



SPACE

TO

FROM 1,537 SQ FT OF
CONTEMPORARY WORKSPACE

SHINE

THE LIGHTBOX

THE-LIGHTBOX.CO.UK

READING



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

The Lightbox is a striking landmark building located in Reading's town centre.

The building has been refurbished to offer contemporary high quality office space with exceptional parking and great opportunity to grow.

Occupiers include Barrett & Co Solicitors, Haines Watts and IT Talent.



SWITCHED

ON



FREELANCER



EARLY STAGE
TECH FOUNDER



STARTUP



LARGE
COMPANY



NON-PROFIT



SERVICE
PROVIDER



SMALL
BUSINESS



REMOTE
TEAM



The Lightbox Reading provides a stunning arrival into the brand new reception and business lounge facilities.





-  **RAISED FLOOR**
-  **2 X PASSENGER LIFTS**
-  **CONCIERGE**
-  **SECURITY**
-  **FROM 1,500 – 12,000 SQ FT**
-  **24 HOUR ACCESS**
-  **AIR CONDITIONING**
-  **EXPOSED SERVICES FINISH**
-  **SHOWER FACILITIES**
-  **KITCHEN AREA**
-  **CAR PARKING**
-  **LED LIGHTING**

ULTRA FLEXIBLE



The building is an exciting and inspiring place to work.
 For the commuter, facilities include showers and car parking at an excellent ratio of 1:426 sq ft.

- EXPOSED SERVICES**
- FLOOR TO CEILING GLAZING**
- NEW RECEPTION with concierge service**
- MALE FEMALE AND DISABLED WC FACILITIES**
- BUSINESS LOUNGE FACILITIES**
- EXCELLENT CAR PARKING RATIO**

Indicative fitout

- 48 x workstations
- 2 x informal meeting areas
- Reception area
- Kitchenette
- Break-out area
- 2 x meeting rooms
- 2 x offices
- Storage
- Printing area



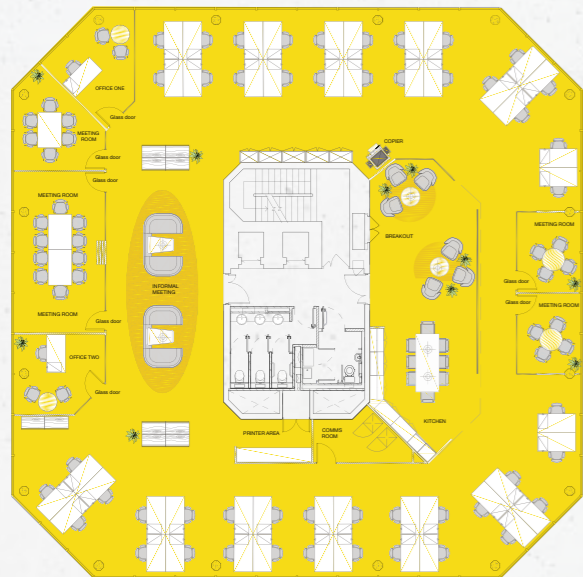
THE LIGHTBOX

READING

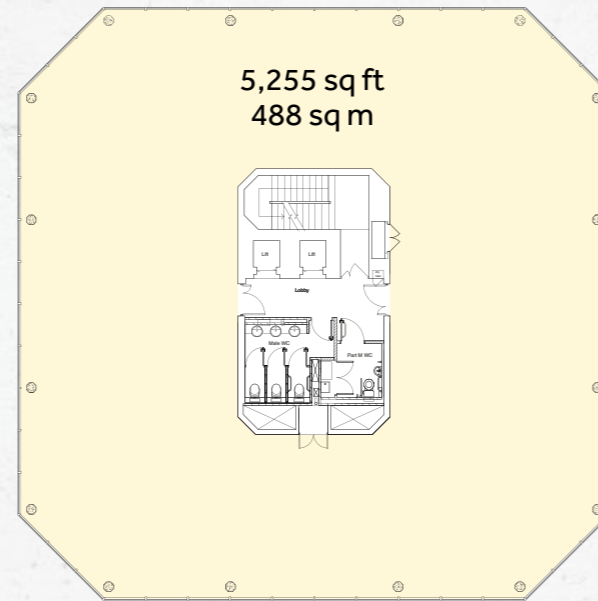
AVAILABILITY

FLOOR	SQ FT	SQ M
Fourth	5,255	488
Third (part)	1,537	143
Second (Suite 1)	2,557	238
Second (Suite 2)	2,508	233
Total	11,857	1,102

