



The Lightbox, Willoughby Road, Bracknell, RG12 8FB

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

- Landmark office building
- Well connected by road
- Meeting areas
- Regular food trucks
- Generous car parking ratio
- Communal break out space
- Nature area

Willoughby Road, Bracknell, RG12 8FB



Summary

Available Size	2,220 to 9,250 sq ft / 206.24 to 859.35 sq m
Rent	£27 - £35 per sq ft
Service Charge	£9 per sq ft
Estate Charge	N/A
EPC	B (63)

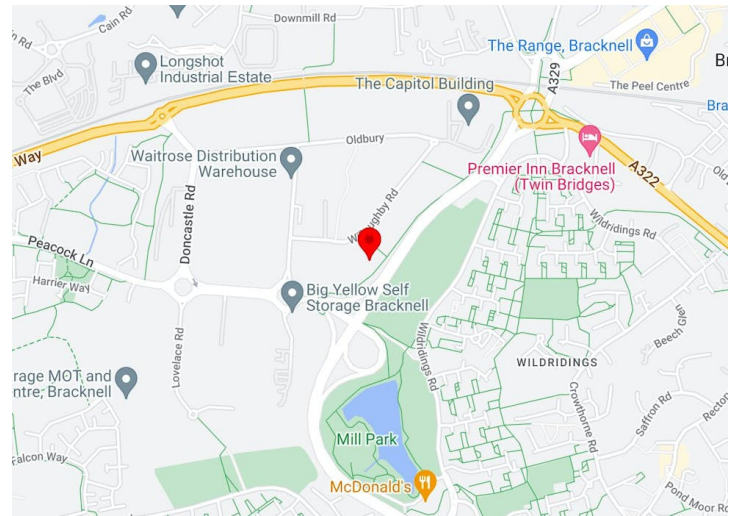
Description

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.

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.

Location

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 Kidston and SuperDry. 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.



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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - G1	2,220	206.24	Available
1st - 1.3	2,710	251.77	Available
1st - 1.4	4,320	401.34	Available
Total	9,250	859.35	

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