

The logo features the word "ONE" in a large, white, sans-serif font. The letter "O" is stylized with a horizontal gold bar extending from its left side. Below "ONE" is the word "LUDLOW" in a smaller, white, sans-serif font. The entire logo is centered within a dark blue circular background.

ONE
LUDLOW

Ludlow Road, Maidenhead , Berkshire, SL6 2SL

4,000 - 20,000 sq ft Grade A office space to let

THE BUILDING

COME ON IN



Potential self contained HQ (option to split)



ONE LUDLOW



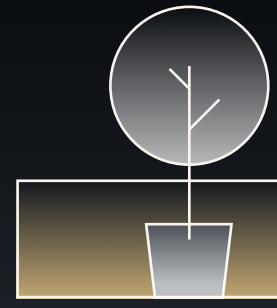
CAT A+ / CAT A options available

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

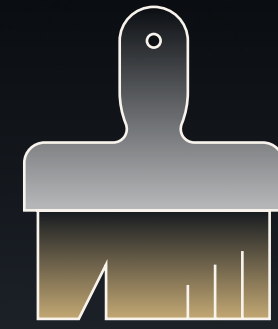
Situated in central Maidenhead with excellent transport connections, the building provides businesses with an excellent HQ opportunity, or can be taken on a floor by floor basis – with CAT A and CAT A+ suites available. Available Q3 2025.

SPECIFICATION

ALL THINGS CONSIDERED



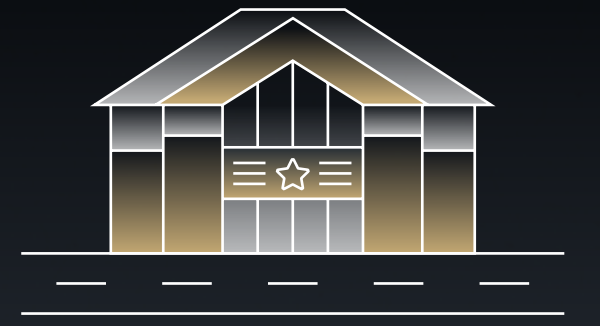
Communal outdoor amenity space



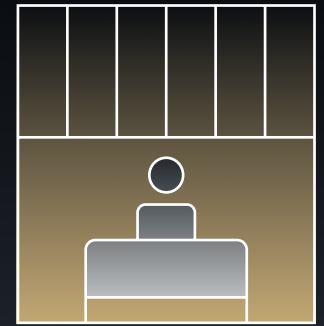
High quality refurbishment



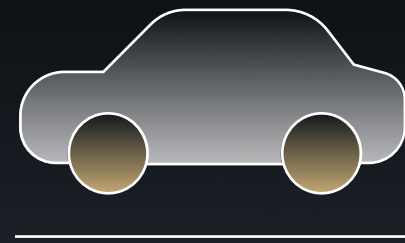
Targeted EPC 'A'



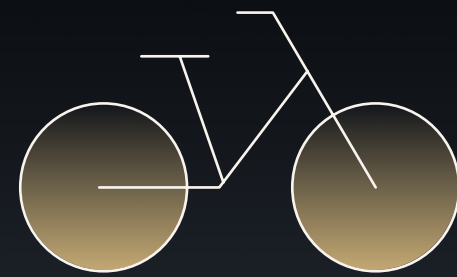
Excellent trackside and roadside branding opportunities



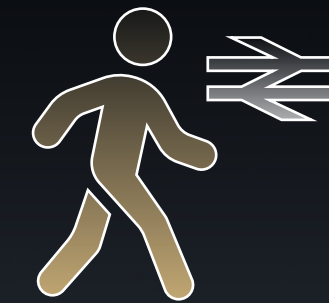
Double height atrium



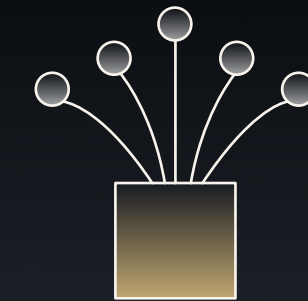
1:378 parking ratio with electric charging available



