



# SPACE

# TO

FROM 1,000 SQ FT OF  
CONTEMPORARY WORKSPACE

# SHINE

**THE LIGHTBOX**

[THE-LIGHTBOX.CO.UK](http://THE-LIGHTBOX.CO.UK)

**BRACKNELL**





## Amazing space which can be configured to suit start-ups, SMEs and big businesses

The Lightbox is a landmark office building at the Southern Gateway to Bracknell. Part of a fast growing business community in the town, the building sits alongside world class companies including Fujitsu, Waitrose, Hitachi and Panasonic.

The layout of the building offers great opportunity to grow.



# SWITCHED

# ON



FREELANCER



EARLY STAGE  
TECH FOUNDER



STARTUP



LARGE  
COMPANY



NON-PROFIT



SERVICE  
PROVIDER



SMALL  
BUSINESS



REMOTE  
TEAM

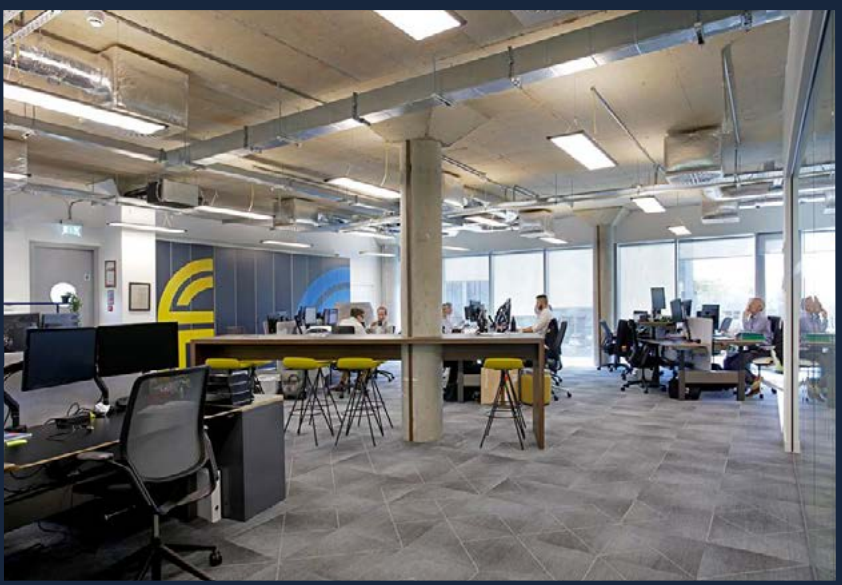


The building is an exciting and inspiring place to work.

You arrive into an impressive large atrium with a feature triple tier staircase and interesting features all around, including vaulted ceilings and exposed concrete columns which together create a fresh and modern look and feel.






















"We love it here. The space is open, relaxing, and all the tenants are very friendly. Small touches like the ping pong tournament and Lightbox branded bikes to hire make the space an enjoyable place to be. We would highly recommend to anyone looking for space in Bracknell."

Laura Watt – Manager, Robert Walters

# ULTRA FLEXIBLE

-  **RAISED FLOOR**
-  **2 X PASSENGER LIFTS**
-  **CONCIERGE**
-  **SECURITY**
-  **1,000 – 2,855 SQ FT SUITES**
-  **24 HOUR ACCESS**
-  **AIR CONDITIONING**
-  **BUILDING BIKES AND STORAGE**
-  **SHOWER FACILITIES**
-  **PRIVATE GARDEN**
-  **CLEANING**
-  **KITCHEN AREA**
-  **MEETING FACILITIES**
-  **FREE WI-FI**
-  **CAR PARKING**
-  **LED LIGHTING**



