



**SPACE**

**TO**

FROM 1,000 SQ FT OF  
CONTEMPORARY WORKSPACE

**SHINE**

THE **LIGHTBOX**

BRACKNELL, RG12 8FB

[LIGHTBOXBRACKNELL.COM](http://LIGHTBOXBRACKNELL.COM)





## Amazing space which can be configured to suit start-ups, SME's 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



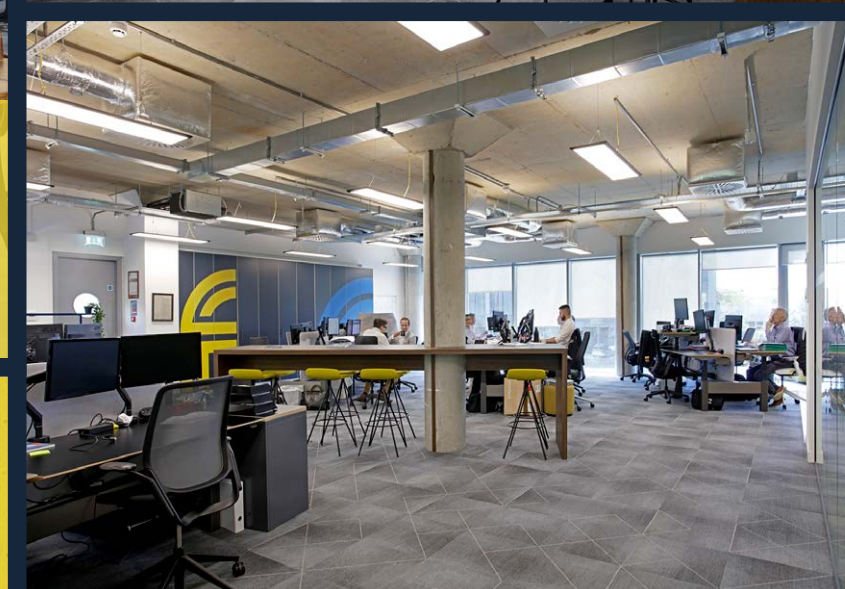
REMOTE  
TEAM






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.







-  **RAISED FLOOR**
-  **2 X REFURBISHED PASSENGER LIFTS**
-  **CONCIERGE**
-  **SECURITY**
-  **1,000 – 31,300 SQ FT UNITS**
-  **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**

"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

## VAULTED CEILING

& feature lighting on 2nd floor

## FLOOR TO CEILING GLAZING

**TRIPLE HEIGHT RECEPTION**  
with concierge service

## EXPOSED SERVICE DESIGN

on upper floors

## KITCHEN/BREAKOUT AREA

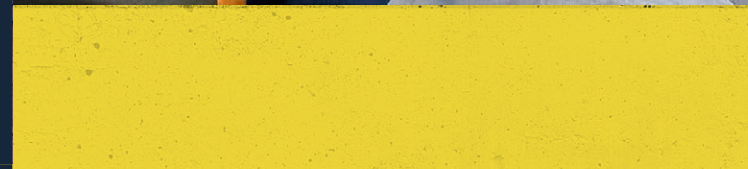
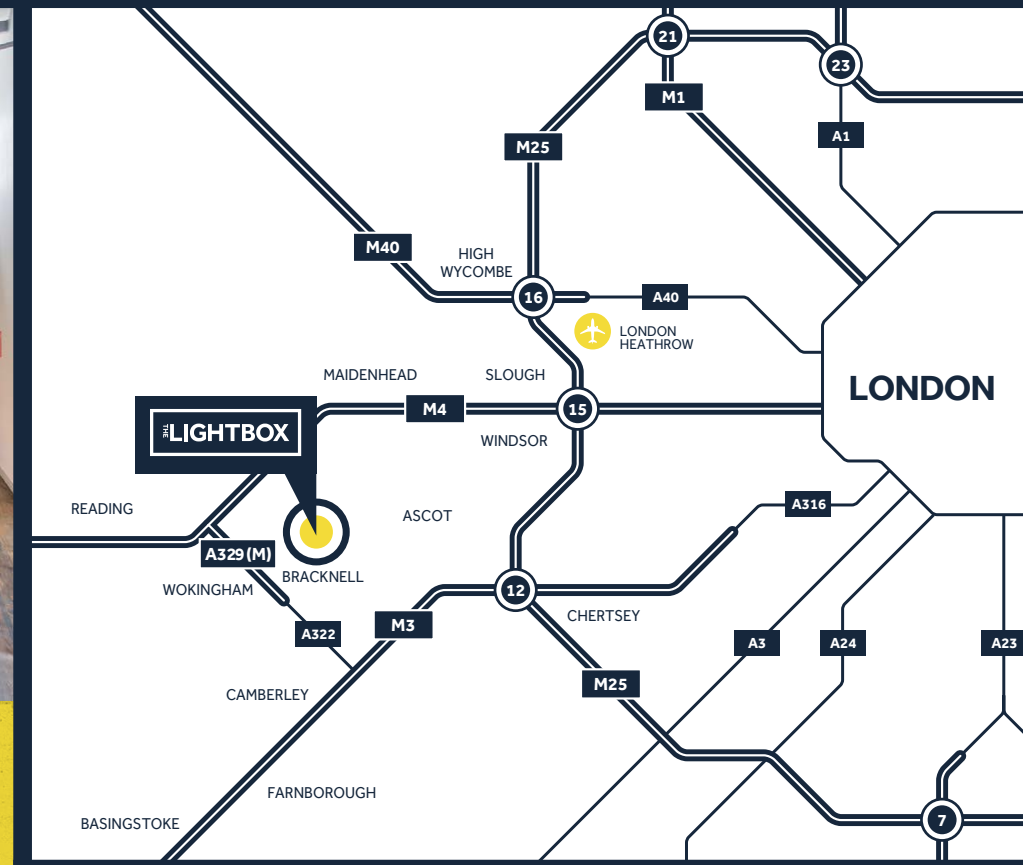
with table football

