

LINK
SPACES

CONNECT WITH THE FUTURE, LINK WITH TODAY

BOTANICA

DITTON PARK,
ROYAL BERKSHIRE





INTRODUCTION

A new way to work in an unbeatable setting. Link Spaces at Botanica offers your business the environment it needs to thrive & grow, and we'll be right there with you every step of the way.

We're firm believers in the idea that a focus on quality and hospitality are 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, driven, and dynamic. Designed to offer a seamless working experience, with every need accounted for, it's the future of workspace available in the present.

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.



THIS IS BOTANICA

WHY CHOOSE LINK SPACES?

A workspace that combines unrivalled hospitality, ultimate flexibility, and unparalleled quality. All based in an unbeatable setting for ambitious businesses. Link Spaces is what a workspace should feel like.

QUALITY AS STANDARD

Quality permeates every element of our workspace, from the choice of ergonomic office furniture to the WiredScore Platinum certified connectivity. There's a comprehensive collection of features and amenities to take advantage of within our four walls, and the surroundings of Botanica and Ditton Park offer even more value.

HOSPITALITY AND FLEXIBILITY

Hospitality is our background, and we've brought everything we learned in that sector to our workspace. That means fully-serviced offices, a dedication to flexibility, and endless support provided by our expert on-site team. We want you to feel looked after, so you can do your best work 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. And, set within acres of beautifully-landscaped natural parkland in Ditton Park, you don't have to compromise on comfort to get a taste of the future.

LINK SPACES IS WHAT A
WORKSPACE SHOULD FEEL LIKE.



A STATE-OF-THE-ART
ON-SITE GYM OPERATED
BY NUFFIELD HEALTH

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.



BOTANICA FLOORPLAN



PRIVATE OFFICES

SPACE TO BE YOURSELF, BUILT WITH QUALITY AND PACKED WITH FEATURES YOUR BUSINESS NEEDS TO THRIVE

A ready-for-use, fully-serviced, luxury private office where you can create the perfect environment for your business to be at its most productive. Access to all of our core features and facilities, including breakout spaces and meeting rooms. Flexible lease terms that allow you to grow your business without the pressure of a restrictive long-term contract.

Our office options range from two desks to large suites to suit every type of business, from small start-ups to large corporations. And our offering is designed to grow with your business, with a space that scales to meet your needs as they change.

WHAT'S INCLUDED?



Full fit-out: Ready-furnished with desks and comfortable chairs which you can reorganise flexibly.



24/7 security: An on-site security team, there 24/7 to offer you and your team peace of mind.



Wired internet: Plug-and-play data ports so you can access high-speed wired connections.



High-grade WiFi: A dedicated WiFi network for your office for high-speed wireless connections.



Breakout spaces: Access to two breakout spaces and outdoor areas for relaxing between tasks.



Meeting space: Flexible priority access to high-tech meeting rooms for video-conferencing.



Botanica amenities: Access to all of Botanica's amenities, including catering and events options.

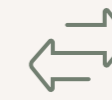
COWORKING

FLEXIBLE, COMFORTABLE, PLUG-AND-PLAY COWORKING SPACE FOR AGILE BUSINESSES AND SOLO WORKERS

Space to work, grow, connect, and collaborate, featuring amenities that add value every day. A built-in community that contributes towards a productive atmosphere. Designed around the principles of activity-based working to accommodate everything from heads-down concentration to round-table discussion. Entirely flexible to suit your unique needs.

Our coworking space is the perfect option for freelancers, entrepreneurs, and small teams looking for a space that gives them flexibility and freedom. It's cost-effective, community-focused, and creatively inspiring. All you need to do is bring a laptop and connect to the WiFi.

WHAT'S INCLUDED?



Flexible access: A seamless, no-fuss experience – just turn up, grab a seat, and get to work.



Private booths: Private, sound-proof booths for taking and making phone or video calls.



High-grade WiFi: A dedicated coworking WiFi network offering consistent high speeds.



Access to amenities: Priority access to on-site amenities, including our high-tech meeting rooms.



