



SPACE

TO

FROM 1,000 SQ FT OF
CONTEMPORARY WORKSPACE

SHINE

THE **LIGHTBOX**

LIGHTBOXBRACKNELL.COM

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



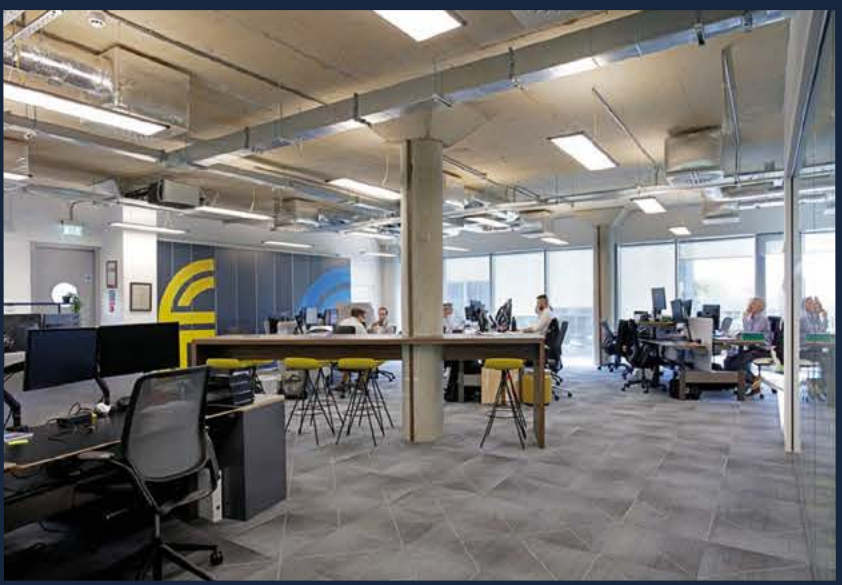
REMOTE
TEAM



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**
-  **1,080 – 3,693 SQ FT SUITES**
-  **24 HOUR ACCESS**
-  **AIR CONDITIONING**
-  **BUILDING BIKES AND STORAGE**
-  **SHOWER FACILITIES**
-  **PRIVATE GARDEN**
-  **CLEANING**
-  **KITCHEN AREA**
-  **MEETING FACILITIES**
-  **FREE BUSINESS LOUNGE WI-FI**
-  **CAR PARKING**
-  **LED LIGHTING**

