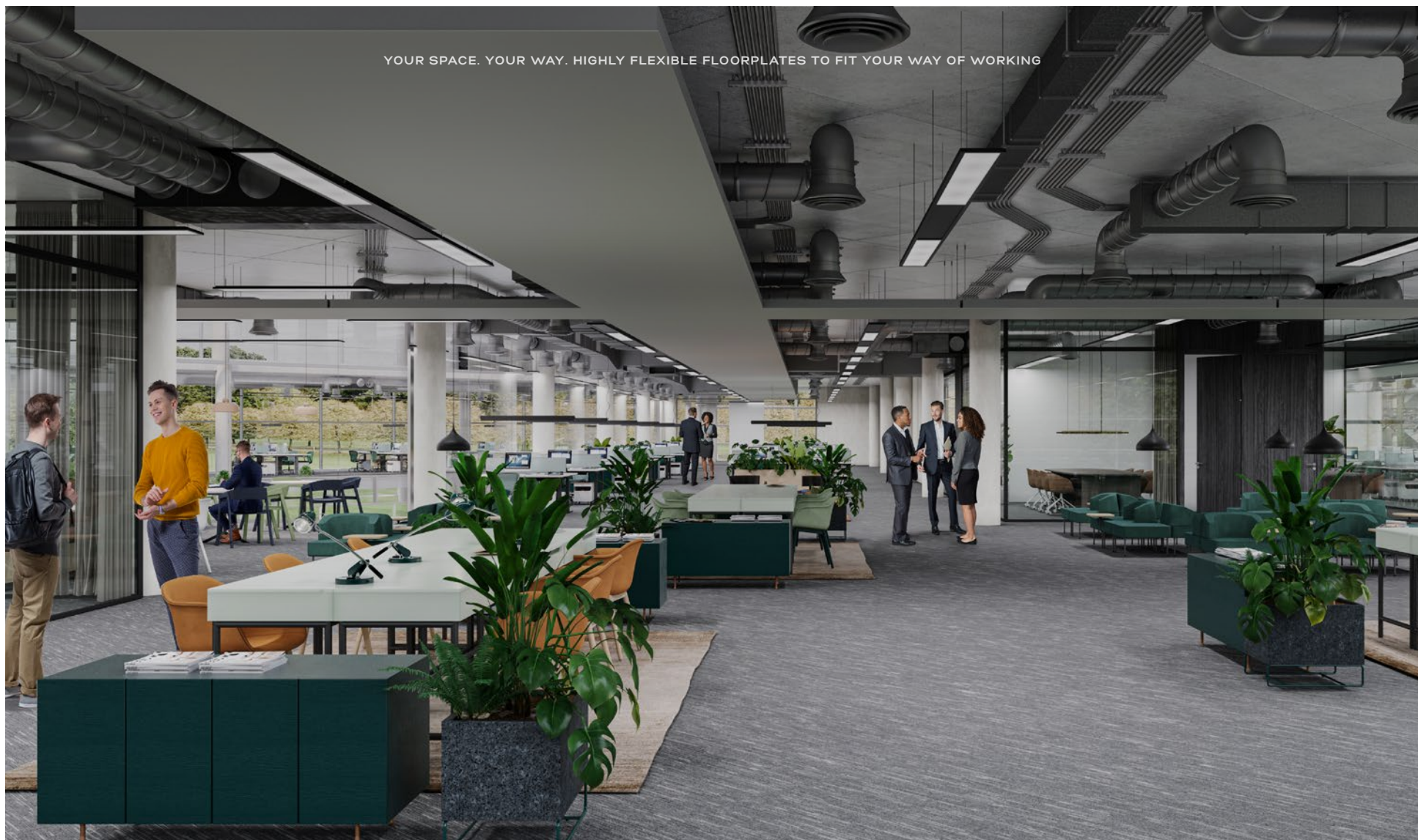
WC VIEW

SUMMARY SPEC

---

CONTACT

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



OUTSTANDING MINIMUM

< **FLOOR TO CEILING HEIGHTS 3.35M** >

# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

WORKLIFE

## THE BUILDING

SCHEDULE OF AREAS

OFFICE CAT A

**OFFICE VIEWS**

GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

LEVEL 1 SOUTH

LEVEL 1 NORTH

