

botanic place

F&B Opportunity



Botanic Place is setting a new benchmark for the future of work – where people and the planet thrive together. Designed to achieve world-leading standards in sustainability, connectivity, and wellness, the design creates a workplace that not only feels good to be in, but drives performance.

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03
City
Centre

01
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place

02
Train
Station

Perfectly Positioned

Botanic Place is exactly where you'd want to be in Cambridge. Strategically situated in the business district near CB1, near the historic city centre and close to the main station with trains to London in under an hour.

Botanic Place

Botanic Place is positioned at a key gateway for Cambridge, at the junction of Hills Road and Station Road and adjacent to Cambridge University Botanic Garden. and 2 Botanic Place is the most visible and publicly accessible part of the scheme.

2 new office buildings will be home to 3,000 workers across 325,000 sq ft of offices, in addition to the existing and adjacent Botanic House, which is 50,000 sq ft and home to Mills & Reeve solicitors.

F&B Opportunity

The F&B opportunity is for a single operator to bring together The Flying Pig pub, the adjacent beer garden and 2 Botanic Place, the F&B location offering.

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2
Botanic
Place

The
Flying
Pig

Beer
Garden

Provisions have been made for

- Basement servicing and car parking
- Pub & F&B unit delivered to shell specification
- Both have extract ducts to roof level for kitchens.
- Pub has 6 WCs at basement + 1 accessible WC at ground
- Pub has a passenger lift provision between ground and 1st floor.
- Pub also has a dumb waiter provision between basement & ground.