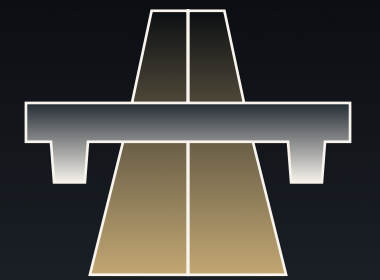
Secure cycle store, showers & lockers



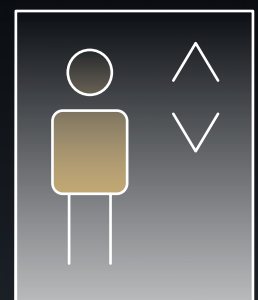
Three minutes walk to Maidenhead station



Fibre connectivity



Access to the M4 and M25



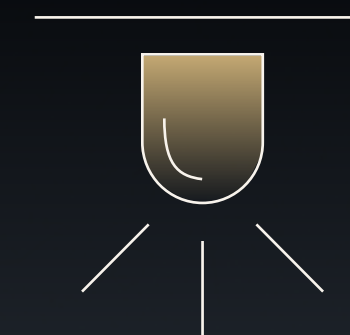
Lift to 1st floor



LED lighting



VRF four pipe fan coil air conditioning



PIR sensors



Full access raised floors & suspended metal ceiling tiles



Ceiling height (TBC)

ACCOMMODATION

OPEN PLAN

GROUND FLOOR

SUITE 1 - CAT A+ 3,531 SQ FT (328 SQ M)
 SUITE 2 - CAT A 4,833 SQ FT (449 SQ M)



FLOOR	CONDITION	SQ FT	SQ M
Ground	Suite 1 CAT A+	3,531	328
	Suite 2 CAT A	4,833	449
First	CAT A	8,148	757
Second	Suite 1 CAT A	1,324	123
	Suite 2 CAT A	1,442	134
Total		19,278	1,791