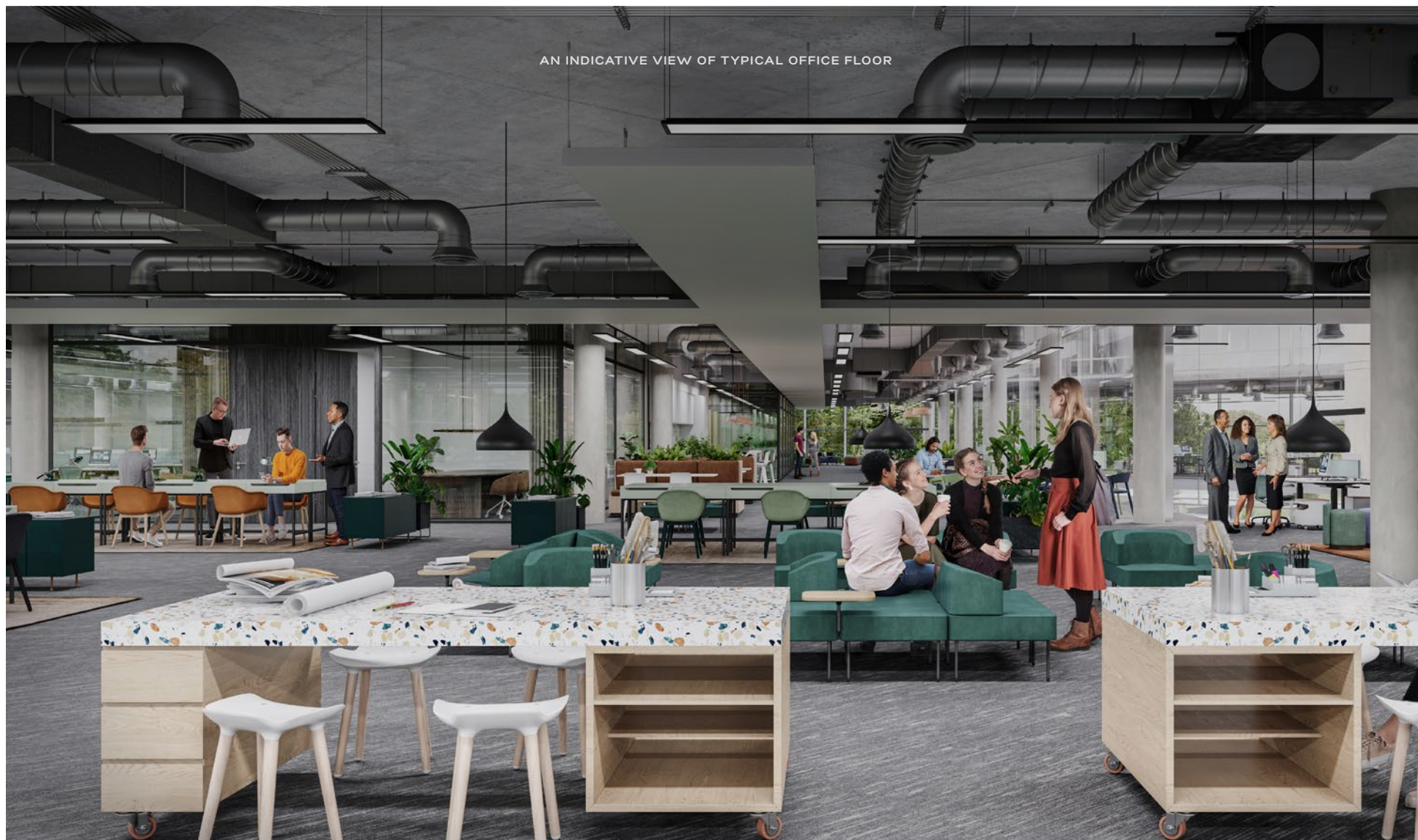
LEVEL 2 NORTH

LEVEL 1 SPLITS

WC VIEW

SUMMARY SPEC

CONTACT



CONTEMPORARY

**EXPOSED SERVICES**



# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

WORKLIFE

## THE BUILDING

SCHEDULE OF AREAS

OFFICE CAT A

OFFICE VIEWS

### GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

LEVEL 1 SOUTH

LEVEL 1 NORTH

LEVEL 2 NORTH

LEVEL 1 SPLITS

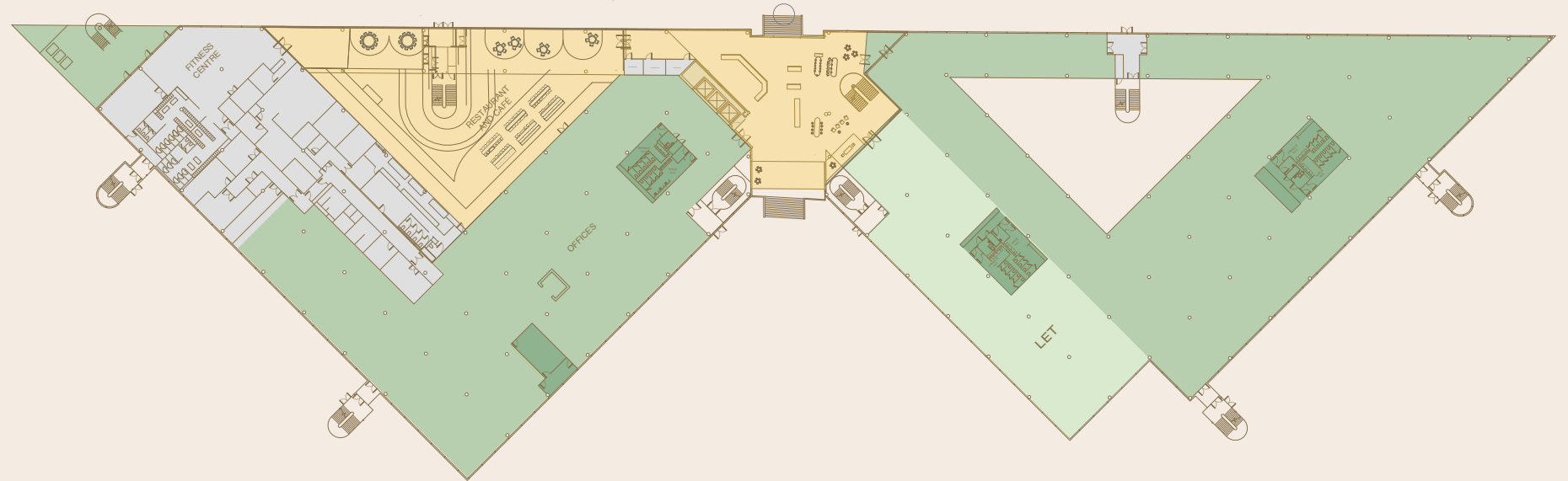