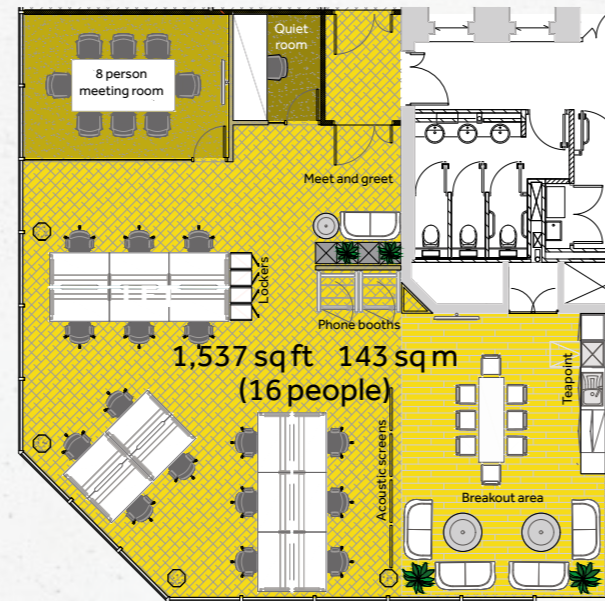
Indicative full floor space plan



Fourth floor

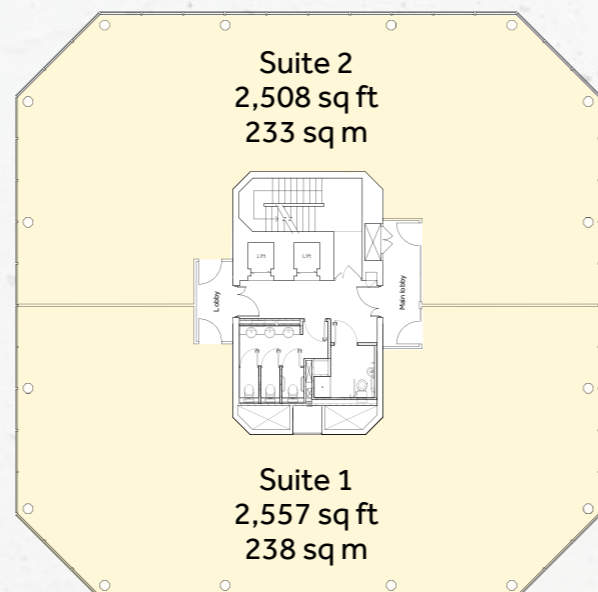


Third floor (part)

