

Specification



Botanic Place
CAMBRIDGE

Specification overview

Iconic new development
providing globally leading
workplace in Cambridge

**Designed by leading
architects AHMM**

Large, expansive floorplates
benefiting from excellent
natural light

Occupational density
1:10m²

Floorspace with volume
3.15m floor to ceiling height

**Extensive power provision
and availability**
4.2MVA

Highly efficient
Demand-led cooling system

**Outstanding sustainability
credentials and accreditations**

Multi purpose events space

**Smart building
management system**

Renewable energy power
Solar panels

Extensive wellness facilities
including high-quality end of
journey facilities with a health and
fitness suite, including a sauna

Private and communal terraces

38,000 sq ft of terraces
across multiple levels

Parking
23 spaces

Bike parking
1280 cycle spaces



Built around big ideas
and green spaces



2 Botanic Place

150,000 sq ft
22,000 sq ft terraces
3,885 sq ft reception
Ground + 5 upper levels



1 Botanic Place

175,000 sq ft
15,000 sq ft terraces
5,000 sq ft reception
Ground + 7 upper levels
Café

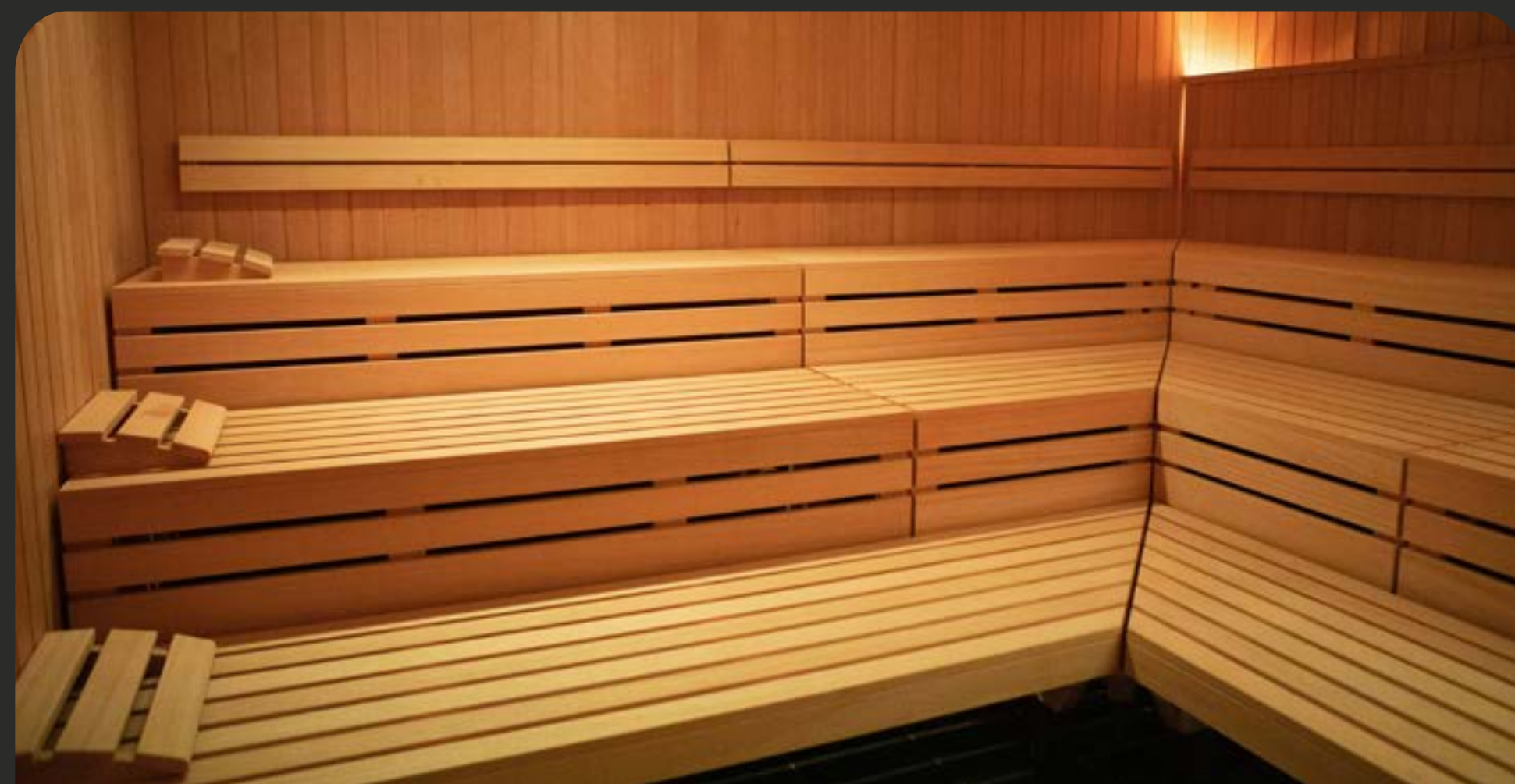
The Flying Pig
Public house

+ 2 lower ground floors featuring
1,280 platinum-grade bike spaces
End-of-journey facilities
23 car parking spaces
4 loading bays
Bespoke experience facilities

Outstanding experience facilities



The Flying Pig pub



3 segregated saunas



End of journey facilities



Multi-use event space



Double height, multi-sport & events arena

1,280

Secure bike spaces

94

Visitor bike spaces

47

Showers

Designed to attract locals, visitors and professionals alike, the 3,700 sq ft F&B offering at 1 Botanic Place creates a vibrant destination within a high-footfall setting, ideal for exceptional dining and social moments.

The Flying Pig complements this with a 1,890 sq ft (176 sq m) atmospheric garden and additional external seating, linking seamlessly with the ground-floor offer.

End-of-journey facilities support active commuting with ample cycle storage, showers and lockers, alongside a bespoke multi purpose events and fitness offering for our occupiers.

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

RAILPEN

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

SOCIUS

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Socius develops mixed-use places across the UK, creating sustainable workplaces, homes and community amenities.



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May 2026

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