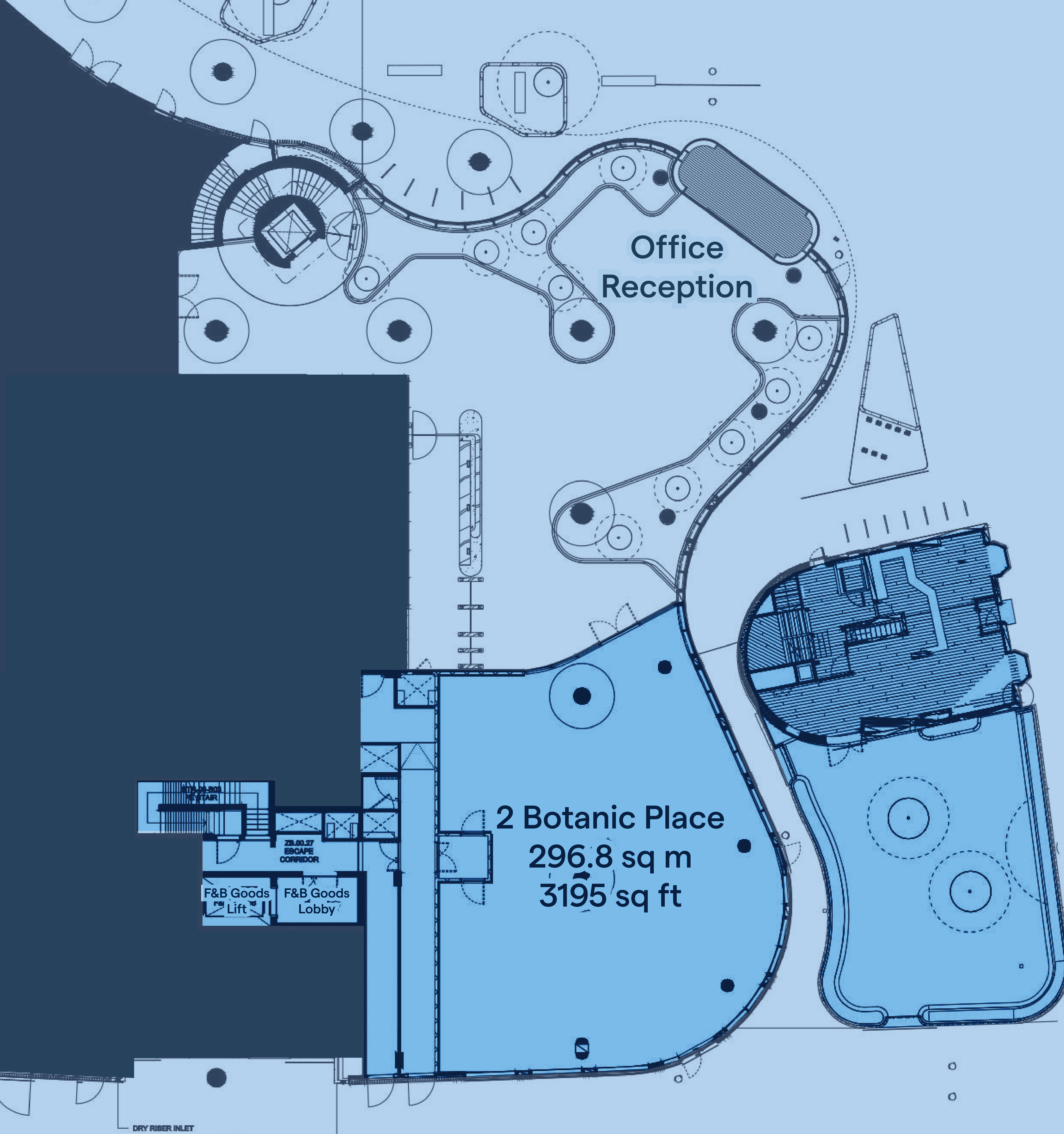
2 Botanic Place

There is an opportunity to connect the reception area with the F&B Unit with a retractable partition, in order to draw workers into the bar after work and create a lively spill out space into the reception area.

- A more sophisticated all-day restaurant and bar for cocktails and wine
- Biophilic design that would align beautifully with the office reception



Ground Floor Plans 2 Botanic Place



The Flying Pig