**VAULTED
CEILING**
and feature
lighting on
2nd floor

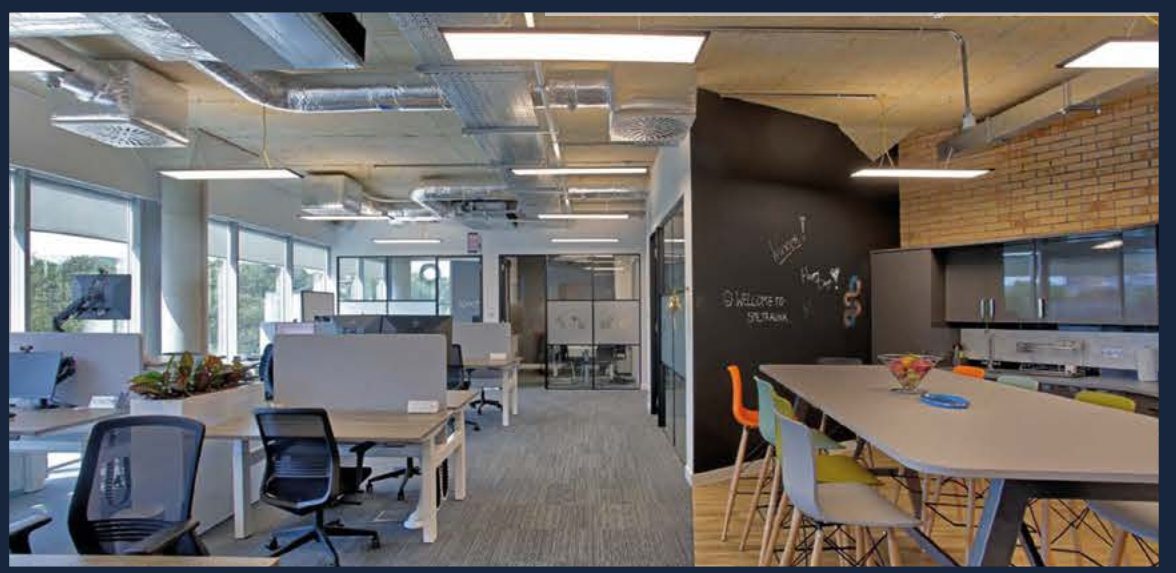
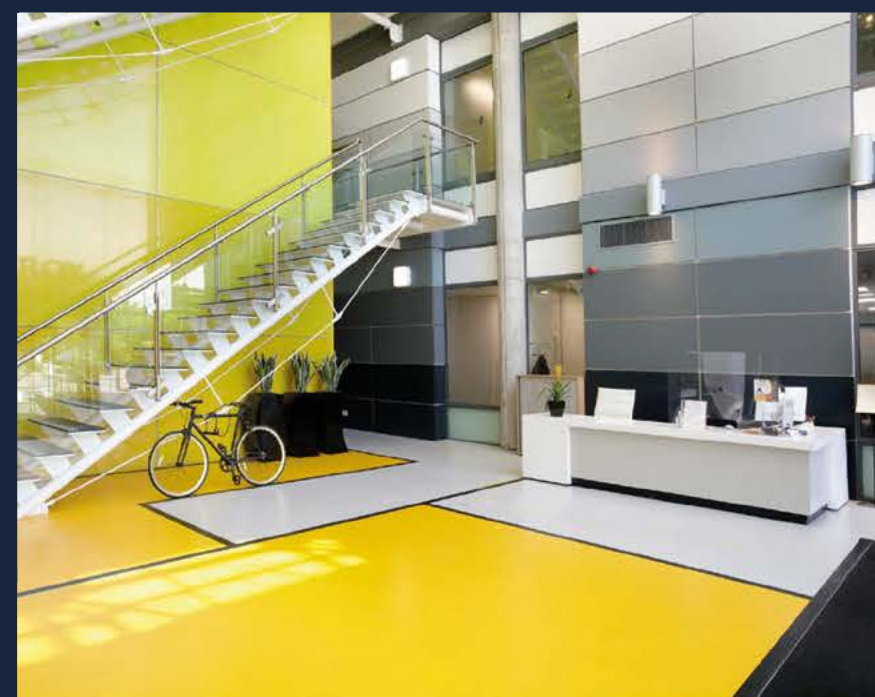
**FLOOR TO
CEILING
GLAZING**

