

Floorplans



Botanic Place
CAMBRIDGE

Large floor plates to accommodate big ideas

Botanic Place delivers large, flexible floorplates up to 33,686 sq ft, complemented by terraces on selected levels for additional space to make your own.

1 Botanic Place

	Click to view	Floorplate sq ft	Communal terrace sq ft	Demised terrace sq ft
7th Floor		3,372	6,092	5,403
6th Floor		22,314	—	2,927
5th Floor		26,038	—	848
4th Floor		27,032	—	—
3rd Floor		27,032	—	—
2nd Floor		27,032	—	—
1st Floor		27,032	—	—
Ground Floor		15,175	—	—
Total		175,027	6,092	9,178
Reception Areas		5,257	—	—
Tenant Amenities (Lower ground)		9,311	—	—

2 Botanic Place

	Click to view	Floorplate sq ft	Communal terrace sq ft	Demised terrace sq ft
5th Floor		3,785	10,592	6,222
4th Floor		26,680	—	3,683
3rd Floor		31,203	—	2,256
2nd Floor		33,686	—	—
1st Floor		33,685	—	—
Ground Floor		21,209	—	—
Total		150,248	10,592	12,161
Reception Areas		3,884	—	—

Totals across both buildings	Total workplace Excluding terraces & receptions	Total terrace space Demised and communal
23 car parking spaces 1,280 cycle spaces	325,275 sq ft	38,023 sq ft