WC VIEW

SUMMARY SPEC

CONTACT

RECEPTION AND BREAK-OUT WORKING

## GROUND

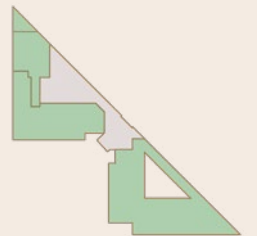


NORTH

21,199 SQ FT

SOUTH

28,001 SQ FT





# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

WORKLIFE

## THE BUILDING

SCHEDULE OF AREAS

OFFICE CAT A

OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

**GROUND NORTH**

LEVEL 1 SOUTH

LEVEL 1 NORTH

LEVEL 2 NORTH

LEVEL 1 SPLITS

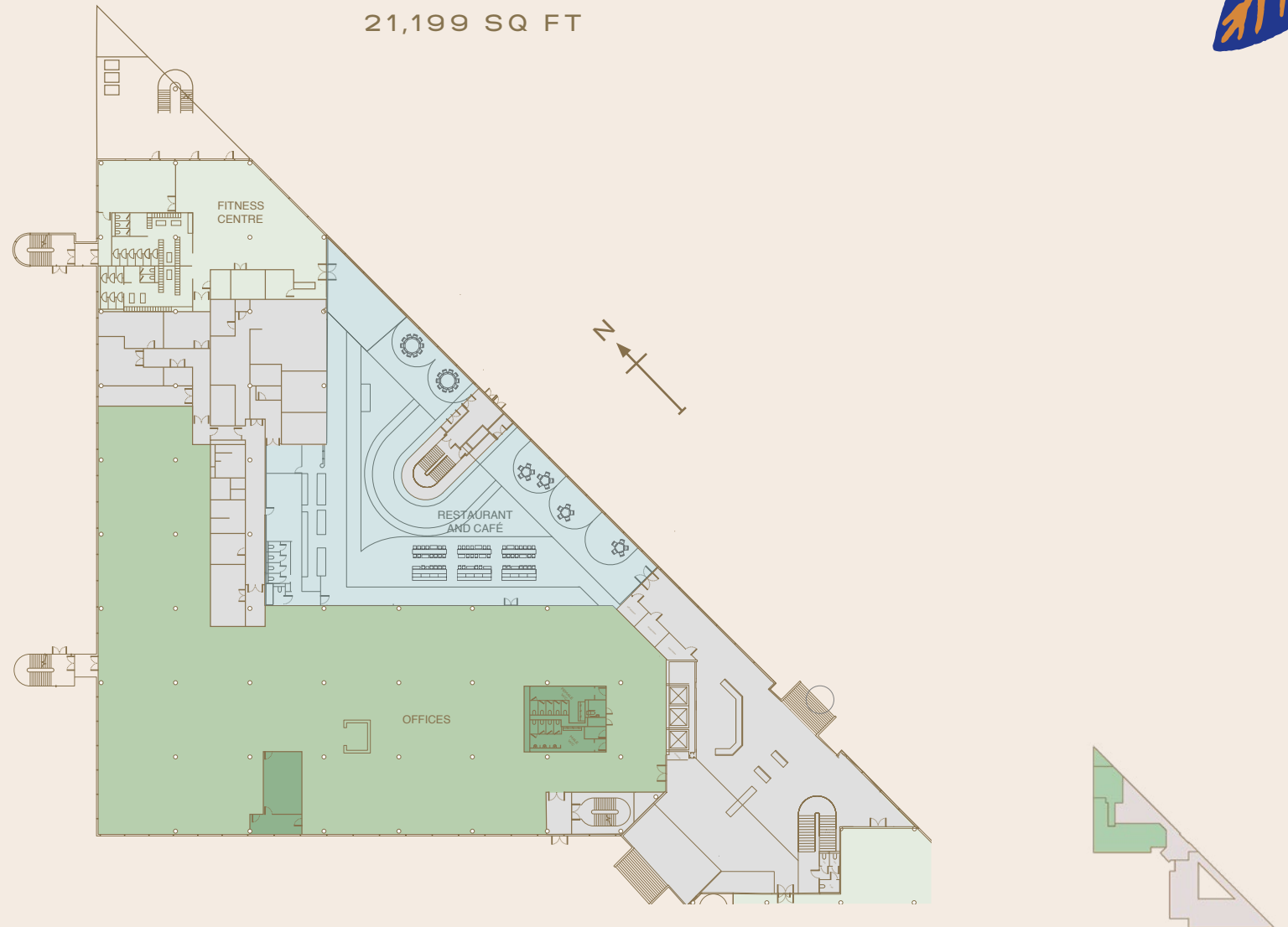
WC VIEW

SUMMARY SPEC

CONTACT

# NORTH GROUND

21,199 SQ FT



# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

WORKLIFE

## THE BUILDING

SCHEDULE OF AREAS

OFFICE CAT A

OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

**LEVEL 1 SOUTH**

LEVEL 1 NORTH

LEVEL 2 NORTH

LEVEL 1 SPLITS

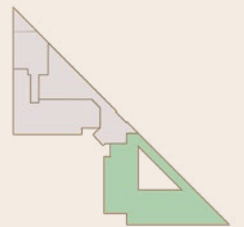
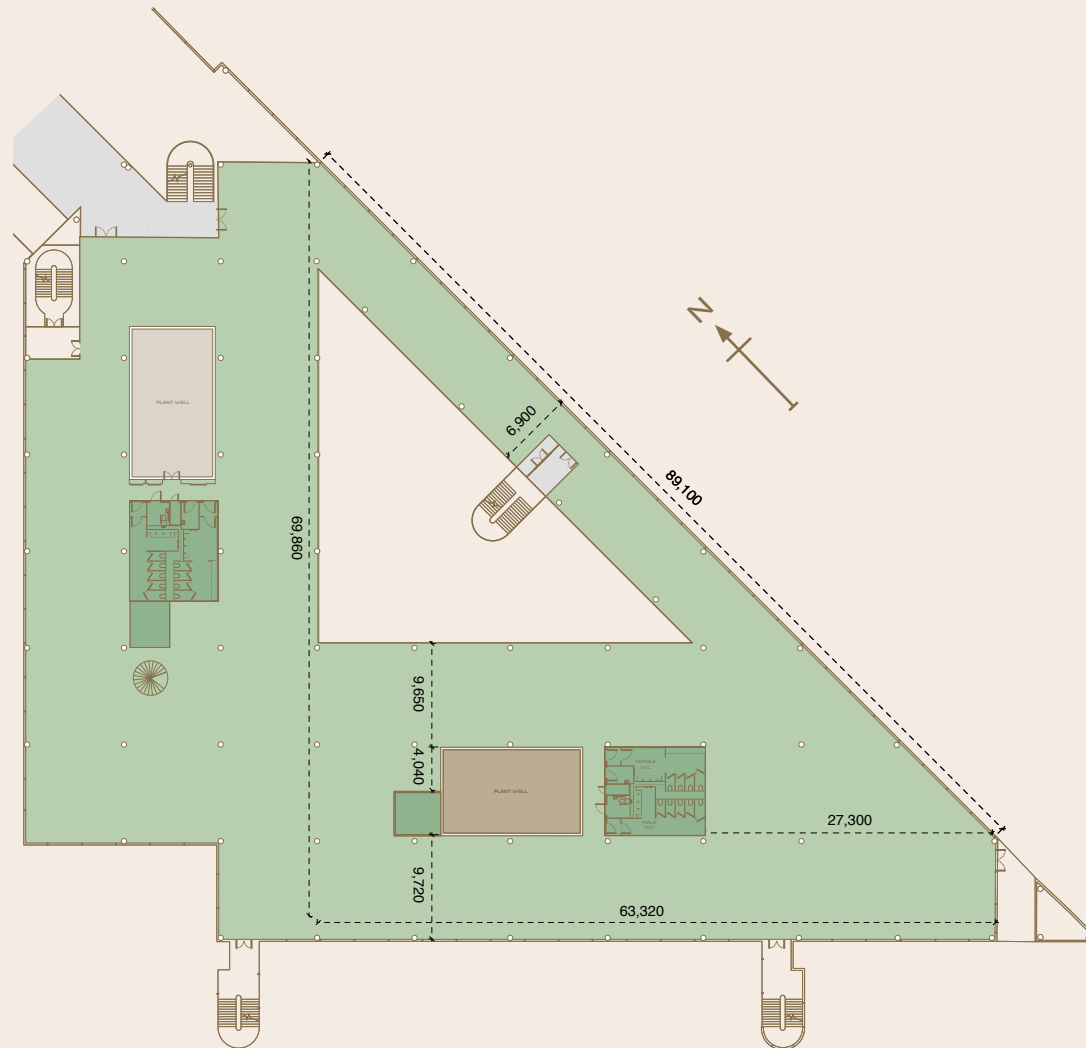
WC VIEW

