



SPACE

TO

FROM 1,000 SQ FT OF
CONTEMPORARY WORKSPACE

SHINE

THE **LIGHTBOX**

BRACKNELL, RG12 8FB

LIGHTBOXBRACKNELL.COM



SWITCHED

ON

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.



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.



"The Lightbox has a modern and contemporary feel, a welcoming entrance and lovely open workspace, which creates a creative environment for all our engineers."

Seena Sani – Co-Founder Fantoo.

Limitations live only in our minds
but if we use our imagination
our abilities become limitless

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**

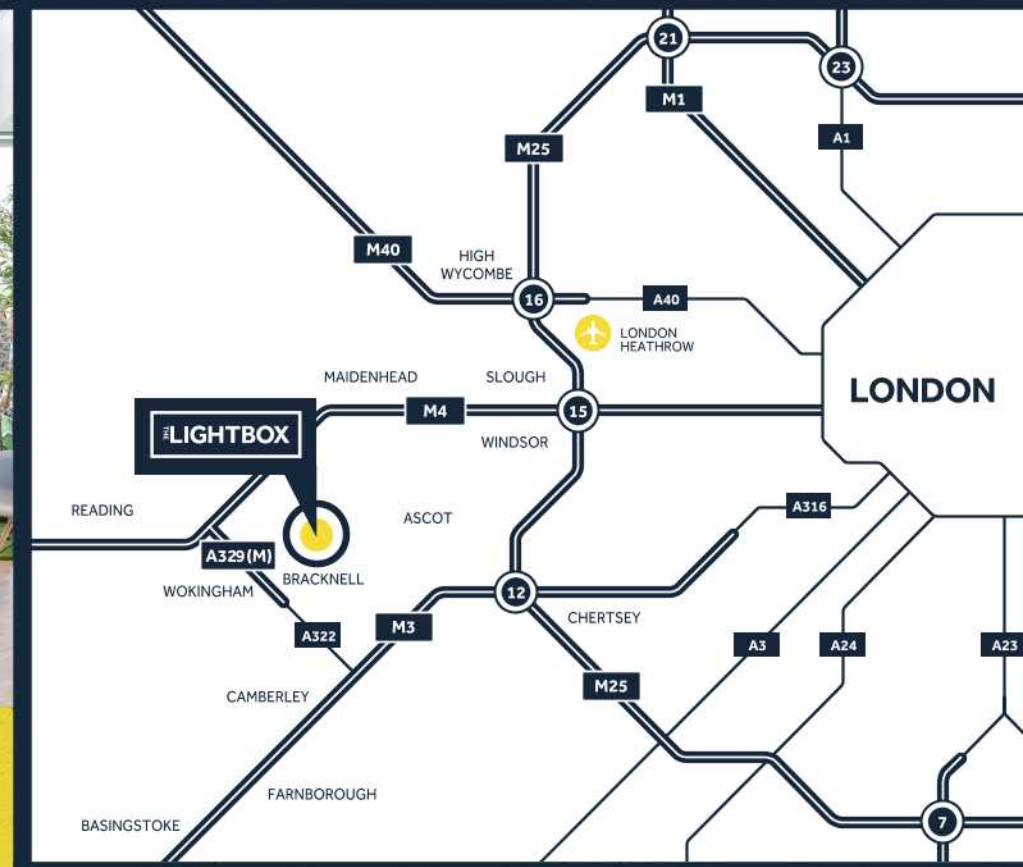
with table football

**119 CAR
SPACES (1:260)**

with planning
permission
for additional
spaces

-  **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**





IGNITING

The Lexicon, Bracknell

BUSINESS

The Lightbox is a short walk or bike ride from the town centre and the new 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 Carluccio's, Wagamma, Gourmet Burger or Bill's to name a few. Experience the new 12-screen cinema, featuring Berkshires 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

M&S

Carluccio's

H&M

Fenwick

Waitrose



Cineworld

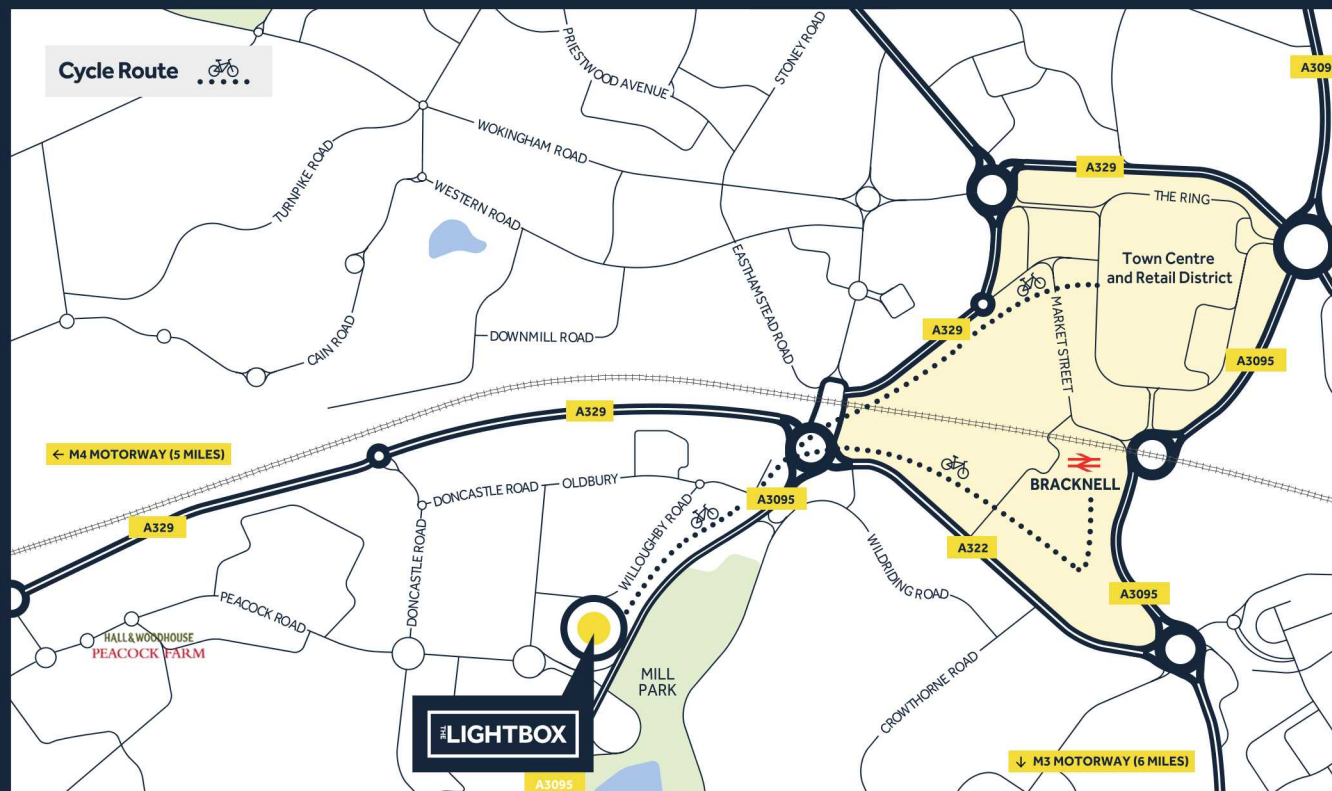
las IGUANAS



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.



BOULTBEE BROOKS
REAL ESTATE



Guy Parkes
gparkes@ra-re.co.uk



Tom Fletcher
tfletcher@lsh.co.uk



Hannah Taylor-Brewin
hannah@pagehardyharris.co.uk



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)

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