

The logo for ONE LUDLOW is centered within a dark blue circle. The word "ONE" is in a large, white, sans-serif font, with a gold horizontal bar positioned below the letter "O". Below "ONE", the word "LUDLOW" is written in a smaller, white, sans-serif font.

ONE LUDLOW

Ludlow Road, Maidenhead , Berkshire, SL6 2SL

3,500 - 20,000 sq ft Grade A office space to let

THE BUILDING

COME
ON IN



Targeted
EPC 'A'



Potential self contained
HQ (option to split)



ONE LUDLOW



CAT A+ / CAT A
options available

One Ludlow is being refurbished to provide up to 20,000 sq ft of Grade A office space, beyond an impressive double height reception.

Located in central Maidenhead with excellent transport links, it offers a prime HQ opportunity, can be taken floor by floor or as individual suites, with CAT A and CAT A+ options to suit your needs.



The newly refurbished reception will offer a bright and welcoming arrival experience, with the double height atrium providing an abundance of natural light.

THE SPACE

READY FOR WORK

Suite 2 is being fully fitted to offer ready-to-move-in workspace. It features modern meeting rooms, contemporary kitchen and breakout areas.



02



01

- 01. Breakout area CGI
- 02. Kitchen / breakout area CGI
- 03. Boardroom CGI



03



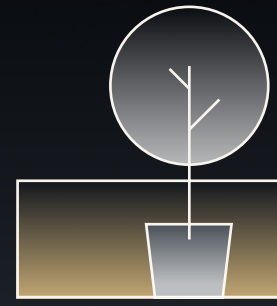
Suite 2's fully fitted workspace is designed to inspire productivity and collaboration, featuring 50 open-plan workstations, breakout areas, three meeting rooms, and premium finishes throughout.



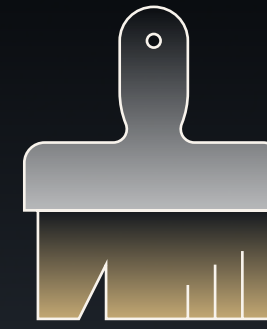
The bright and open CAT A floors provide a flexible blank canvas, ready for an occupier to tailor to their business needs.

SPECIFICATION

ALL THINGS CONSIDERED



Outdoor amenity
spaces



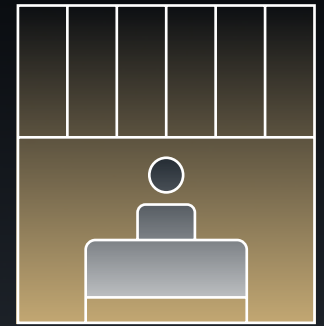
High quality
refurbishment



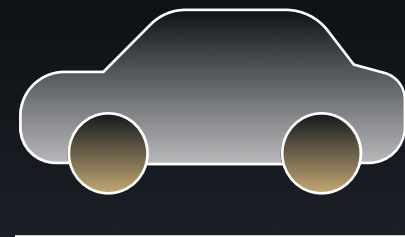
Targeted
EPC 'A'



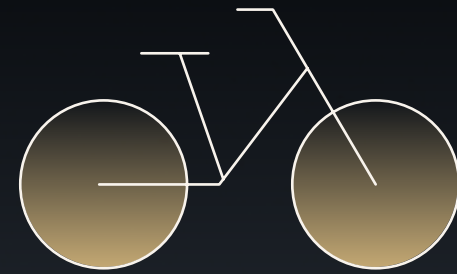
Excellent trackside
and roadside branding
opportunities



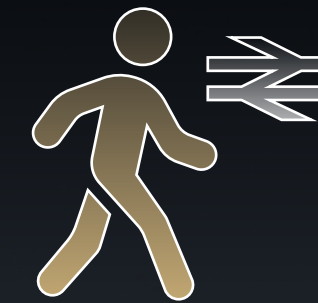
Double height
atrium



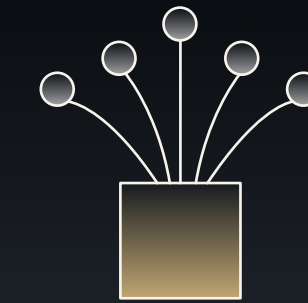
51 - 69 parking spaces
(1:388 - 1:287 ratio)*



Secure cycle store,
showers & lockers



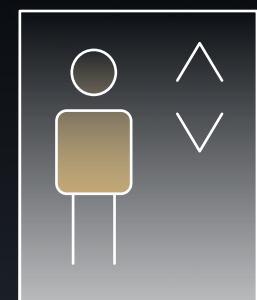
Three minutes walk to
Maidenhead station