**TRIPLE
HEIGHT
RECEPTION**
with concierge
service

**EXPOSED
SERVICE
DESIGN**
on upper floors

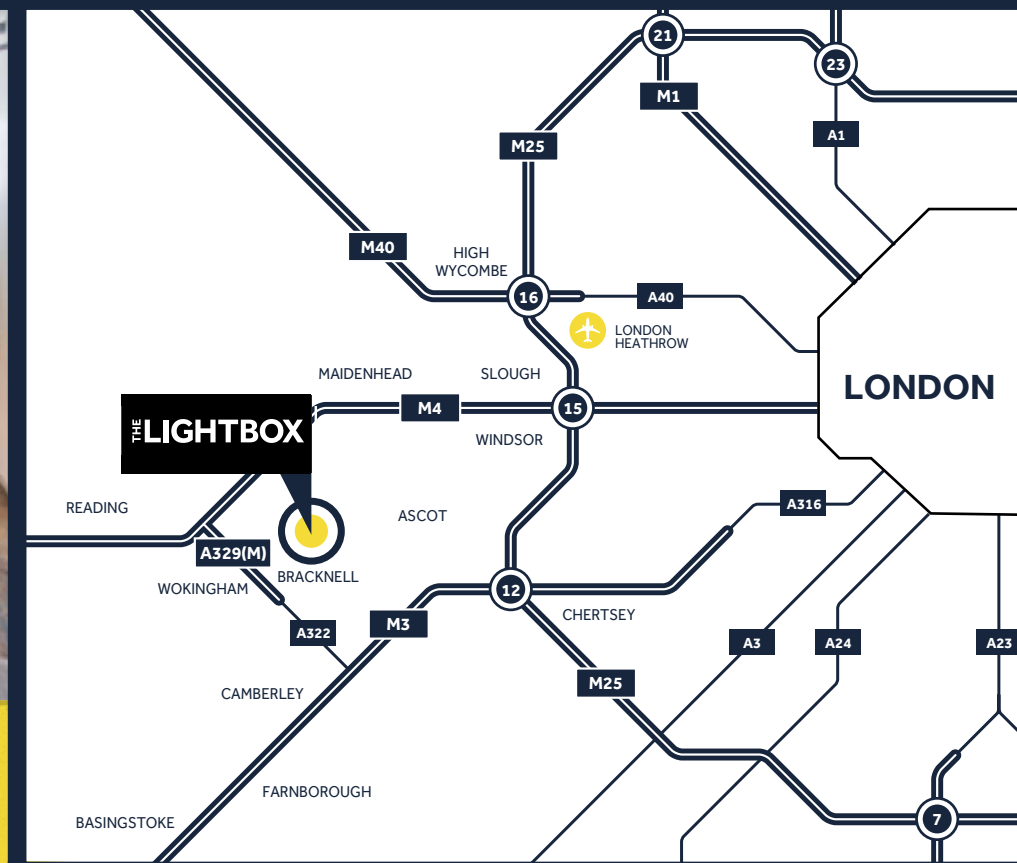
**KITCHEN /
BREAKOUT
AREA**
with table football

**CAR PARKING
RATIO 1:260**





**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, Boots and Super Dry.

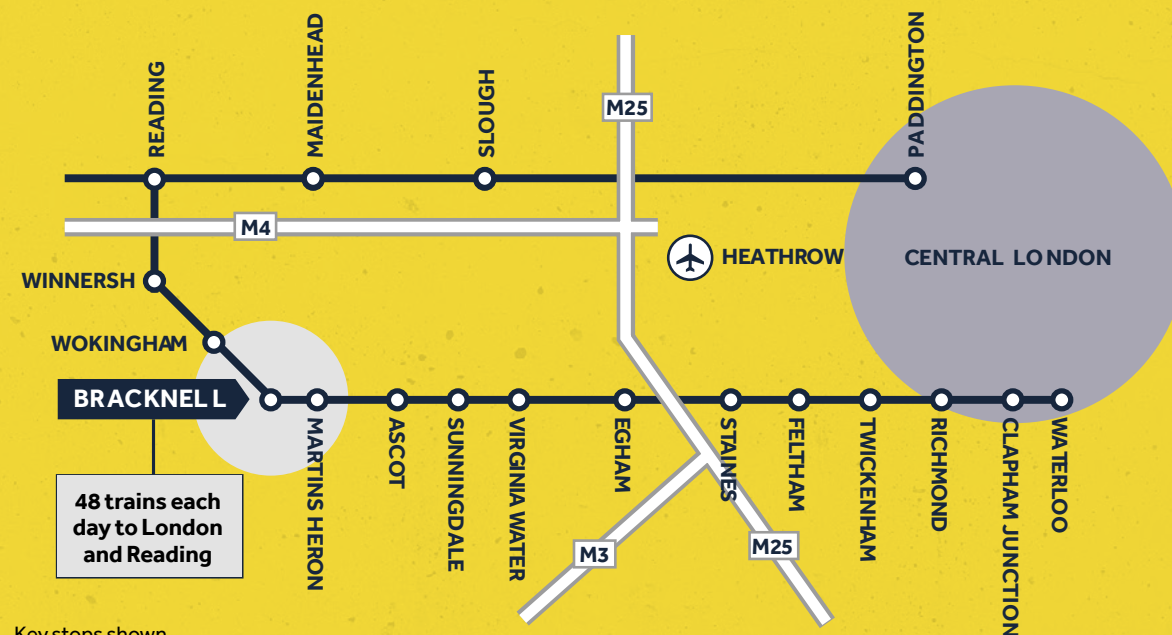
Eating out is also a great experience, whether at The Real Greek, Wagamama, Gourmet Burger or Pizza Express to name a few. Experience the new 12-screen cinema, featuring Berkshire's first 4DX film showings.