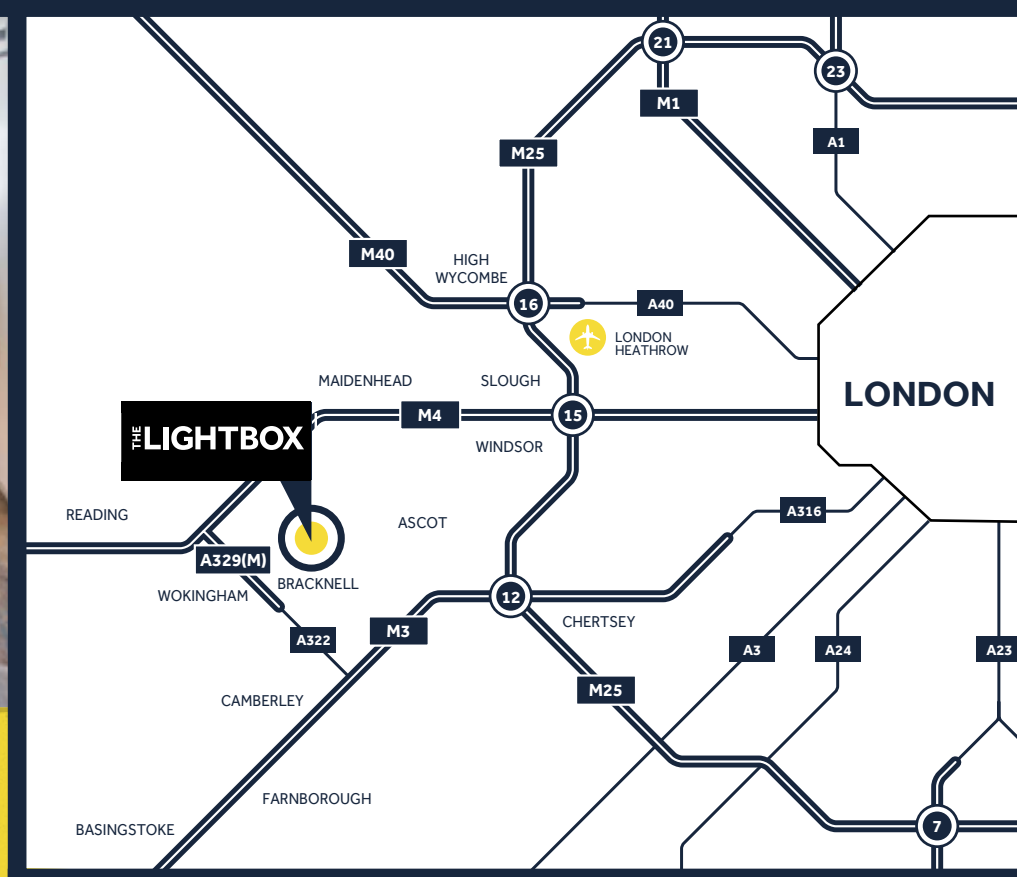
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| <b>VAULTED CEILING</b><br>and feature lighting on 2nd floor | <b>FLOOR TO CEILING GLAZING</b>                       | <b>TRIPLE HEIGHT RECEPTION</b><br>with concierge service                       |
| <b>EXPOSED SERVICE DESIGN</b><br>on upper floors            | <b>KITCHEN / BREAKOUT AREA</b><br>with table football | <b>119 CAR SPACES (1:260)</b><br>with planning permission for additional space |







POSTCODE  
RG12 8FB



# IGNITING

The Lexicon, Brackell

# BUSINESS

The Lightbox is a short walk or bike ride from the town centre and the Lexicon retail quarter, featuring two flagship stores; Fenwicks and Marks & Spencer, along with other well-known brands such as Primark, H&M, Cath Kidson and Super Dry.