Fibre
connectivity



Easy access to the
M4 and M25



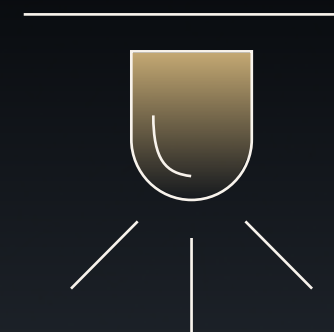
Passenger
lift



LED
lighting



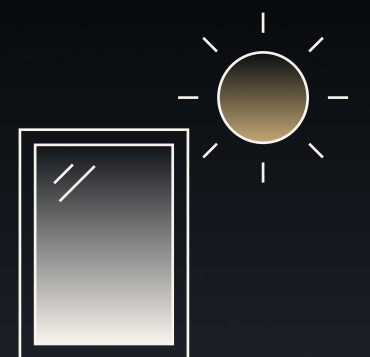
VRF four pipe fan
coil air conditioning



PIR
sensors



Full access raised floors &
suspended metal ceiling tiles



Excellent
natural lighting



The landscaped courtyard and terraces offer a calm, outdoor retreat and the ideal place to step away and take a breath of fresh air.

ACCOMMODATION

OPEN
PLAN

FLOOR*		CONDITION	SQ FT	SQ M
Reception			885	82
Ground	Suite 1	CAT A	3,515	327
	Suite 2	CAT A+	4,885	453
	TOTAL		8,400	780
First	Suite 3	CAT A	3,175	295
	Suite 4	CAT A	4,815	447
	Terrace		530	49
	TOTAL		8,520	792
Second	Suite 5	CAT A	780	72
	Suite 6	CAT A	1,030	95
	Terrace		220	20
	TOTAL		2,030	189
Total			19,835	1,843

* available as a HQ opportunity, on a floor-by-floor basis or as individual suites.

GROUND FLOOR - 8,400 SQ FT (780 SQ M)

SUITE 1 - 3,515 SQ FT (327 SQ M)

SUITE 2 - 4,885 SQ FT (453 SQ M)



SUITE 2 - CAT A+

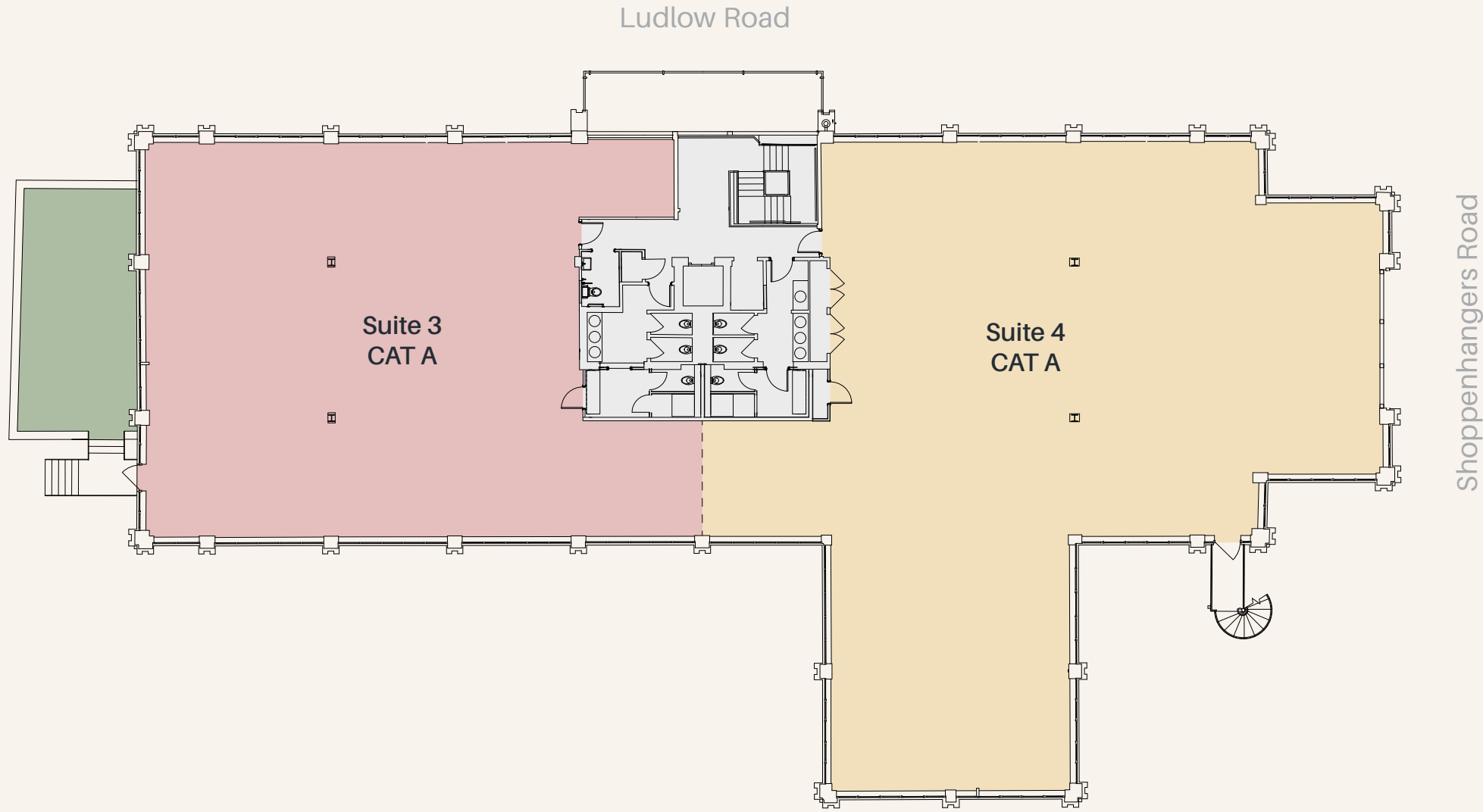
Open plan desks	50
Hot desks	16
6 person meeting room	02
10 person meeting room	01
1 person booths	02
Kitchen/breakout area	01