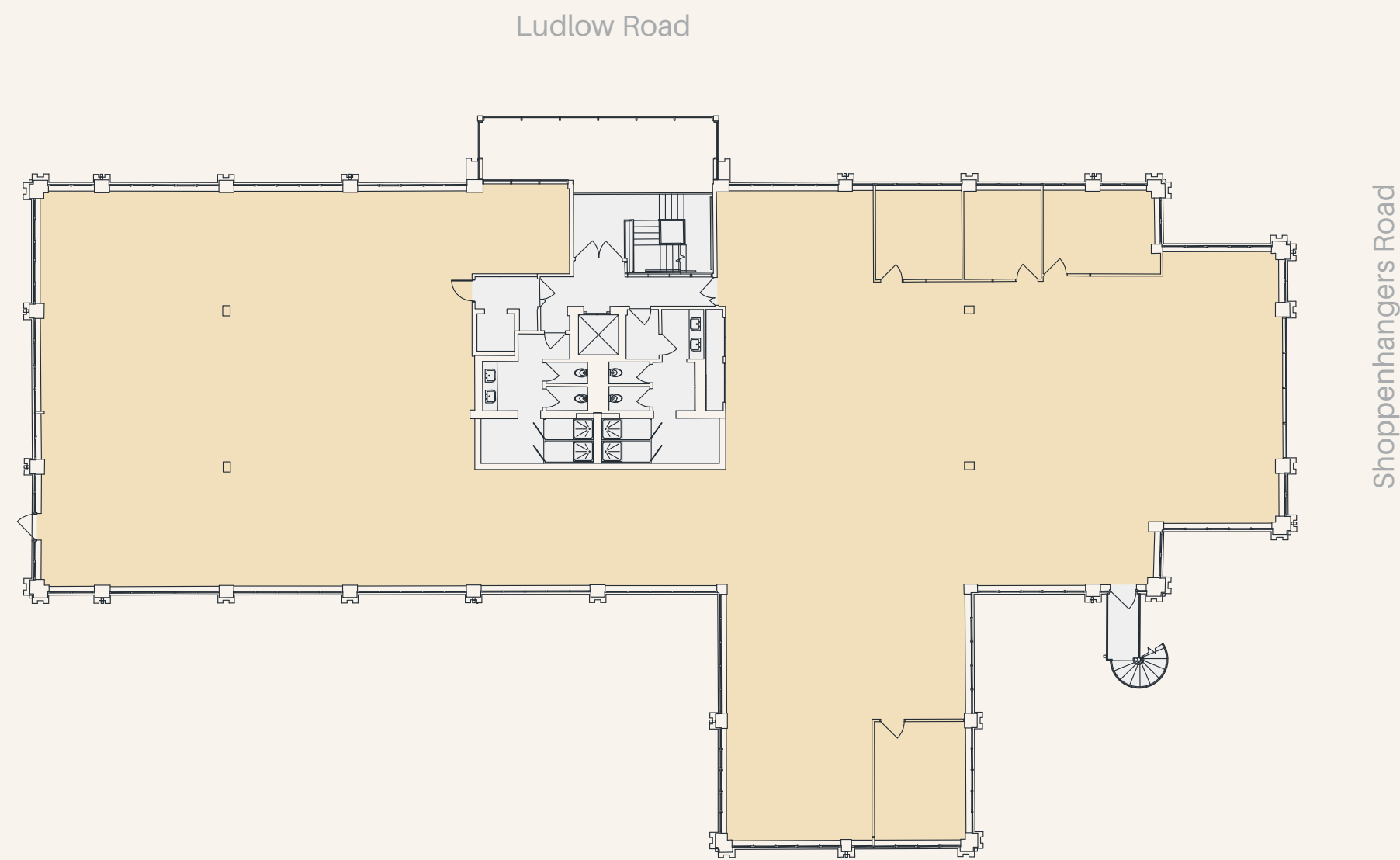
● Suite 1 office ● Suite 2 office ● Lobby ● Bicycle storage ● Communal lockers ● Car parking ● Core

Floor plans not to scale.
For indicative purposes only.



FIRST FLOOR - CAT A

8,148 SQ FT (757 SQ M)