NORTH →

Indicative only
— Not to scale

Botanic Garden

2 Botanic Place

1 Botanic Place

Botanic House

1 Botanic Place

Botanic Garden

Botanic House

NORTH ↑

Indicative only
— Not to scale

Ground Floor

15,175 sq ft

- Workplace
- Core
- Reception
- F&B space

4.2m reception height

Reception
5,257 sq ft

The Flying Pig

F&B
3,700 sq ft

↓ 2 Botanic Place



1 Botanic Place

Botanic Garden

Botanic House

NORTH ↑

Indicative only
— Not to scale

Typical Floor

27,032 sq ft

○ Workplace

○ Core



↓ 2 Botanic Place

1 Botanic Place

Botanic Garden

Botanic House

NORTH ↑

Indicative only
— Not to scale

Fifth Floor

26,038 sq ft

○ Workplace

○ Core

○ Terrace

848 sq ft demised terrace



↓ 2 Botanic Place

○ Soft spot

1 Botanic Place

Botanic Garden

Botanic House

NORTH ↑

Indicative only
— Not to scale

Sixth Floor

22,314 sq ft

○ Workplace

○ Core

● Terrace

2,927 sq ft demised terrace



↓ 2 Botanic Place

○ Soft spot

1 Botanic Place

Seventh Floor

3,372 sq ft

- Workplace
- Core
- Demised Terrace
- Communal Terrace

5,403 sq ft demised terrace

6,092 sq ft communal terrace

Botanic Garden

Botanic House

NORTH ↑

Indicative only
— Not to scale



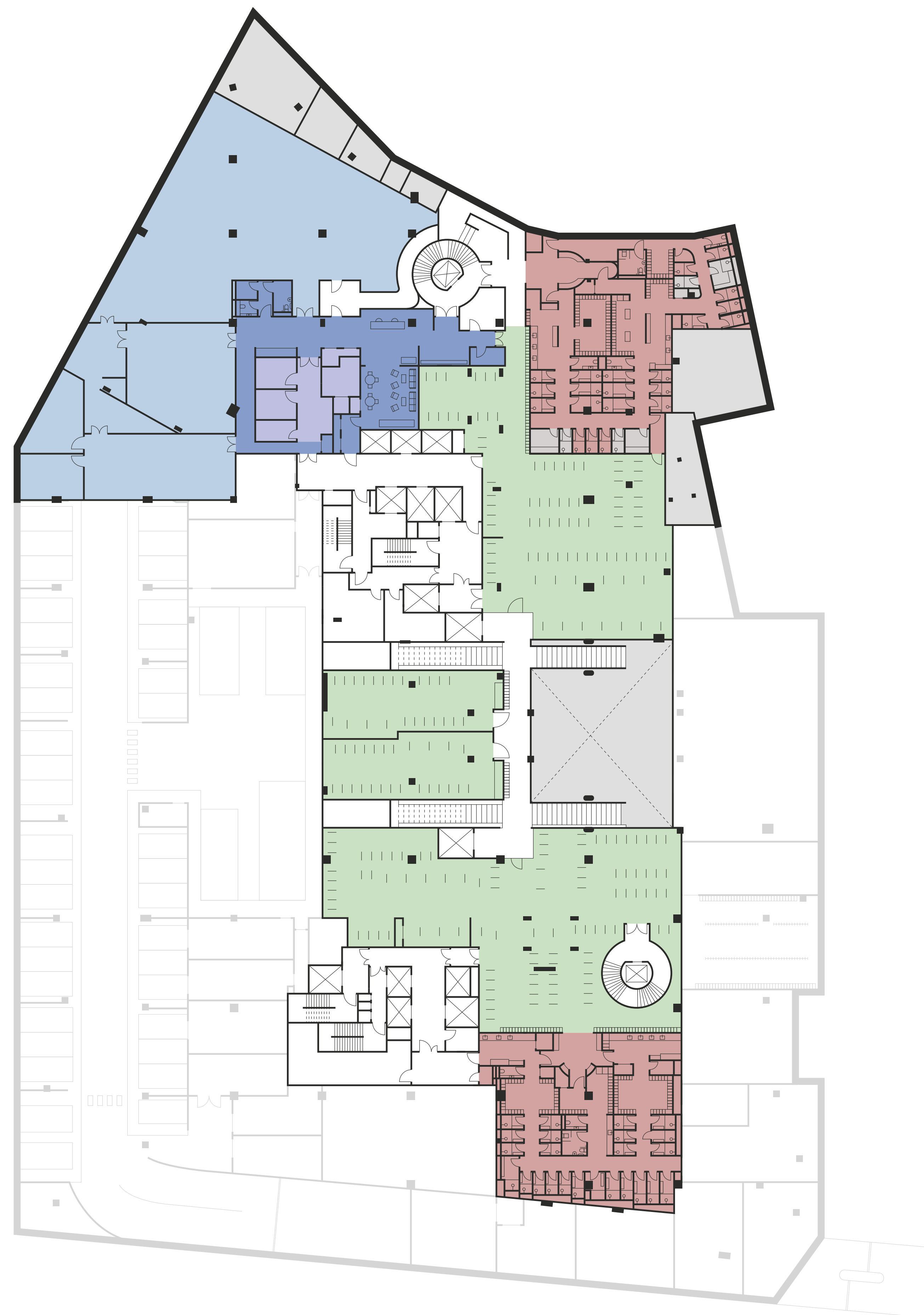
Soft spot

↓ 2 Botanic Place

Botanic Place

Lower Ground Floor 1

- Gym and fitness studios
- Wellness, treatment & consultation rooms
- Waiting area
- Saunas & experience showers
- Changing rooms
- Bike parking