SUMMARY SPEC

CONTACT

## SOUTH LEVEL ONE

34,848 SQ FT



# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

WORKLIFE

## THE BUILDING

SCHEDULE OF AREAS

OFFICE CAT A

OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

LEVEL 1 SOUTH

**LEVEL 1 NORTH**

LEVEL 2 NORTH

LEVEL 1 SPLITS

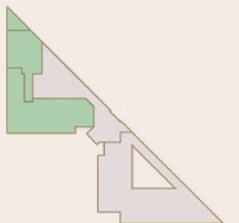
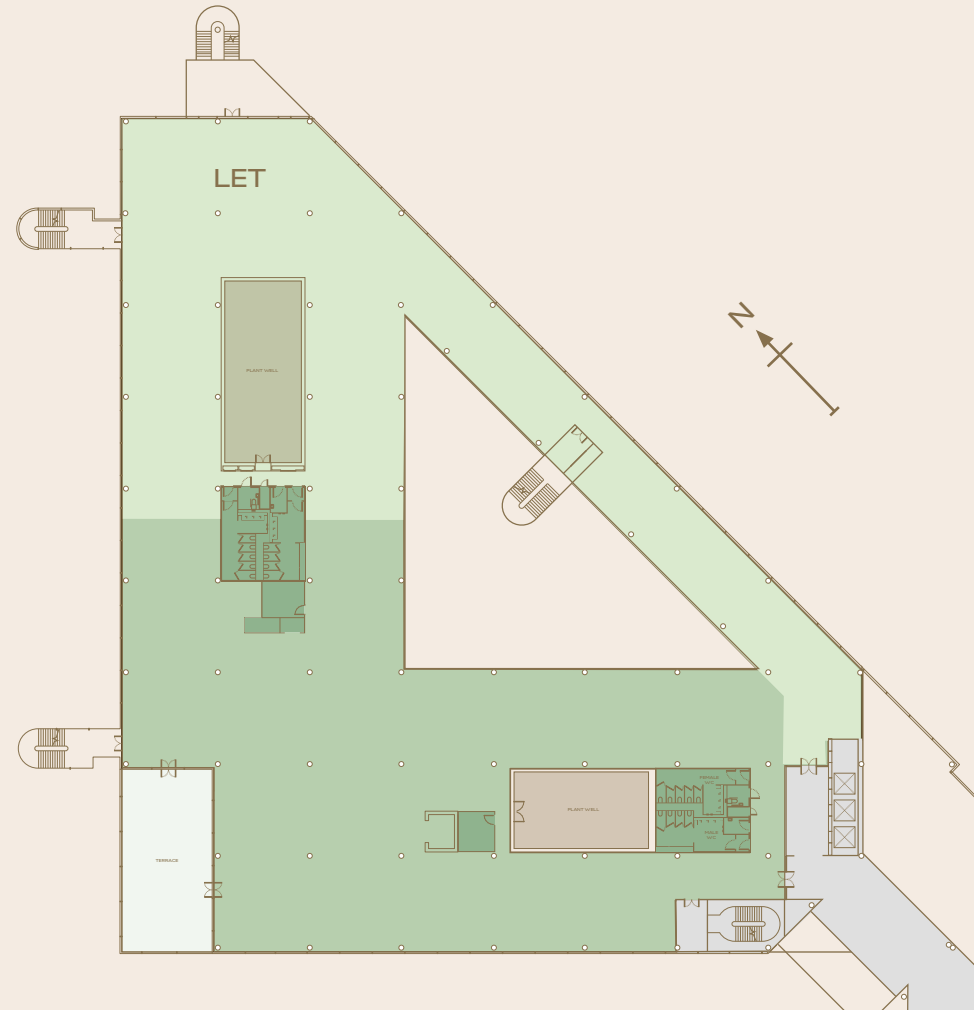
WC VIEW