The building- which was open for almost 200 years- is being carefully protected throughout the development of Botanic Place and could soon return to its former status as a local favourite.

- Iconic Local Status
- Traditional Pub setting with light food offering
- Outdoor Beer Garden
- Live Music Spot
- Revival of a much loved community asset



First Floor

The Flying Pig

Net Internal Area - Retail

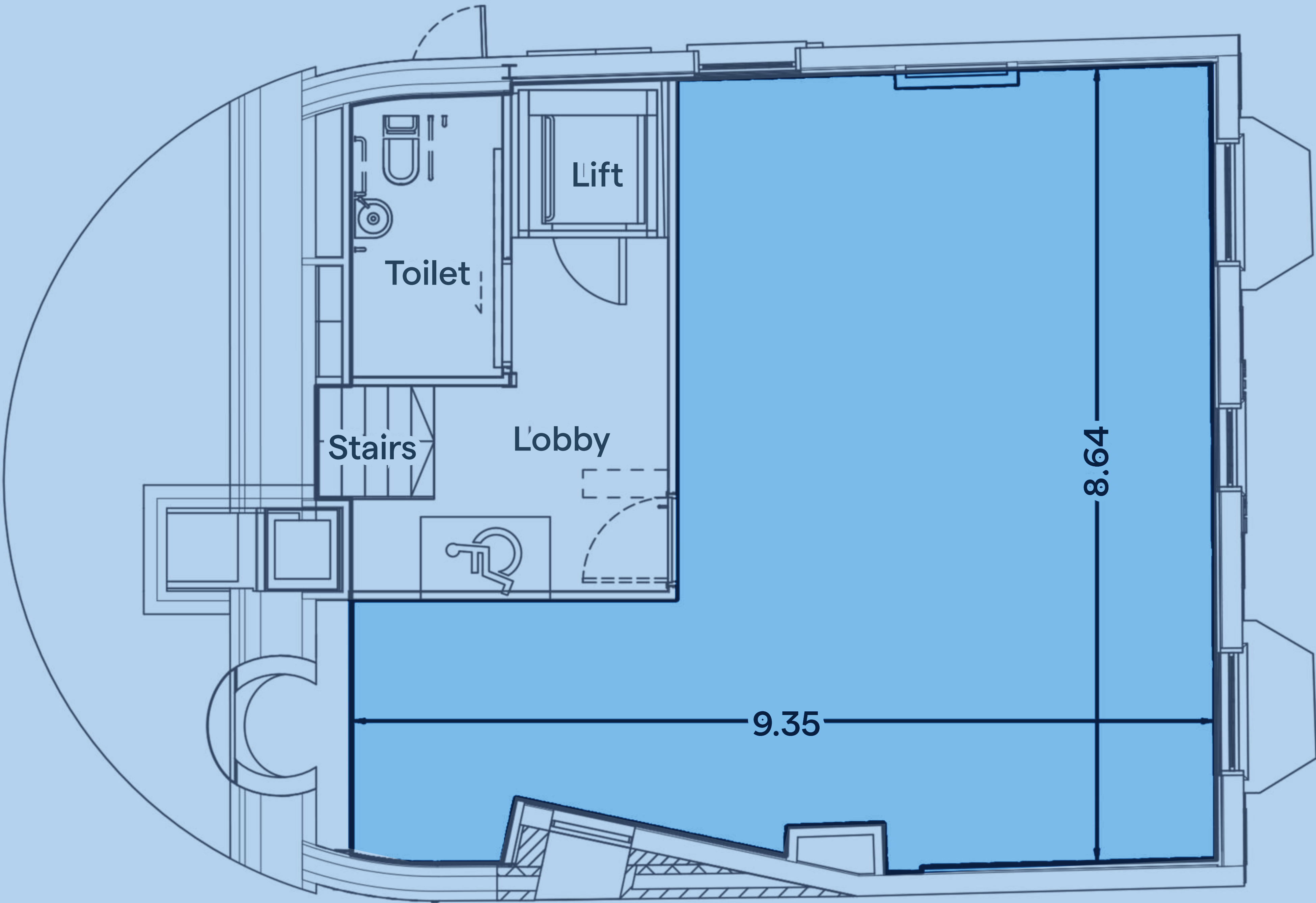
58.1 sq m	625 sq ft
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Gross Internal Area