NORTH ↑

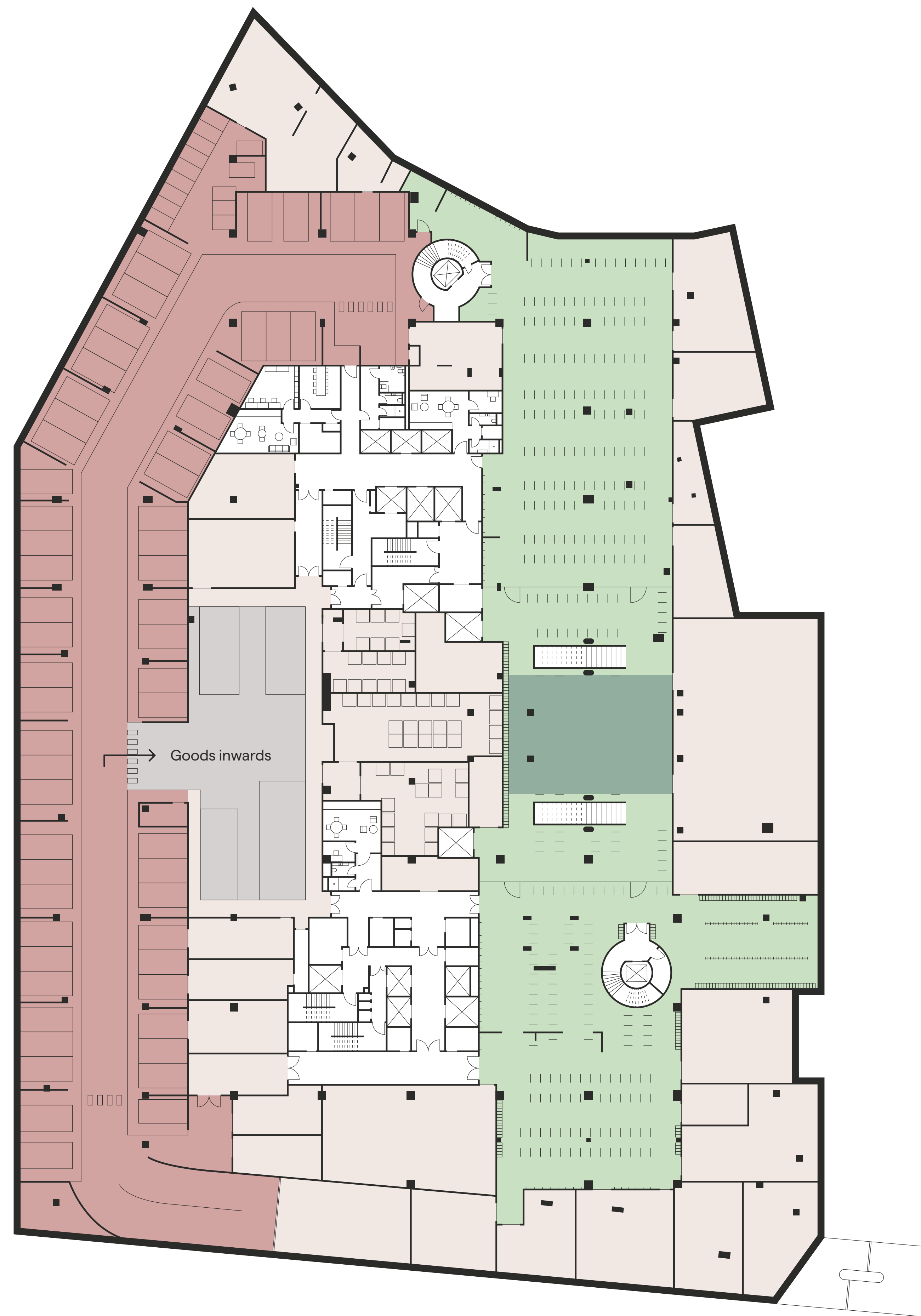
Indicative only
— Not to scale

- 1,280 cycle spaces across both floors
- 47 showers
- 1,280 lockers
- 6 passenger lifts
- 5 goods lifts

Botanic Place

Lower Ground Floor 2

-  Bike parking
-  Double height, multi-sport & events arena
-  Core
-  Car parking
-  Loading bay



NORTH ↑

Indicative only
— Not to scale

- 23 car parking spaces
- 1,280 cycle spaces across both floors
- 6 passenger lifts
- 5 goods lifts