MEETING ROOMS

A CHOICE OF FLEXIBLE, BOOKABLE MEETING ROOMS, EQUIPPED WITH HIGH-TECH AV FEATURES

Meeting rooms suitable for every purpose, from brainstorming sessions to client-facing meetings. Equipped with the tech you need for a productive session, including video conferencing and wireless presentation features. Able to be booked flexibly by members and non-members alike, with reduced rates for members.

Our meeting rooms are designed to offer the perfect setting for group discussion, collaboration, and presentation. And we offer a range of on-site services to make sure your meeting goes off without a hitch.

WHAT'S INCLUDED?



Video conferencing: Plug-and-play video conferencing equipment for simple virtual meetings.



Conference phone: State-of-the-art conference phones to connect you with colleagues or clients.



Wireless presentation: Options for wireless screen-casting for a seamless presenting experience.



On-site support: A team of experts available to help you set up the perfect meeting.



Catering options: Diverse catering options for when you need to impress your attendees.



Display screens: Large high-resolution screens in each room, allowing for multimedia meetings.

VIRTUAL OFFICES

THE APPEARANCE OF A PRESTIGIOUS OFFICE SPACE, WITHOUT THE EXPENSE

A legitimate business address to use in all of your branding and communications. Optional mail handling and personalised telephone answering services for the ultimate convenience. The reputation boost of a premium location in Botanica.

Our virtual offices are perfect for businesses that don't quite need a physical space yet, but could do with some of the benefits an office offers. Available in flexible packages, with or without additional services, for one low monthly cost.

WHAT'S INCLUDED?



Professional address: Limitless use of a prestigious business address that boosts your reputation.



Mail handling: A comprehensive incoming mail collection, scanning, and forwarding service.



**ON-SITE PURPOSE-BUILT
CONFERENCE CENTRE FOR 10-300
PEOPLE IN DITTON MANOR**



FEATURES

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.



TECH SPECS

- High-grade IT infrastructure, including a dedicated 10GB leased line
- 2-star Fitwel certification for a certified healthy building
- WiredScore Platinum for certified exceptional connectivity
- Minimum floor to ceiling height of 3.35 metres
- High-performance four-pipe fan coil air conditioning



SUSTAINABILITY

- Powered by 100% renewable electricity, helping you meet your ESG goals
- A comprehensive recycling scheme throughout the building, including battery recycling
- A dedicated shuttle bus to and from Slough for eco-friendly commuting



AMENITIES

- A state-of-the-art on-site gym operated by Nuffield Health
- Eclectic, food and drink offerings, including a café with seating for 250 people
- 94 acres of landscaped parkland to explore, with running tracks and nature walks
- A year-round events calendar at Ditton Park, discoverable through a companion app
- An on-site purpose-built conference centre for up to 1,000 delegates in Ditton Manor
- On-site car parking available
- 70 secure bicycle storage spaces available to members.

LOCATION

We're based in Botanica, an ultra-modern, eco-friendly facility in sprawling Ditton Park. It's the perfect alternative to a cramped city centre office setting, but is still exceedingly easy to reach by road or rail.

Ditton Park is just off Junction 5 of the M4, well-connected to London via the M25. It also has excellent rail links, with Elizabeth Line and National Rail Services calling at nearby Slough.

BY CAR

M25	5 MINS
Windsor	7 MINS
Heathrow	8 MINS
Slough	10 MINS
Staines	14 MINS
Maidenhead	16 MINS

ELIZABETH LINE (FROM SLOUGH)

Heathrow	15 MINS
Bond Street	31 MINS
Liverpool Street	38 MINS

NATIONAL RAIL (FROM SLOUGH)

Maidenhead	7 MINS
Reading	14 MINS
Paddington	19 MINS



A dedicated shuttle bus runs to and from Slough and Datchet stations for eco-friendly commuting.



**CERTIFIED EXCEPTIONAL
CONNECTIVITY WITHIN A
CERTIFIED HEALTHY BUILDING**

LINK
SPACES

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