SUMMARY SPEC

CONTACT

# NORTH LEVEL ONE

18,359 SQ FT



# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

WORKLIFE

## THE BUILDING

SCHEDULE OF AREAS

OFFICE CAT A

OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

LEVEL 1 SOUTH

LEVEL 1 NORTH

**LEVEL 2 NORTH**

LEVEL 1 SPLITS

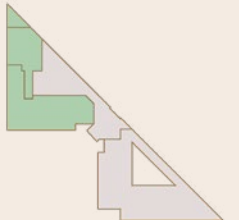
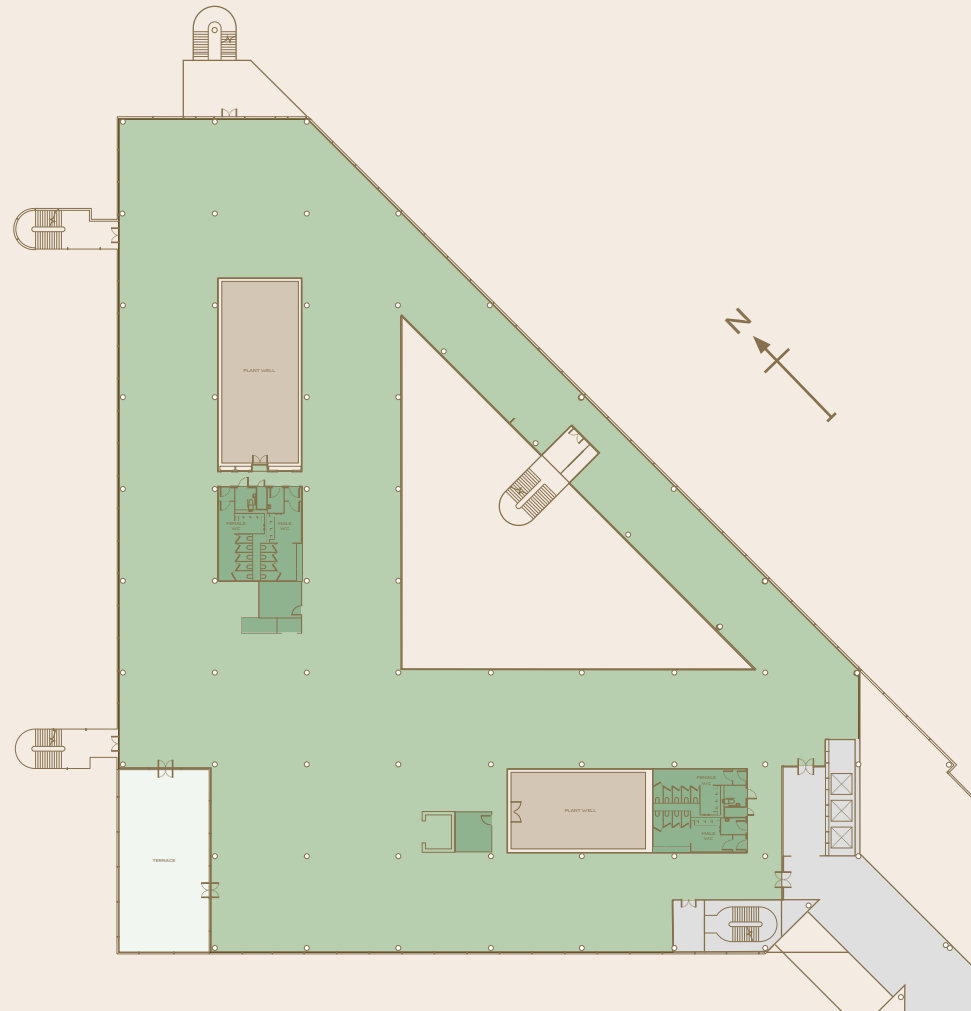
WC VIEW

SUMMARY SPEC

CONTACT

# NORTH LEVEL TWO

31,756 SQ FT





# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

WORKLIFE

## THE BUILDING

SCHEDULE OF AREAS

OFFICE CAT A

OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

LEVEL 1 SOUTH

LEVEL 1 NORTH

LEVEL 2 NORTH

**LEVEL 1 SPLITS**

WC VIEW

SUMMARY SPEC

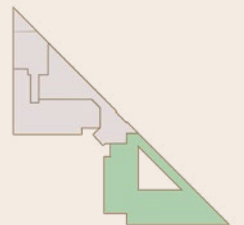
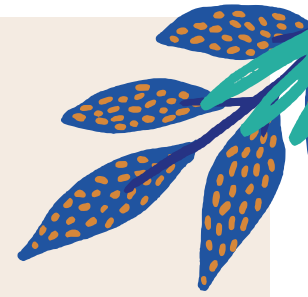
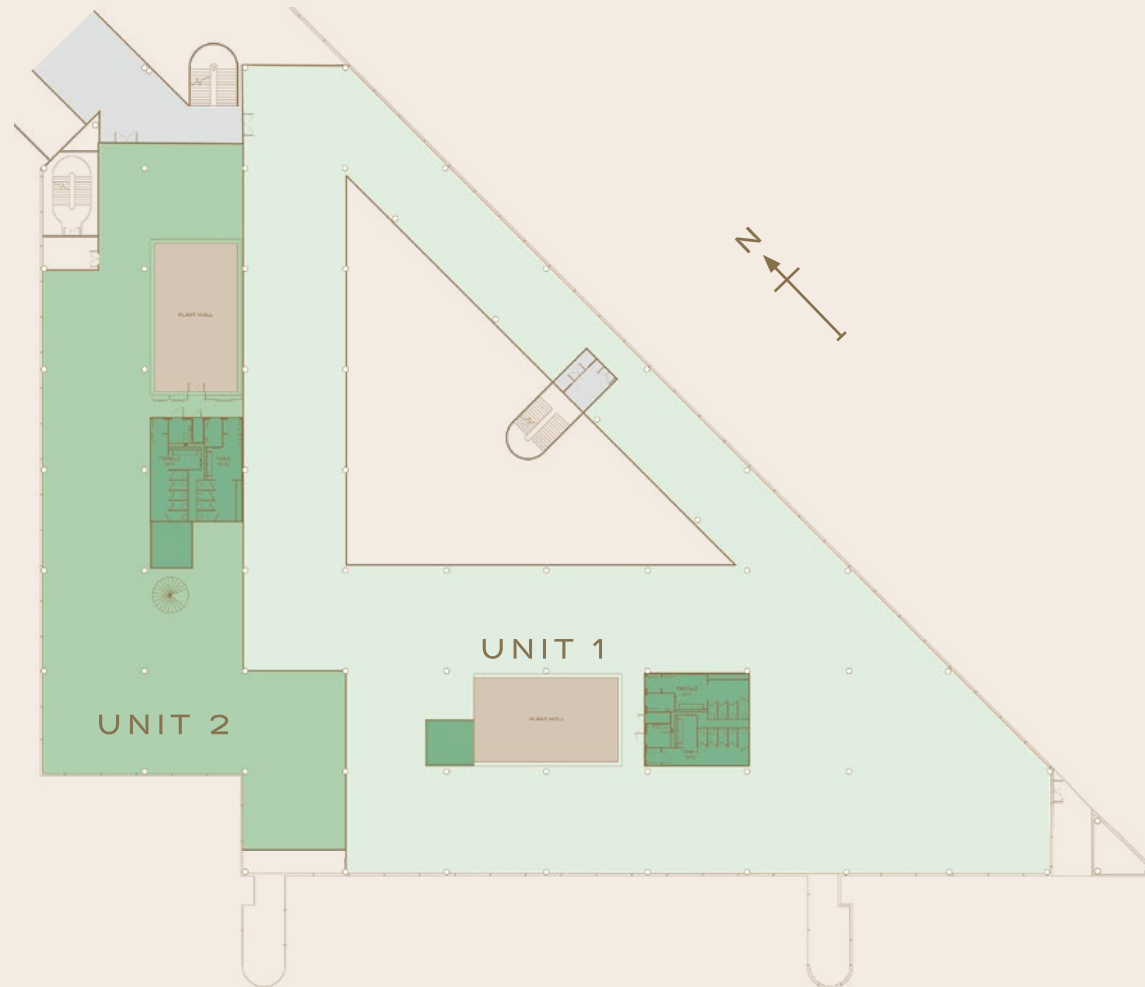
CONTACT