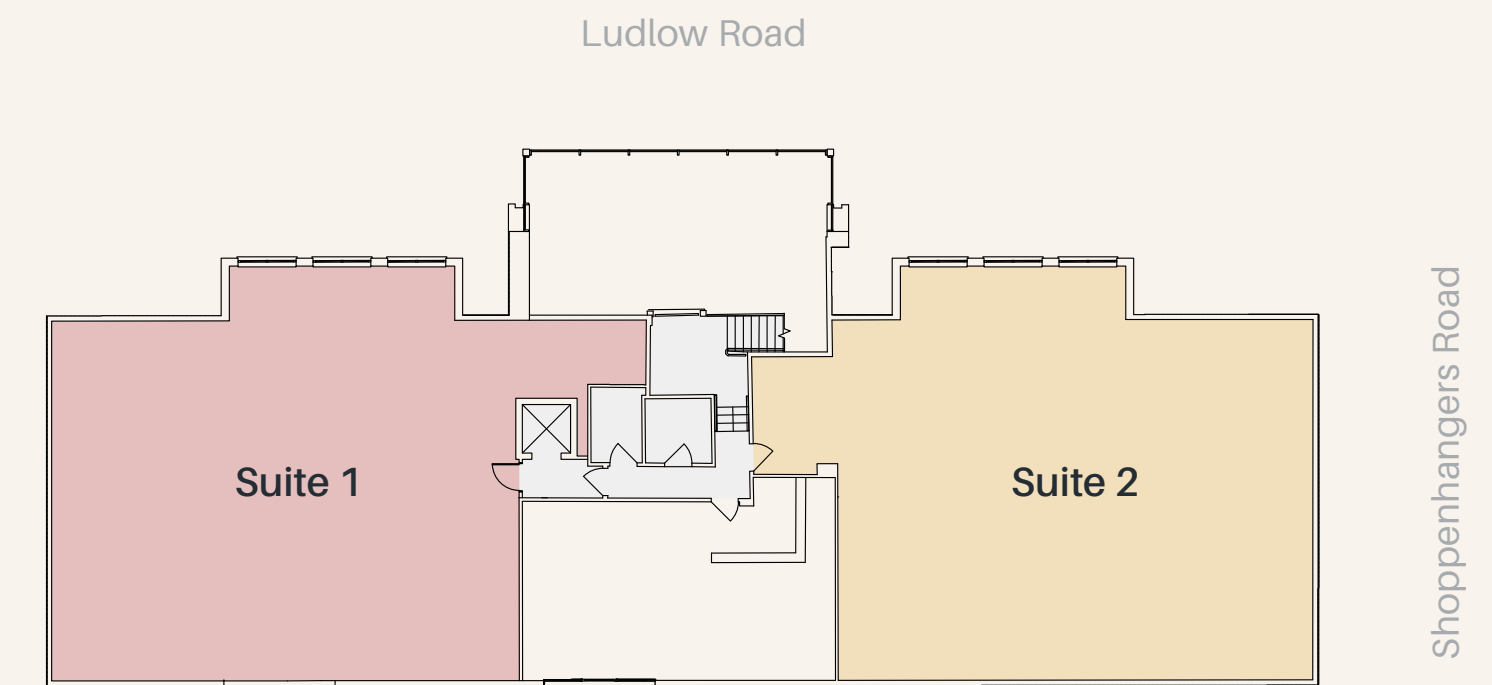


● Office ● Core

SECOND FLOOR - CAT A

SUITE 1 1,324 SQ FT (123 SQ M)

SUITE 2 1,442 SQ FT (134 SQ M)



● Office suite 1 ● Office suite 2 ● Core

Floor plans not to scale.
For indicative purposes only.