● Suite 1 ● Suite 2 ● Lobby ● Bicycle storage ● Communal lockers ● Outdoor amenity ● Car parking ● Core

Floor plans not to scale.
For indicative purposes only.

FIRST FLOOR - 8,520 SQ FT (792 SQ M)

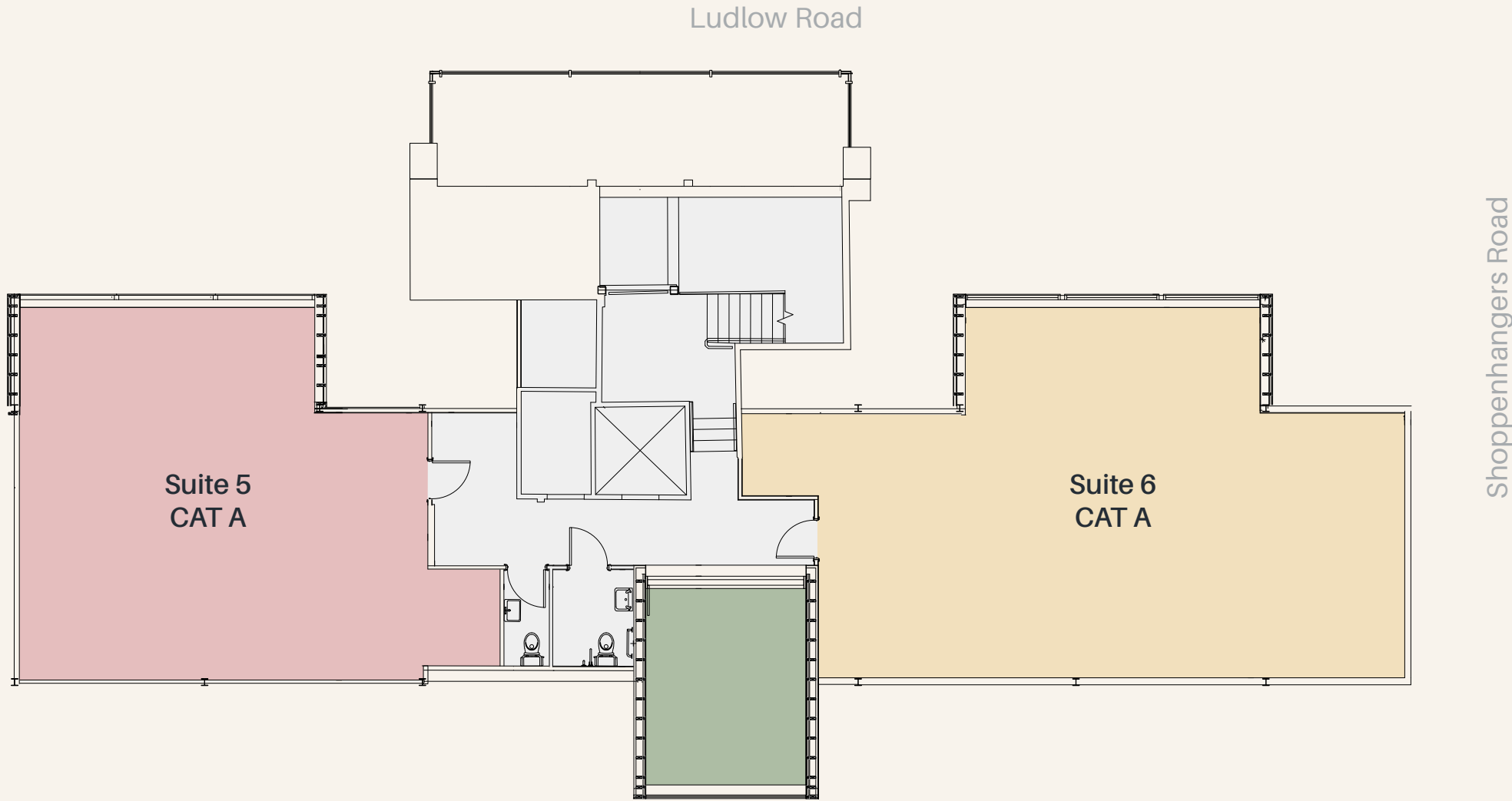
SUITE 3 - 3,175 SQ FT (295 SQ M)
SUITE 4 - 4,815 SQ FT (447 SQ M)