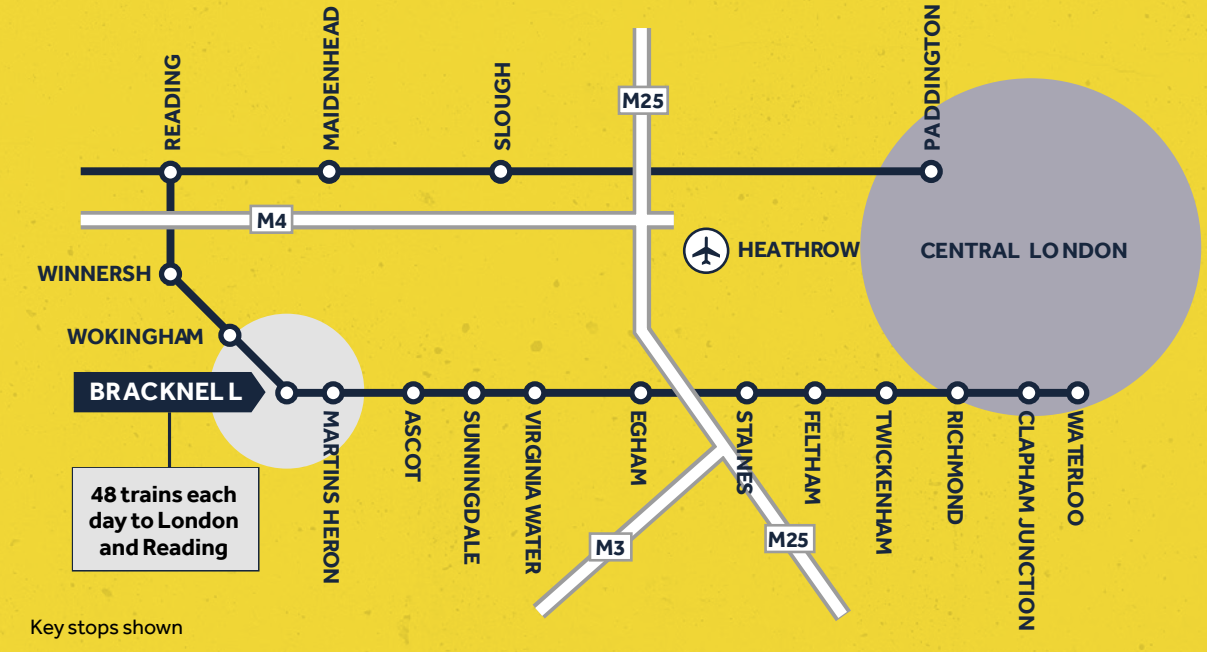
Eating out is also a great experience, whether at The Real Greek, Wagamama, Gourmet Burger or Bill's to name a few. Experience the new 12-screen cinema, featuring Berkshire's first 4DX film showings.



The Lexicon, Brackell

Berkshire has a highly skilled and affluent catchment area which boasts excellent leisure and educational facilities as well as access to the beautiful surrounding countryside.

The town provides easy access to Heathrow and Gatwick airports, and a commuter train service facilitates access to Clapham Junction, London Waterloo and Reading.





# BRACKNELL

FLOOR	SQ FT	SQ M
Second – Suite D3	2,855	265
First – Suite B2	1,075	99
Ground – Suite 1	1,274	118
Total	5,204	482

