



## The Lightbox

Willoughby Road, Bracknell, RG12 8FB

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

**1,075 to 5,918 sq ft**

(99.87 to 549.80 sq m)

- Striking modern design
- Ample parking
- Concierge service
- Communal kitchens and breakout spaces
- Dog friendly

# The Lightbox, Willoughby Road, Bracknell, RG12 8FB

## Description

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.

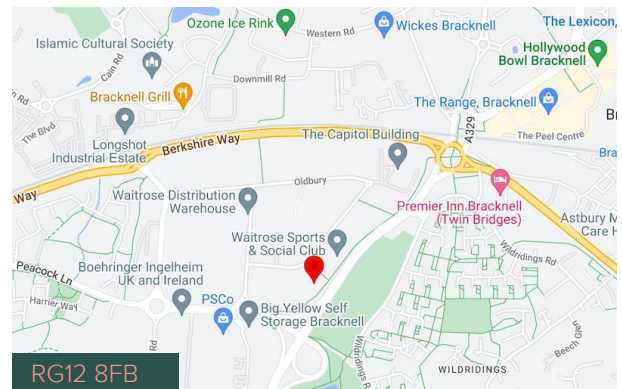
## Location

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.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd - Suite D3	2,855	265.24	Under Offer
1st - Suite B2	1,075	99.87	Available
Ground - Suite 1	1,274	118.36	Available
<b>Total</b>	<b>5,204</b>	<b>483.47</b>	



## Summary

<b>Available Size</b>	1,075 to 5,918 sq ft
<b>Rent</b>	£47 - £60 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information

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