2 Botanic Place

↑ 1 Botanic Place

NORTH ↑

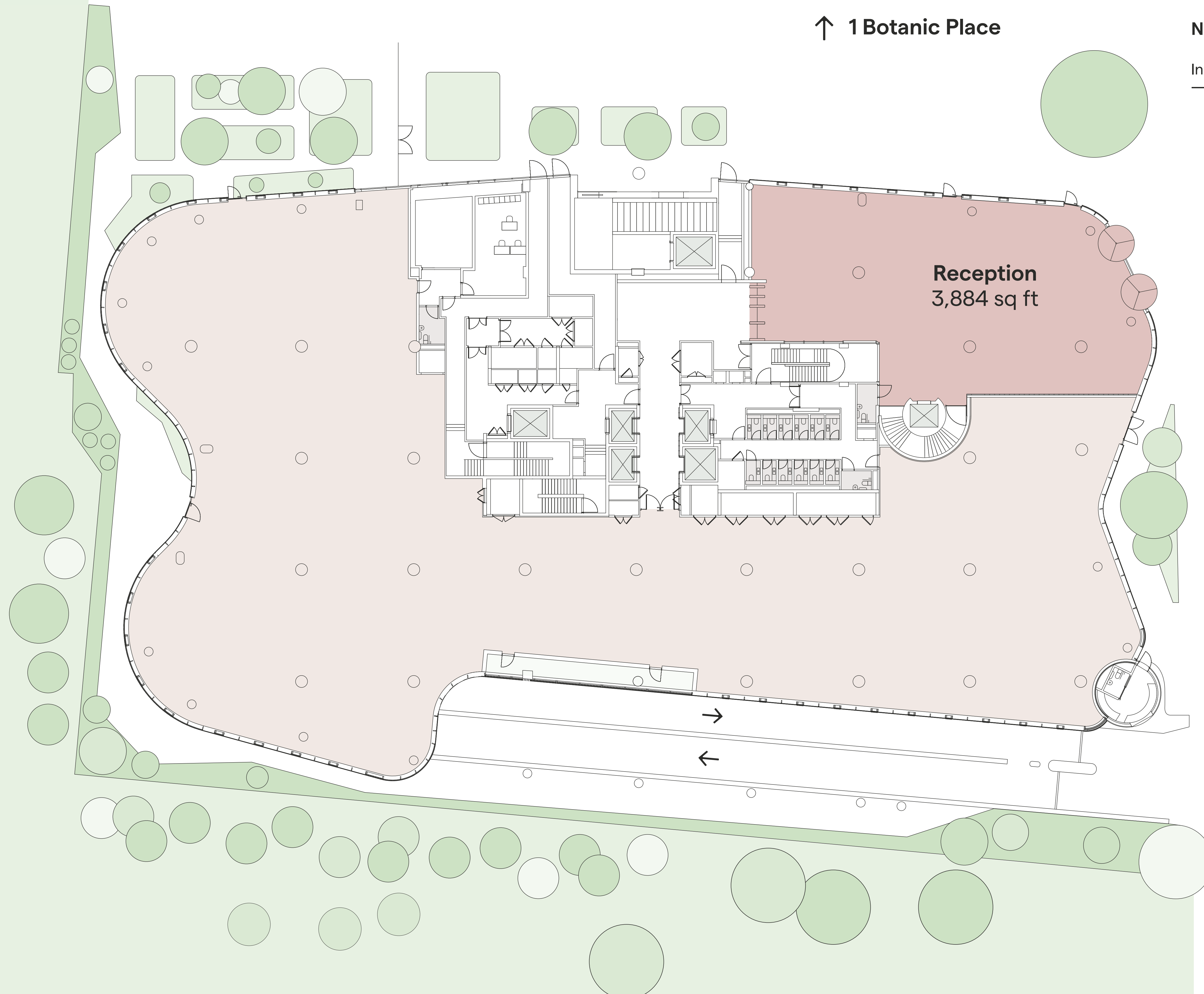
Indicative only
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Botanic Garden