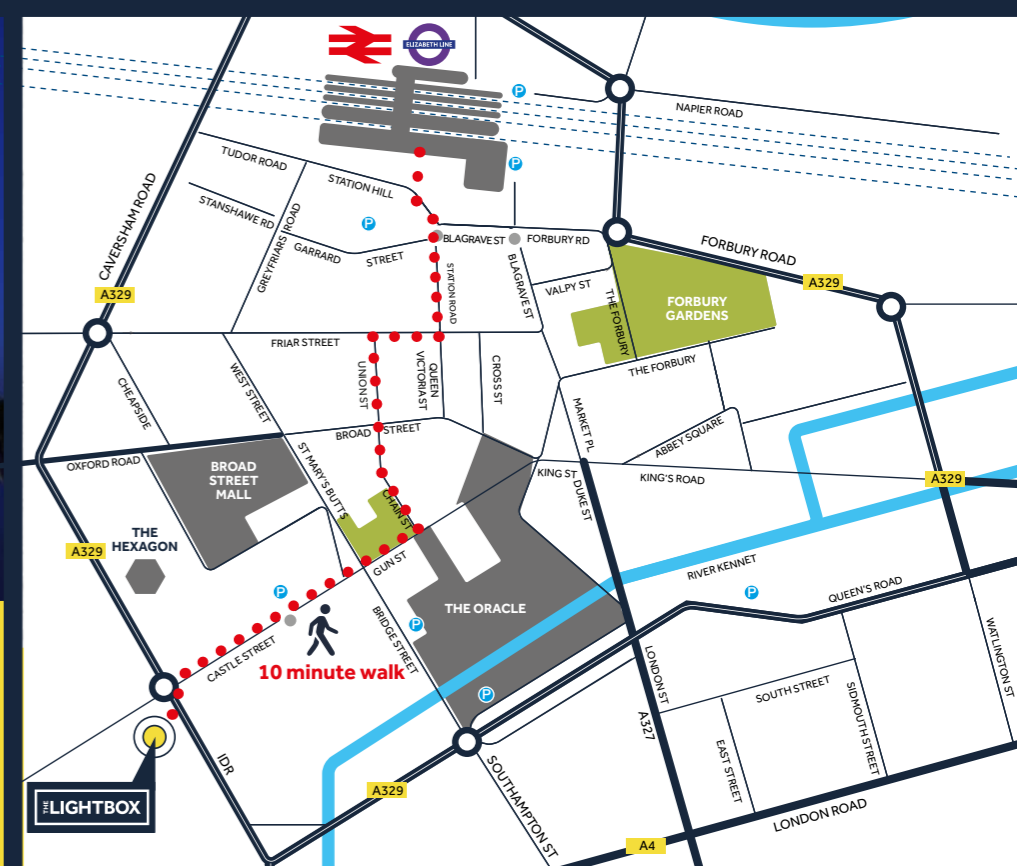
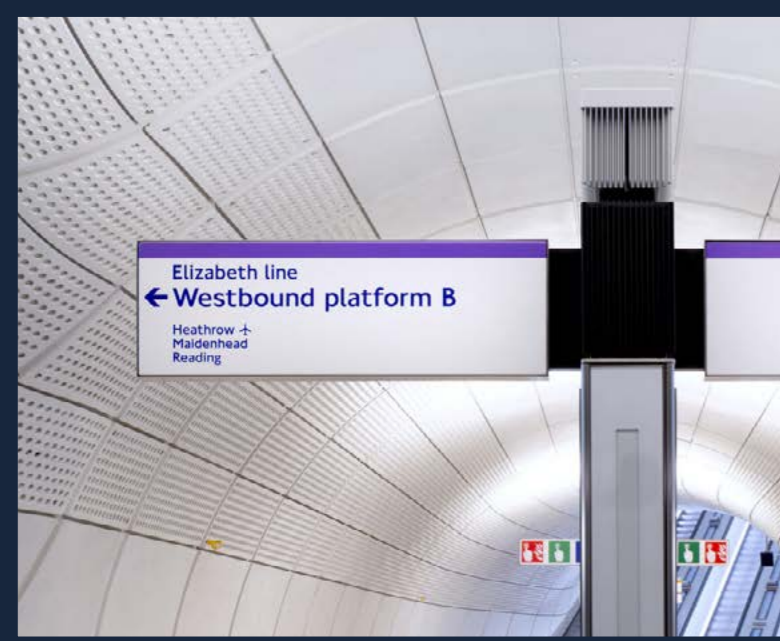


Indicative layout

Second floor



POSTCODE
RG1 7SN



Reading is widely known as the 'capital of the Thames Valley' and is one of the most important commercial centres outside of London. The town is home to many major corporate occupiers, including Microsoft, SSE, Huawei and Prudential.

IGNITING

BUSINESS

The Lightbox is situated just 5 minutes' walk from the town centre's retail and leisure facilities, including The Oracle shopping centre, John Lewis, cafés and bars, and entertainment venues, such as the Hexagon Theatre and Vue cinema.

The town is the focal point for economic growth along the M4 motorway and is classed as one of the most vibrant urban centres in the UK.

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.



CONNECTIONS

Reading's strategic location, in the heart of the UK's transport network and its proximity to Heathrow and London, is one of its major attractions.



Reading railway station is one of the busiest rail hubs in Britain, connecting to London (Paddington and Waterloo) to the east, Birmingham to the north and Cardiff to the west.

Trains to London Paddington run every 10 minutes with a quickest journey time of 26 minutes.

The Elizabeth Line offers direct connections to the West End, the City and Canary Wharf.



Reading Train Station – 10 mins



Reading Train Station – 4 mins



M4 J11 – 4.9 miles – 12 mins

M4 J12 – 4.7 miles – 10 mins

London – 40 miles

Reading Train Station – 1 mile – 4 mins



Paddington – 26 mins

Birmingham – 1 hr 34 mins

Cardiff – 1 hr 23 mins



Heathrow – 21 miles (34 mins)

For more information please contact the joint agents:

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SHEIKH
HOLDINGS

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