## 119 CAR SPACES (1:260)

with planning permission for additional spaces







# IGNITING

The Lexicon, Bracknell

# 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 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, Bracknell

Bracknell 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.



Key stops shown



Sainsbury's

your M&S

THE REAL GREEK

H&M

Fenwick

Waitrose

GOURMET BURGER KITCHEN

cineworld

las IGUANAS

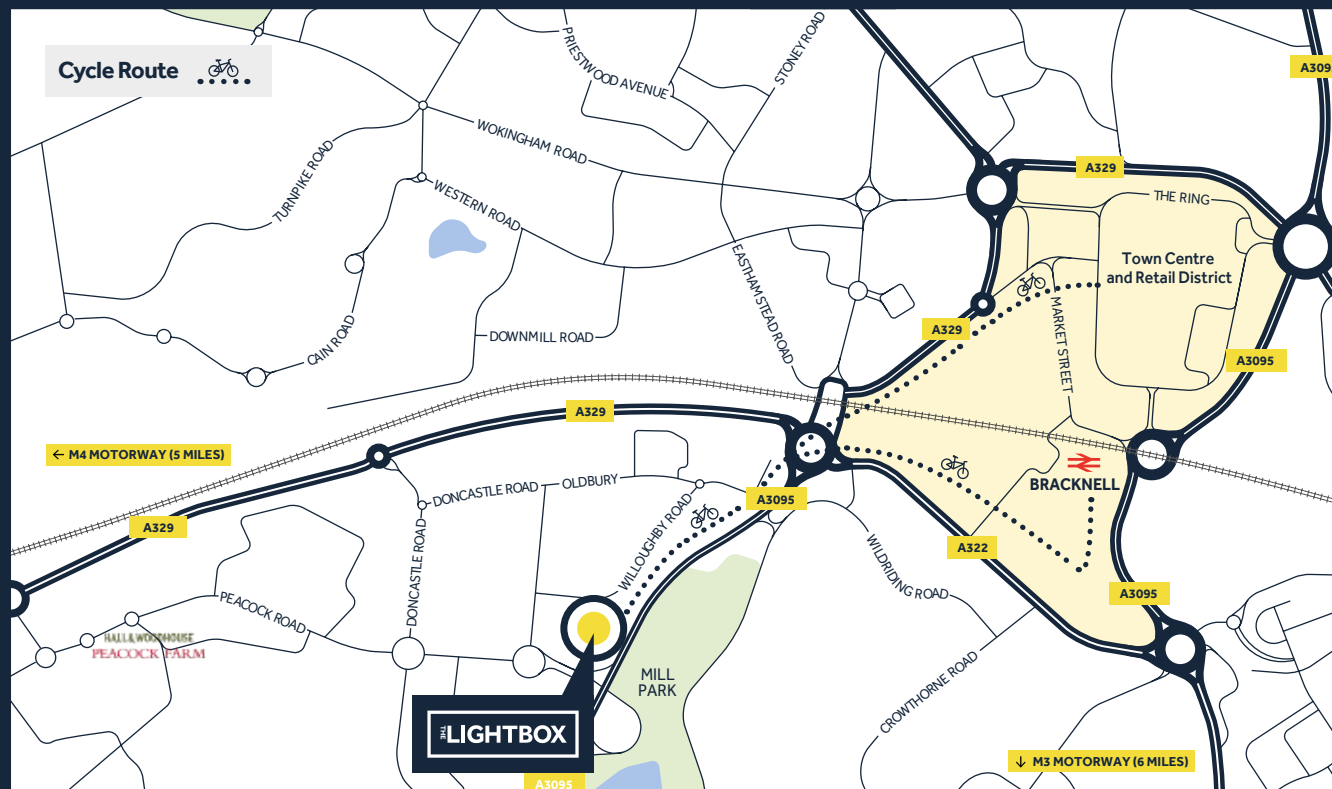




**THE LIGHTBOX**

**POSTCODE: RG12 8FB**

Get on your bike! Make use of our Box Bikes to spin your way to The Lexicon or train station, or just escape your desk.



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.



**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)**



**SHEIKH HOLDINGS**

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