Ground Floor

21,209 sq ft

- Workplace
- Core
- Reception



2 Botanic Place

↑ 1 Botanic Place

NORTH ↑

Indicative only
— Not to scale

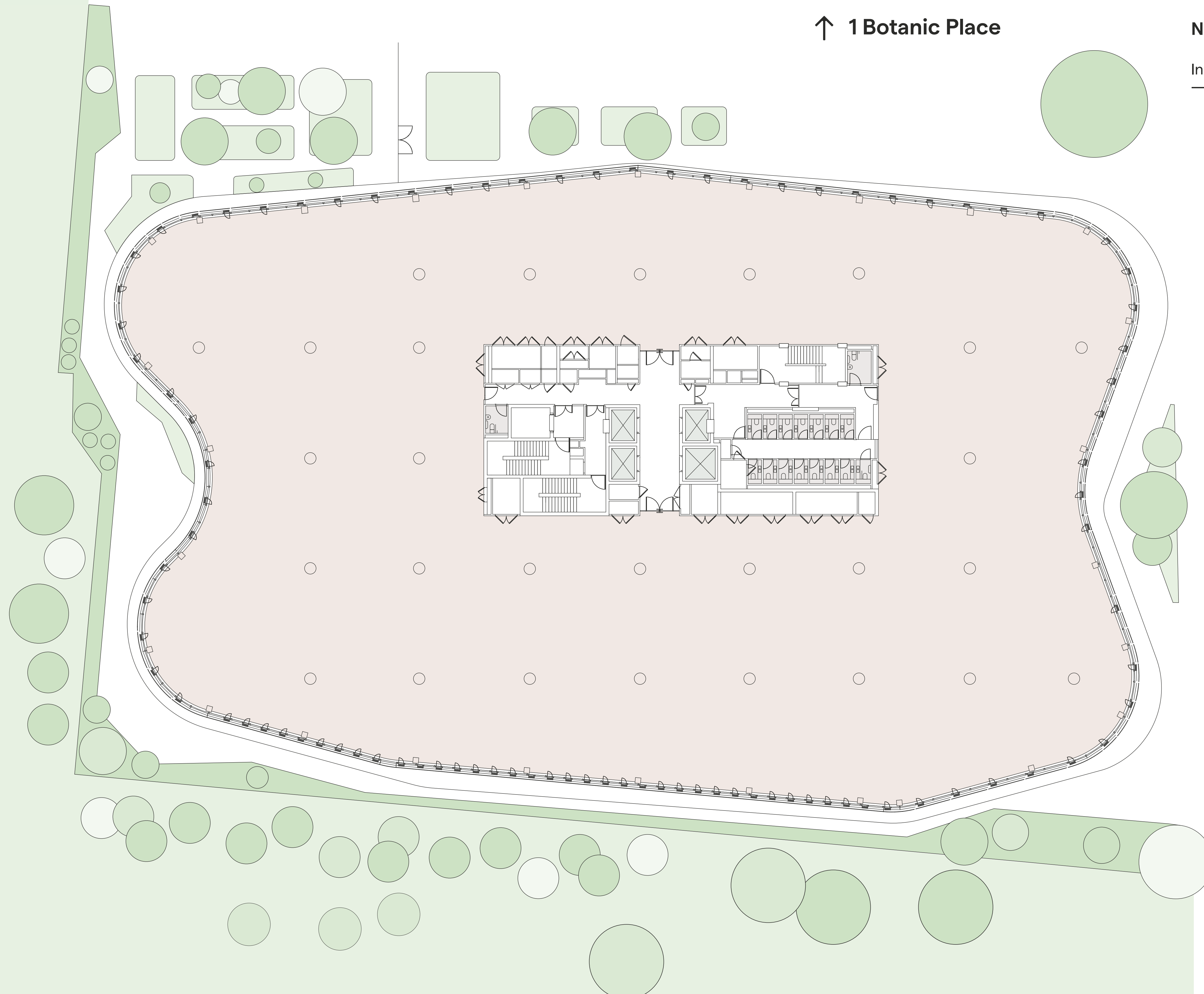
Botanic Garden

Typical Floor

33,686 sq ft

○ Workplace

○ Core



2 Botanic Place

↑ 1 Botanic Place

NORTH ↑

Indicative only
— Not to scale