LOCATION

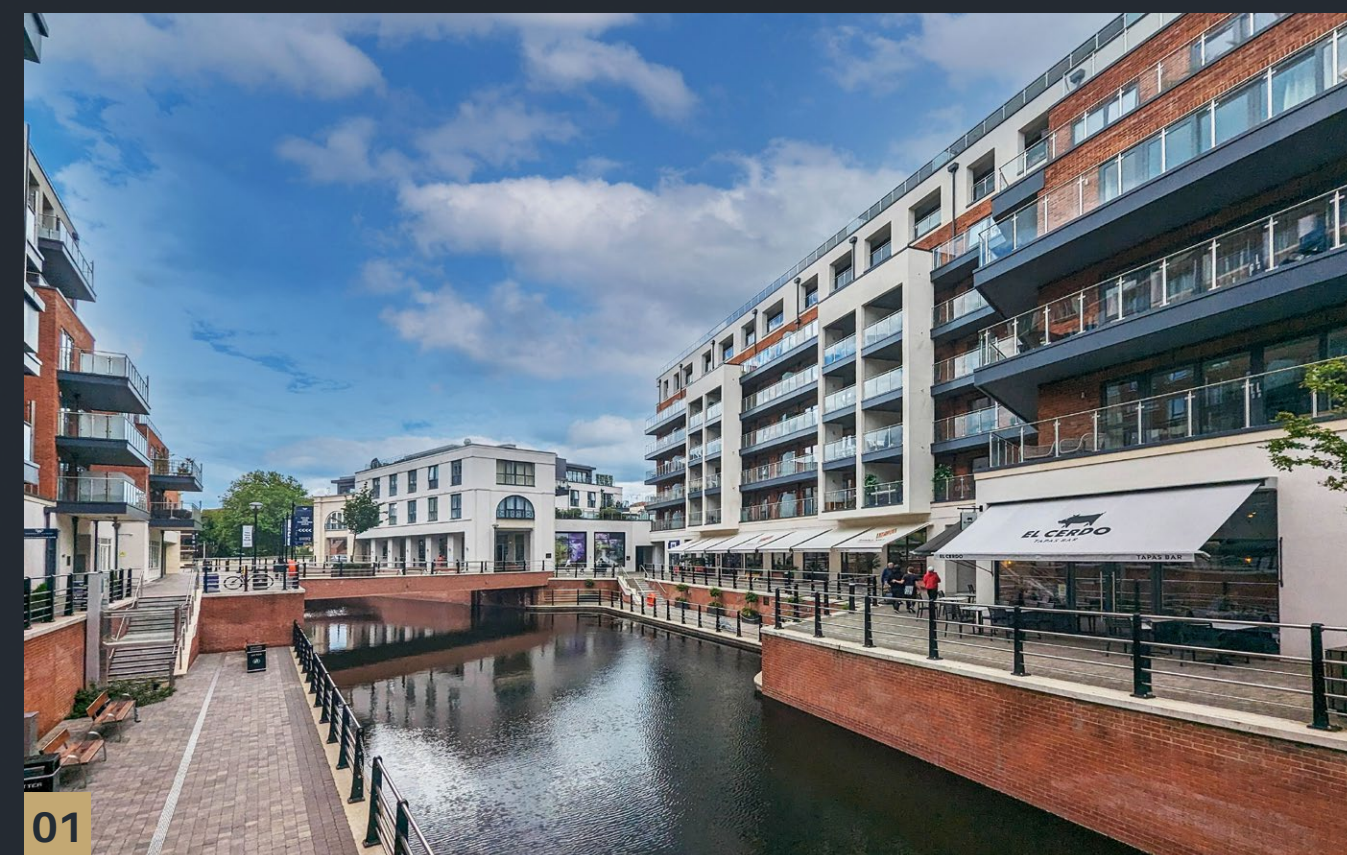
ON YOUR DOORSTEP

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



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

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 Skindels

- 06. Sauce and Flour

GYMS & LEISURE

- 01. PureGym

- 02. David Lloyd

- 03. Nicholsons Shopping Centre

- 04. Braywick Leisure Centre

- 05. Odeon Luxe

LOCATION

BETTER CONNECTED

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

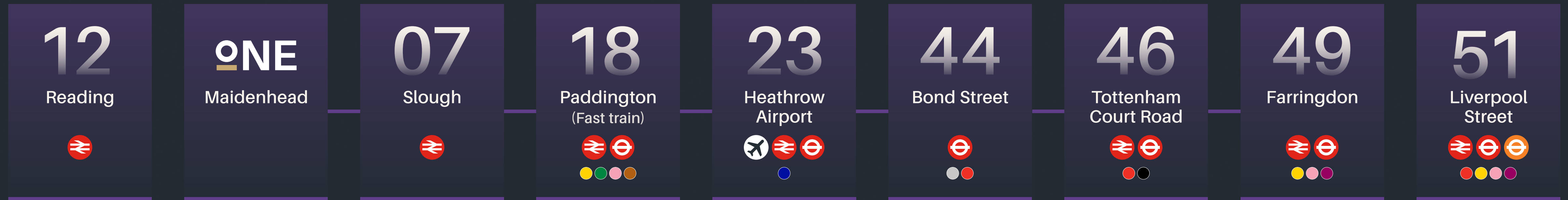
Maidenhead train station is only a three minute walk from the building with the Elizabeth line reducing travel times into London. Meanwhile, the M4 and M25 motorways are nearby providing access to the national road network and Heathrow Airport.



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

Misrepresentations Act 1967 - Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2024.

Designed & Produced by Cre8te - 020 3468 5760 - cre8te.london