SOUTH - SPLIT OPTION 1

# LEVEL ONE

UNIT 1 - 24,175 SQ FT

UNIT 2 - 10,014 SQ FT



# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

WORKLIFE

## THE BUILDING

SCHEDULE OF AREAS

OFFICE CAT A

OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

LEVEL 1 SOUTH

LEVEL 1 NORTH

LEVEL 2 NORTH

**LEVEL 1 SPLITS**

WC VIEW

SUMMARY SPEC

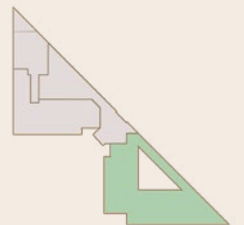
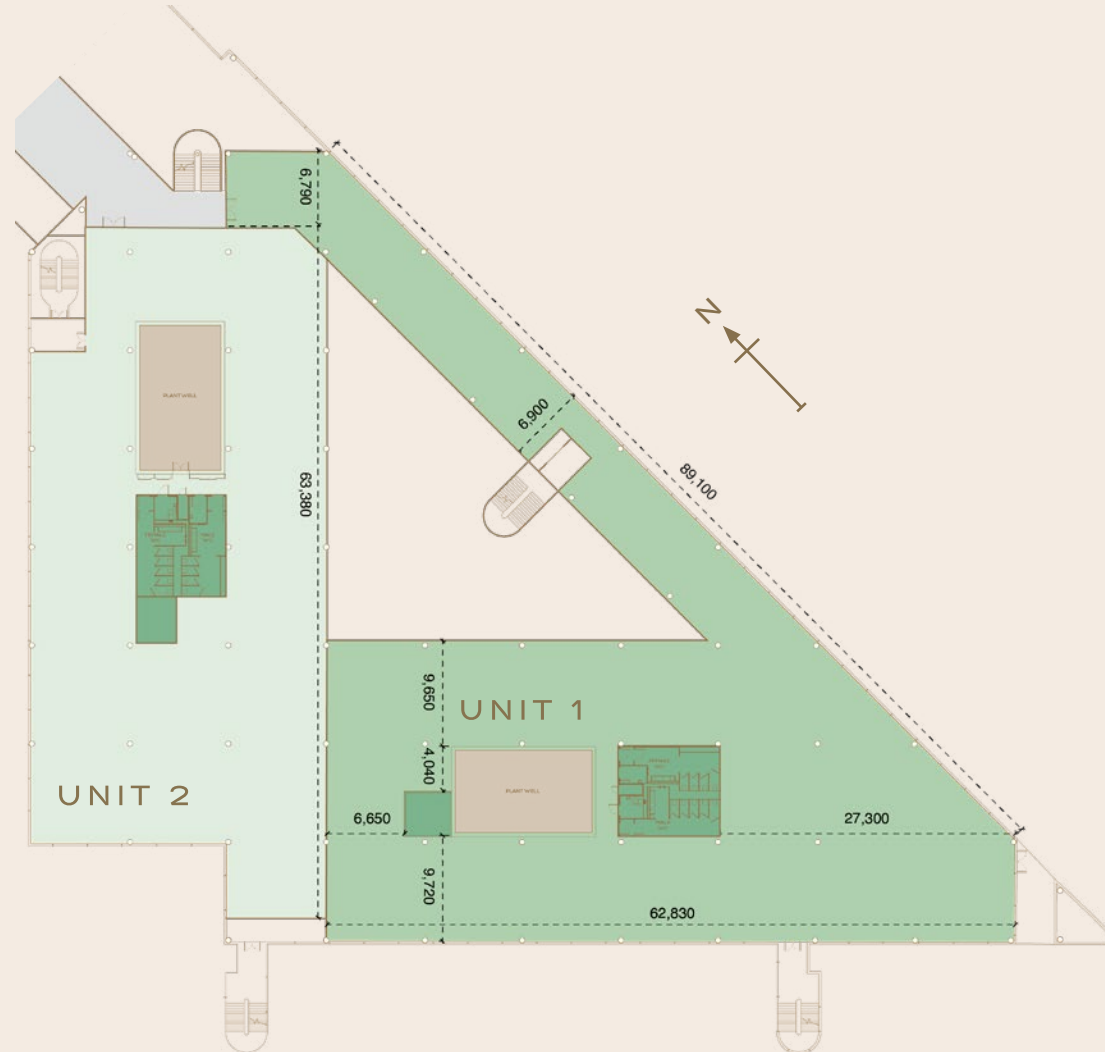
CONTACT