● Suite 5 ● Suite 6 ● Core ● Terrace

SECOND FLOOR - 2,030 SQ FT (189 SQ M)

SUITE 5 - 780 SQ FT (72 SQ M)
SUITE 6 - 1,030 SQ FT (95 SQ M)



● Suite 5 ● Suite 6 ● Core ● Terrace

Floor plans not to scale.
For indicative purposes only.

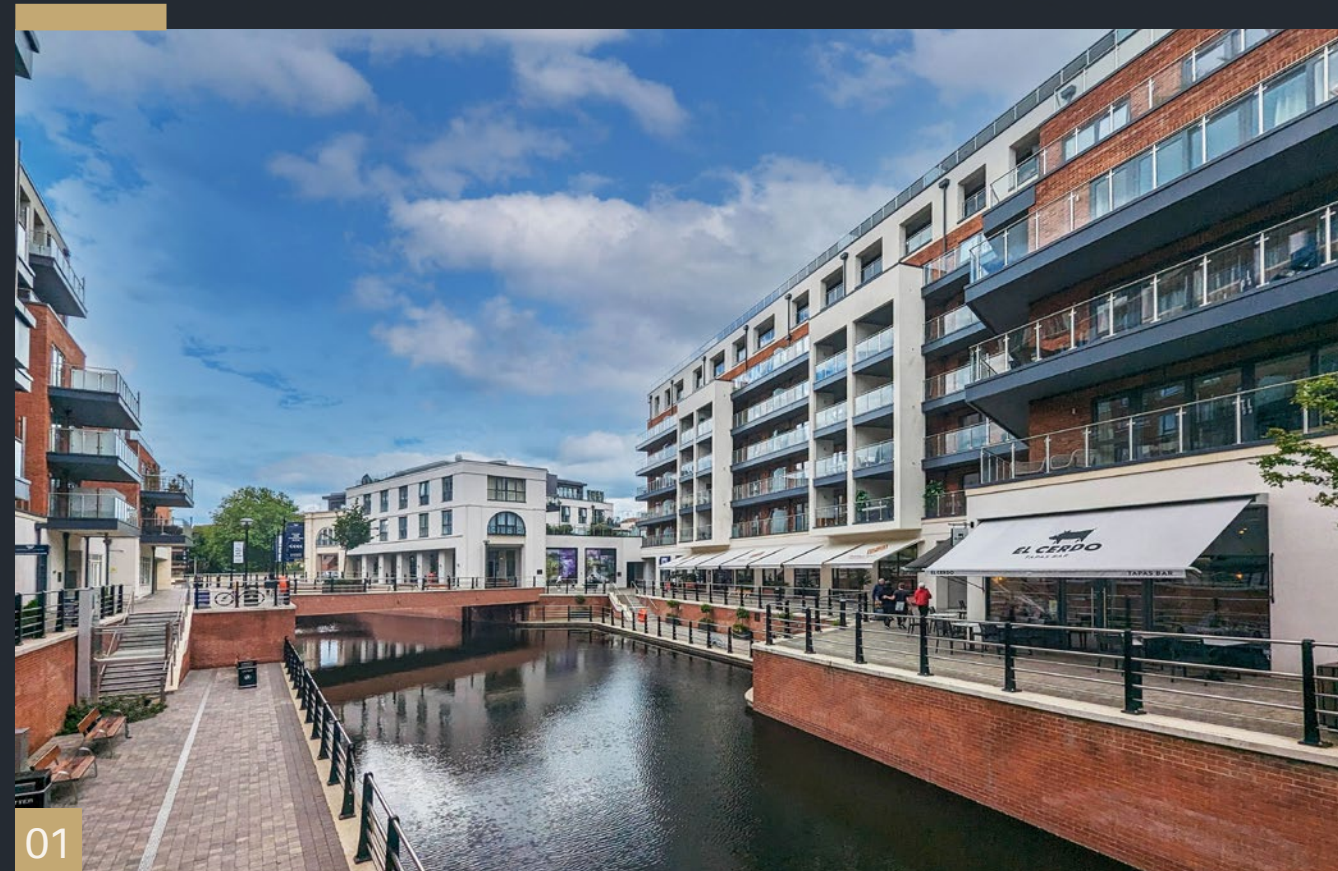


LOCATION

ON YOUR DOORSTEP

Maidenhead town centre is within easy reach, offering a rich mix of restaurants, bars, cafés, shops and well-being amenities while being surrounded by spectacular countryside and waterways.

The vibrant Waterside Quarter provides a perfect riverside location to relax, while the Nicholson Quarter regeneration will bring a new retail and leisure destination to the area.



- 01. Waterside Quarter
- 02. One Maidenhead
- 03. Maidenhead Rowing Club
- 04. The Boathouse at Boulters Lock



LOCAL OCCUPIERS

LEXMARK™

RWS

SEIKO

BLACK+
DECKER

abbvie



Abbott

SAP

Biogen

Johnson & Johnson

dynatrace

LOCATION



01



02

- 01. Bakedd
- 02. Chai Cocoa



LOCAL AMENITIES

COFFEE

- 01. Bakedd
- 02. Chai Cocoa
- 03. Puccino's
- 04. Costa Coffee
- 05. Grenfell Cafe
- 06. Pret a Manger

PUBS & BARS

- 01. The Maiden's Head
- 02. Off the Tap
- 03. The Borough
- 04. The Vine

RESTAURANTS

- 01. Coppa Club