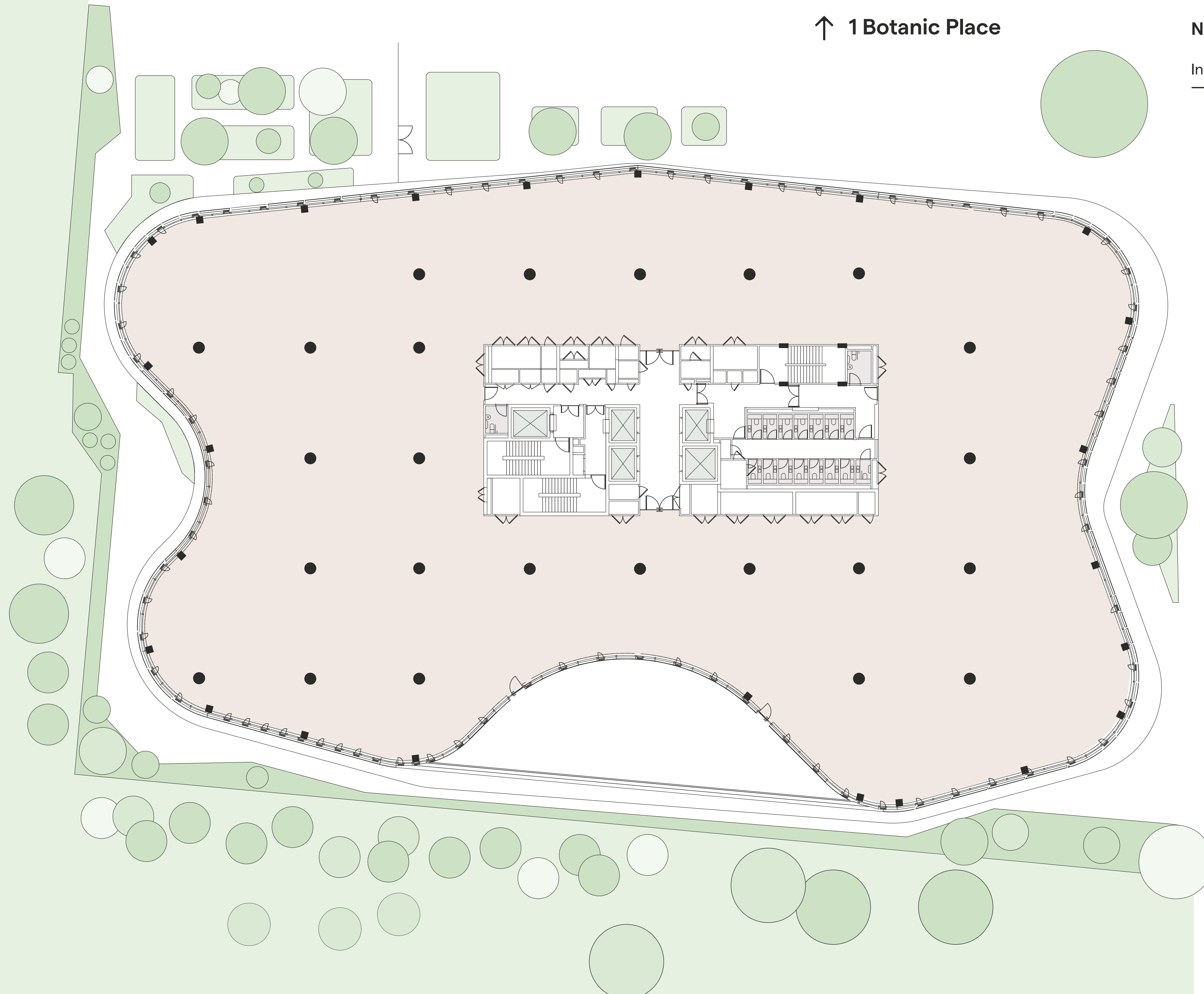
Botanic Garden

Third Floor

31,203 sq ft

○ Workplace

○ Core



2 Botanic Place

↑ 1 Botanic Place

NORTH ↑

Indicative only
— Not to scale

Botanic Garden

Fourth Floor

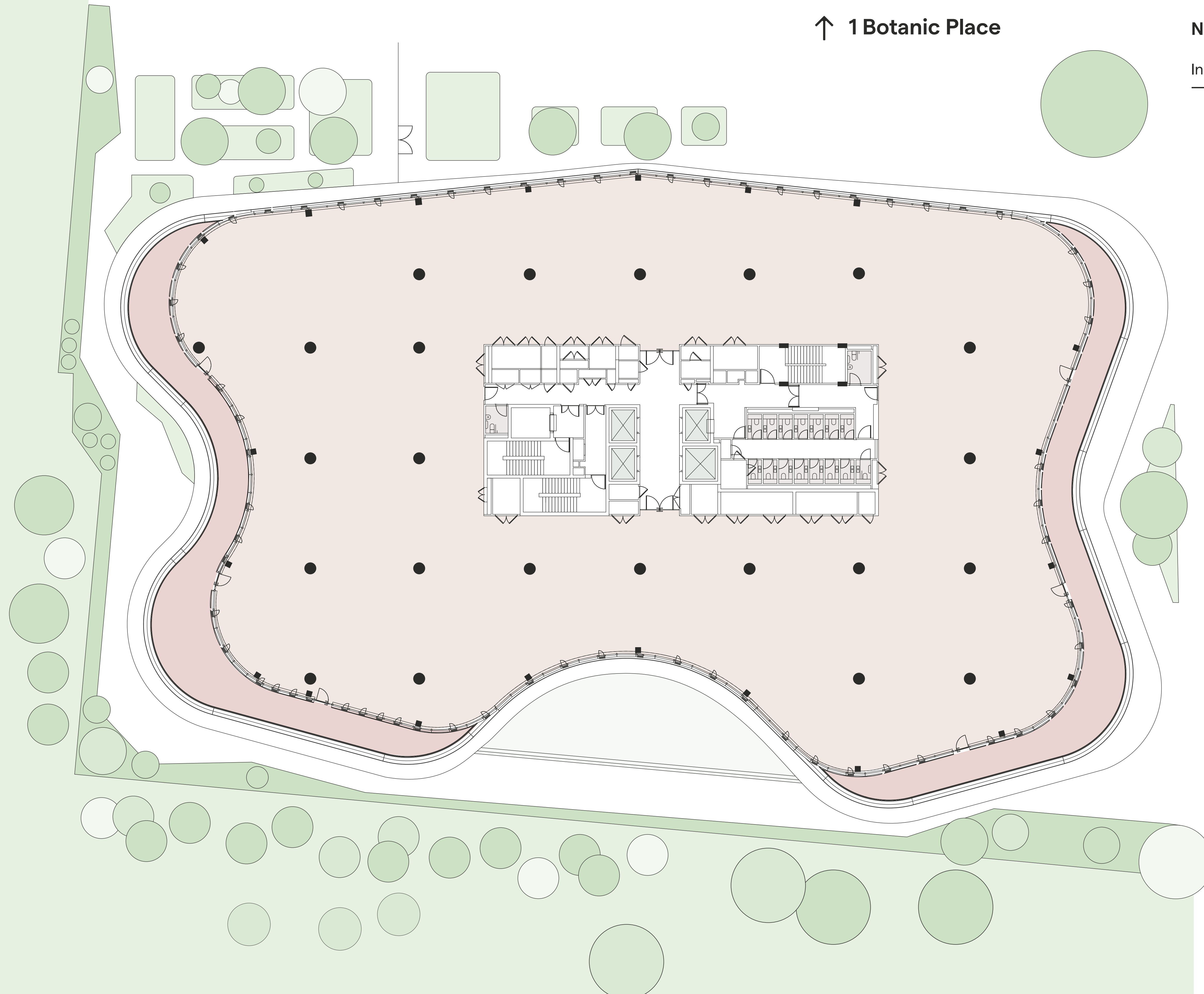
26,680 sq ft

○ Workplace

○ Core

○ Terrace

3,683 sq ft demised terrace



2 Botanic Place