SOUTH - SPLIT OPTION 2

# LEVEL ONE

UNIT 1 - 19,100 SQ FT

UNIT 2 - 14,171 SQ FT



# BOTANICA

DITTON PARK

---

INTRODUCTION

---

NATURALLY CONNECTED

---

WORKLIFE

---

**THE BUILDING**

SCHEDULE OF AREAS

OFFICE CAT A

OFFICE VIEWS

GROUND FLOORPLATE

GROUND SOUTH

GROUND NORTH

LEVEL 1 SOUTH

LEVEL 1 NORTH

LEVEL 2 NORTH

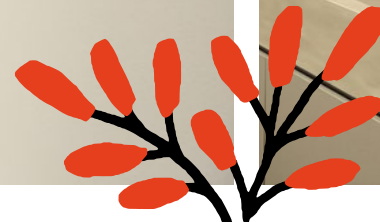
LEVEL 1 SPLITS

**WC VIEW**

SUMMARY SPEC

---

CONTACT



# BOTANICA

DITTON PARK

## INTRODUCTION

## NATURALLY CONNECTED

## WORKLIFE

## THE BUILDING

SCHEDULE OF AREAS  
OFFICE CAT A  
OFFICE VIEWS  
GROUND FLOORPLATE  
GROUND SOUTH  
GROUND NORTH  
LEVEL 1 SOUTH  
LEVEL 1 NORTH  
LEVEL 2 NORTH  
LEVEL 1 SPLITS  
WC VIEW

## SUMMARY SPEC

## CONTACT



DESIGNED TO AN  
OCCUPATIONAL DENSITY  
OF 1:8 M2



EXPOSED  
SERVICES FINISH



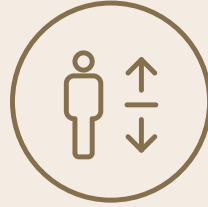
835 CAR PARKING SPACES AN  
EXCELLENT RATIO  
OF 1:234 SQ FT



SECURE  
CYCLING SPACES



FOUR PIPE FAN COIL  
AIR CONDITIONING



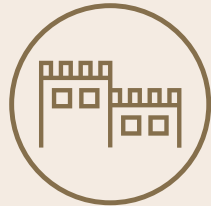
3 X 15 PERSON  
PASSENGER LIFTS



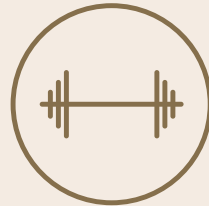
NEW LED  
LIGHTING



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



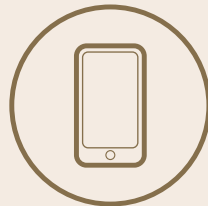
CONFERENCING AND MEETING  
SPACE



NEW ON SITE  
CAFÉ



REGULAR SHUTTLE  
BUS SERVICES



PARK APP FOR  
TENANT EVENTS



WIRED SCORE  
GOLD

# BOTANICA

DITTON PARK

INTRODUCTION

NATURALLY CONNECTED

WORKLIFE

THE BUILDING

CONTACT



## RODDY ABRAM

T: +44 (0) 20 7861 1166

[Roddy.Abram@knightfrank.com](mailto:Roddy.Abram@knightfrank.com)

## ANDY NIXON

T: +44 (0) 20 3909 6830

[Andy.Nixon@knightfrank.com](mailto:Andy.Nixon@knightfrank.com)

## JACK VESTEY

T: +44 (0) 20 8176 9791

[Jack.Vestey@knightfrank.com](mailto:Jack.Vestey@knightfrank.com)



## TOM FLETCHER

T: +44 (0) 7752 127 413

[Tom@hatch-re.com](mailto:Tom@hatch-re.com)

## CHARLIE BENN

T: +44 (0) 7563 383 443

[Charlie@hatch-re.com](mailto:Charlie@hatch-re.com)



## TOBY LUMSDEN

T: +44 (0) 7796 444 379

[Tobylumsden@brayfoxsmith.com](mailto:Tobylumsden@brayfoxsmith.com)

## JAMES SHILLABEER

T: +44 (0) 7824 663 594

[Jameshillabeer@brayfoxsmith.com](mailto:Jameshillabeer@brayfoxsmith.com)

## BOTANICA-DITTONPARK.COM

### Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.





# BOTANICA

DITTON PARK