78.4sq m	844 sq ft
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The following has been EXCLUDED from the TOTAL NIA

Stairs	1.6 sq m	17 sq ft
Lobby	9.2 sq m	99 sq ft
Lift	2.3 sq m	25 sq ft
Toilets	5.0 sq m	54 sq ft



Ground Floor

The Flying Pig

Net Internal Area

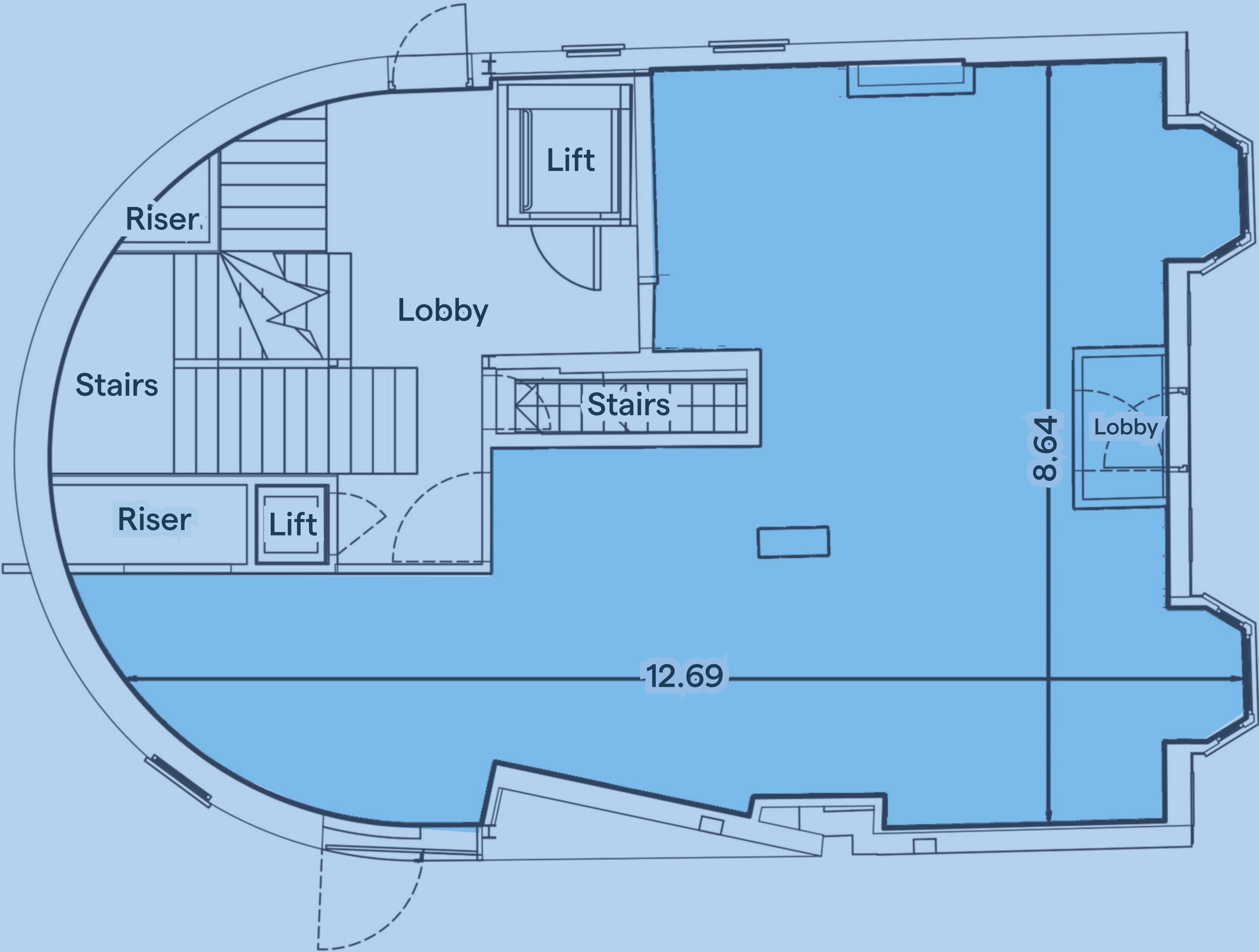
65.4 sq m 704 sq ft

Gross Internal Area

100.6 sq m 1083 sq ft

The following has been EXCLUDED from the TOTAL NIA

Stairs	12.5 sq m	135 sq ft
Lobby	12.0 sq m	129 sq ft
Lift	2.9 sq m	31 sq ft
Toilets	2.5 sq m	27 sq ft