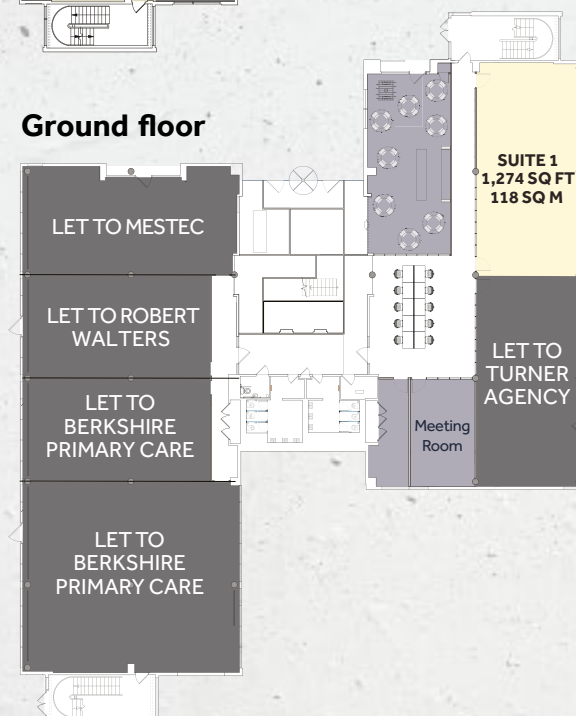
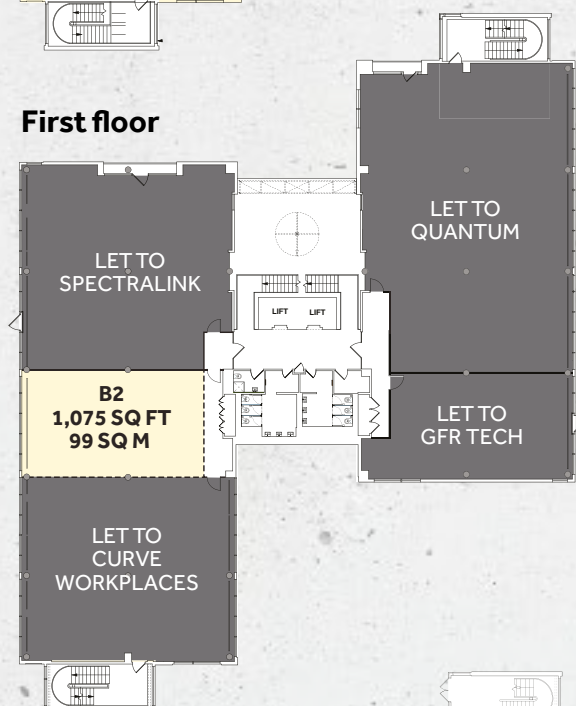
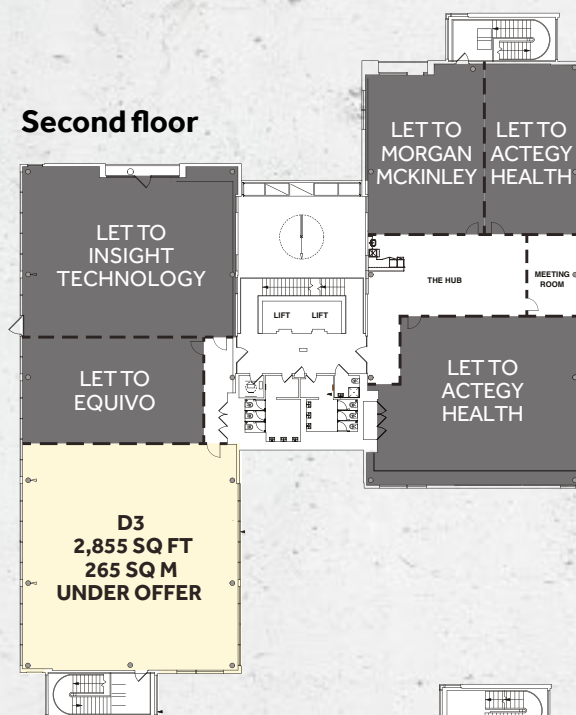


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**Cycle Route** . . . . .

← M4 MOTORWAY (5 MILES)

POSTCODE: RG12 8FB

**THE LIGHTBOX**

↓ M3 MOTORWAY (6 MILES)

# THE LIGHTBOX

**POSTCODE: RG12 8FB**

Connectivity to the building by road, rail, bike is excellent with quick access to the property from 3 exits off the A329M leading to the M4 (5 miles) and directly onto Mill Lane leading to the M3 (6 miles).

The town centre is a 10 minute walk or use your bike and take the many cycle routes around the town.



MISREPRESENTATION: The Agents for themselves and for the vendors or lessors of this property give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of the Agents has any authority to make any representation of warranty whatsoever in relation to this property.



**Bracknell Train Station – 10 mins**



**Or use one of the Box Bikes to take you around the town.**  
**Bracknell Train Station – 5 mins**



**M3 – 6 miles (10 mins)**

**M4 – 5 miles (7 mins)**

**M25 – 22 miles (24 mins)**

**Bracknell Train Station – 1.5 miles  
(3 mins)**



**Bracknell to Reading – 22 mins**

**Bracknell to Waterloo – 1 hr**

**Bracknell to Paddington – 1 hr 6 mins**



**Heathrow – 21 miles (34 mins)**