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.



Key stops shown



Sainsbury's

YOUR M&S

THE REAL GREEK

H&M

Fenwick

Waitrose

GOURMET
BURGER
KITCHEN

cineworld

las
IGUANAS



THE LIGHTBOX

BRACKNELL

AVAILABILITY

FLOOR	SQ FT	SQ M
Second – Suite C1	1,087	101
First – Suite 1A	3,693	343
First – Suite 2A	1,189	110
Ground – Suite 3	2,375	221
Ground – Suite 4	1,080	100
Ground – Suite 5	1,081	100
Ground – Suite 6	1,241	115
Total	11,746	1,090

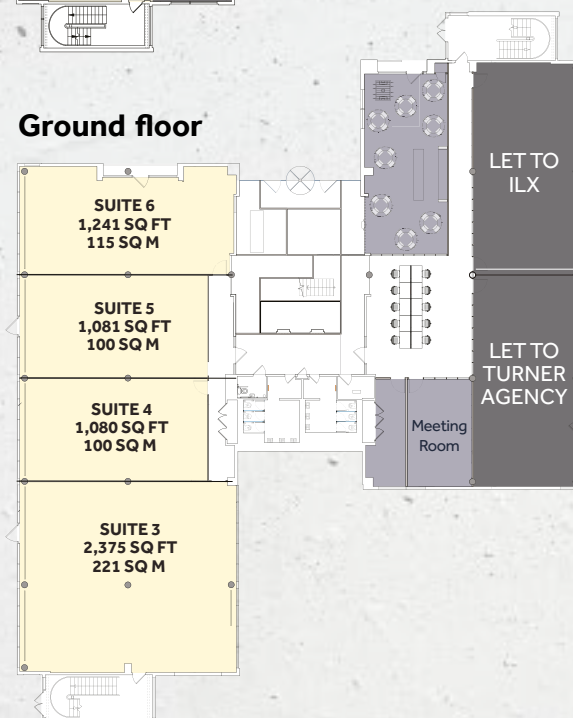
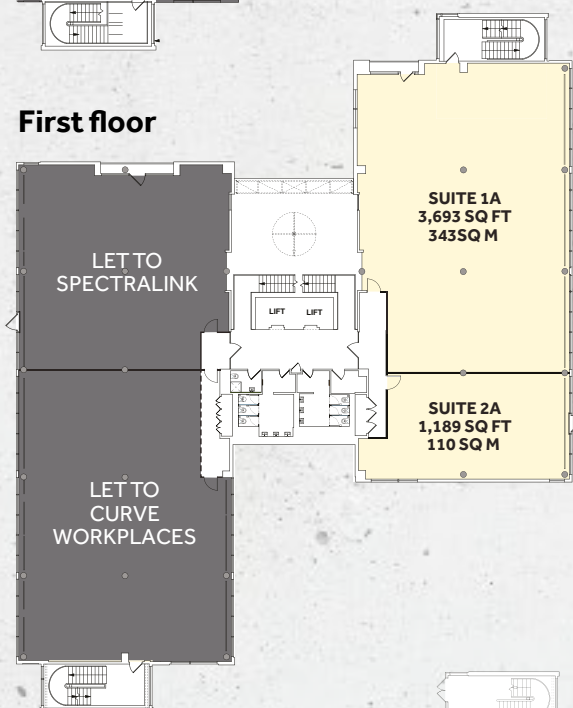
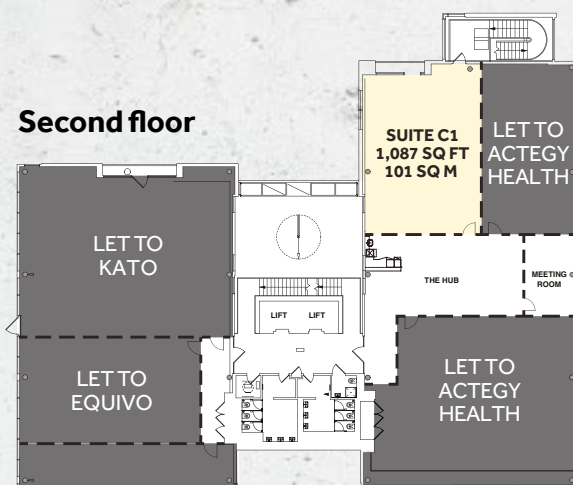
For more information please contact the joint agents:

Vail Williams
0118 909 7400
vailwilliams.com

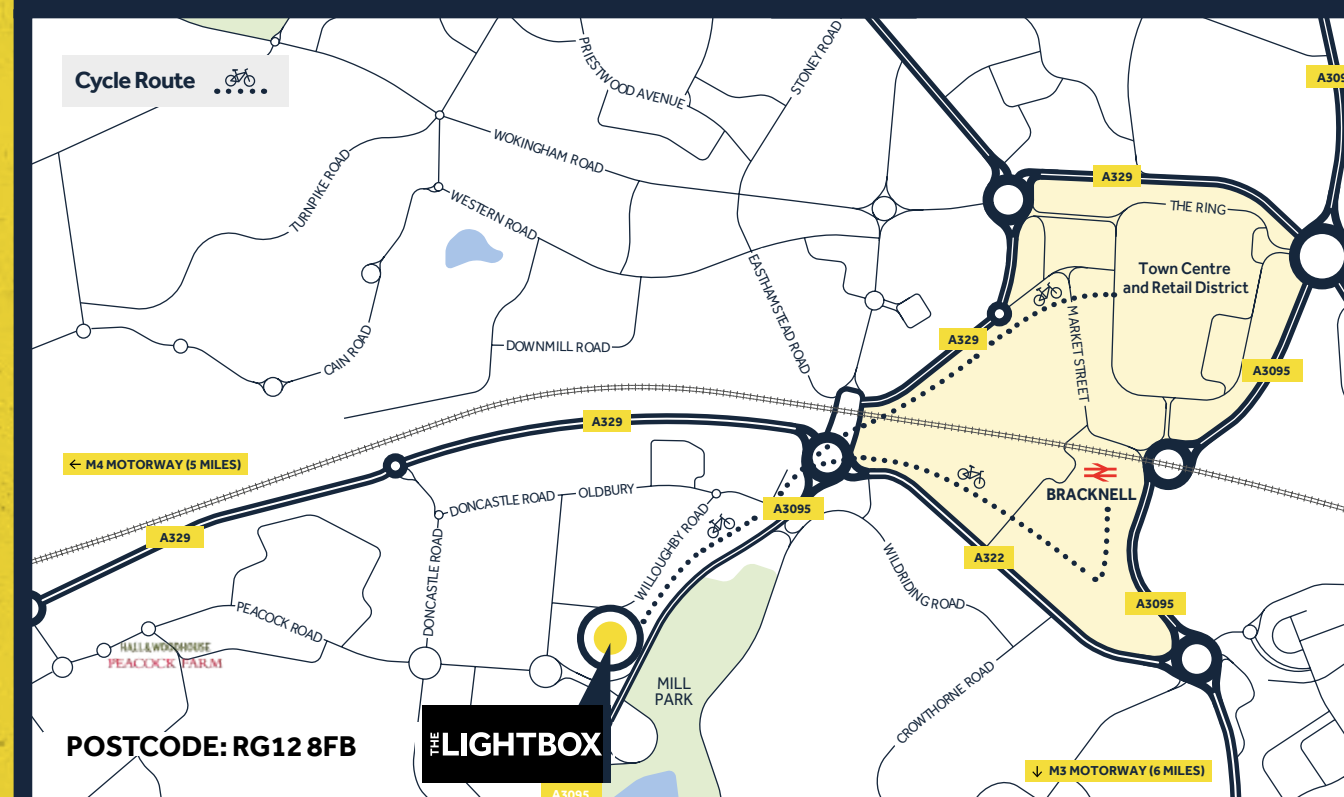
Andrew Baillie
abaillie@vailwilliams.com
07502 233770

F
fryercommercial.com
01344 741033

Simon Fryer
sfryer@fryercomm.com
07836 519613



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.



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.

May 2025

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)