- 02. The Boathouse at Boulters Lock
- 03. Seasonality
- 04. Knead Neopolitan Pizza
- 05. Roux at Skindles
- 06. Sauce and Flour

GYMS, LEISURE & RETAIL

- 01. PureGym
- 02. David Lloyd
- 03. Braywick Leisure Centre
- 04. Odeon Luxe
- 05. Co-Op

LOCATION

BETTER CONNECTED

One Ludlow offers excellent connectivity whether travelling by foot, rail or car.

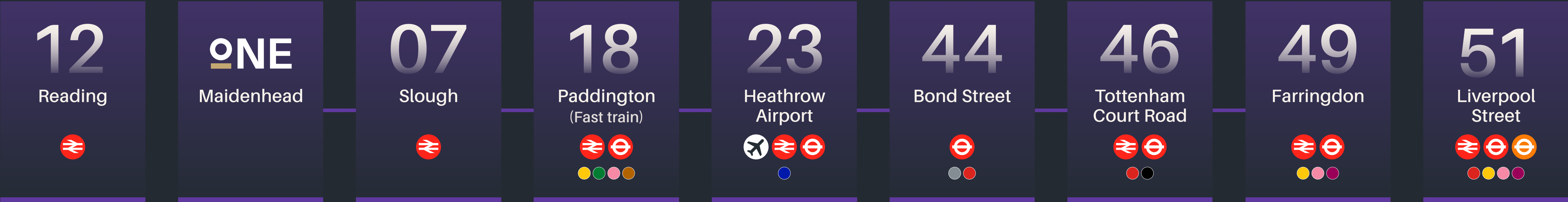
Maidenhead train station is only a three minute walk from the building with the Elizabeth line reducing travel times into London. Meanwhile, the M4 and M25 motorways are nearby providing access to the national road network and Heathrow Airport.



DRIVE TIMES (from the building)

Maidenhead Town Centre		3 mins	0.7 miles
A404 (M)		4 mins	1 mile
M4 (J8/9)		5 mins	1.6 miles
M25 (J15)		15 mins	12 miles
Heathrow Airport		18 mins	15 miles
M3 (J2)		22 mins	20 miles
Reading Town Centre		25 mins	16.2 miles

ELIZABETH LINE (journey times in minutes from Maidenhead station)



Sources: Google Maps and TfL

CONTACT

GET IN TOUCH

Terms

Upon application.

Viewings

Strictly through the
joint sole letting agents:



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ONELUDLOW.CO.UK

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