↑ 1 Botanic Place

NORTH ↑

Indicative only
— Not to scale

Botanic Garden

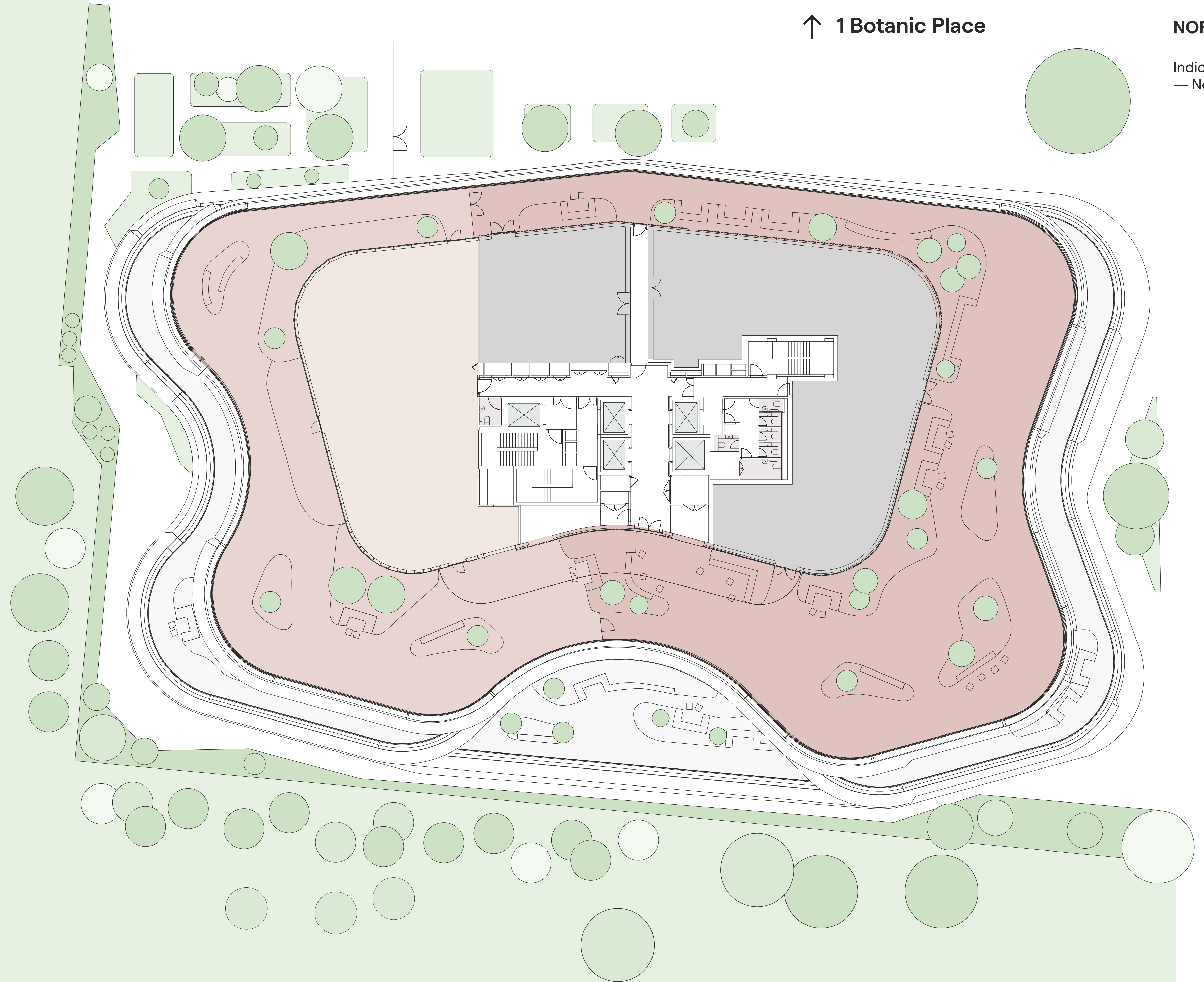
Fifth Floor

3,785 sq ft

- Workplace
- Core
- Demised Terrace
- Communal Terrace

6,222 sq ft demised terrace

10,592 sq ft communal terrace



Practical Completion Q1 2028

1 Botanic
Place

110 Hills Road
Cambridge CB2

2 Botanic
Place

105 Hills Road
Cambridge CB2

Contact

Please contact us for more information

A development by

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Railpen is delivering a 1.9 million sq ft innovation cluster in Cambridge, comprising workplaces, labs, homes and amenities.

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