 NIA trading space

Basement

The Flying Pig

Net Internal Area

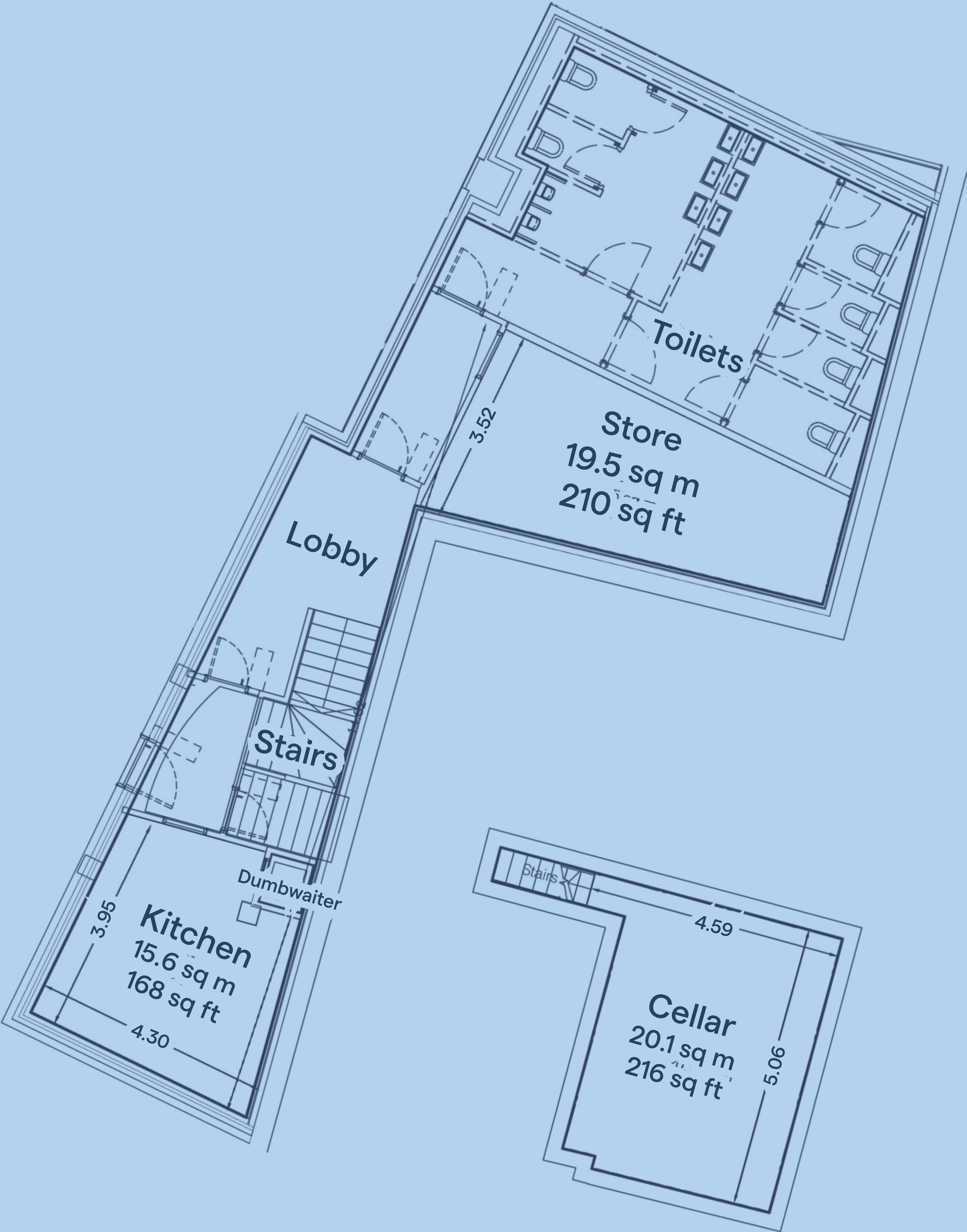
NIA - Store	39.6 sq m	426 sq ft
NIA - Ancillary	15.6 sq m	168 sq ft
TOTAL NIA	55.2 sq m	594 sq ft

Gross Internal Area

GIA	120.2 sq m	1294 sq ft
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The following has been EXCLUDED from the TOTAL NIA

Stairs	7.6 sq m	82 sq ft
Lobby	17.6 sq m	189 sq ft
Lift	34.5 sq m	371 sq ft
Toilets	0.7 sq m	8 sq ft



The Beer Garden

The Flying Pig features an 172 sq m beer garden, set between the pub and the f&b venue in 2 Botanic Place available for your venue to make full use of.

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Under Construction



RAILPEN

Landlord

Collaborator

Investor

Partner



Railpen is one of the largest real asset investors in Cambridge, with 11 commercial assets either occupied or under development. It is creating an 'innovation cluster' in the city, contributing significantly to one of the most important and fastest growing economic areas in Europe. This cluster will provide 1.9 million sq ft of high-quality space, and includes best-in-class workspaces, laboratories, research facilities, build-to-rent homes and amenity facilities.

This opportunity sits within Mill Yard, scheduled to complete in Spring 2027, providing offices and workplaces, health and fitness and residential accommodation, supported by a blend of amenity offers.

Railpen has designed Mill Yard to be built to the very highest environment, ecological, wellbeing, operational and experiential standards. The ambition is to provide a range of spaces and places for a cross section of occupiers, visitors and residents; places that attract talent and retain their employees. The vibrancy of the mix and style of amenities within Mill Yard will support this ambition, enabling the development to become integral to the Mill Road community and attractive to those travelling to and from Cambridge Station.

Now it's your turn...

You deserve to be part of an exciting new community where lifestyle and growth are the top priority. Get in contact with us to see where Botanic Place can take your business to.

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Sectional completion of the Flying Pig pub to shell specification in August 2027. Practical Completion of Botanic Place in Q1 2028

For more information including quoting terms and conditions contact....

A DEVELOPMENT BY



2 BOTANIC PLACE
CAMBRIDGE
CB2 1LQ

THE FLYING PIG
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BOTANICPLACE.COM
SEPTEMBER 2025



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