

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



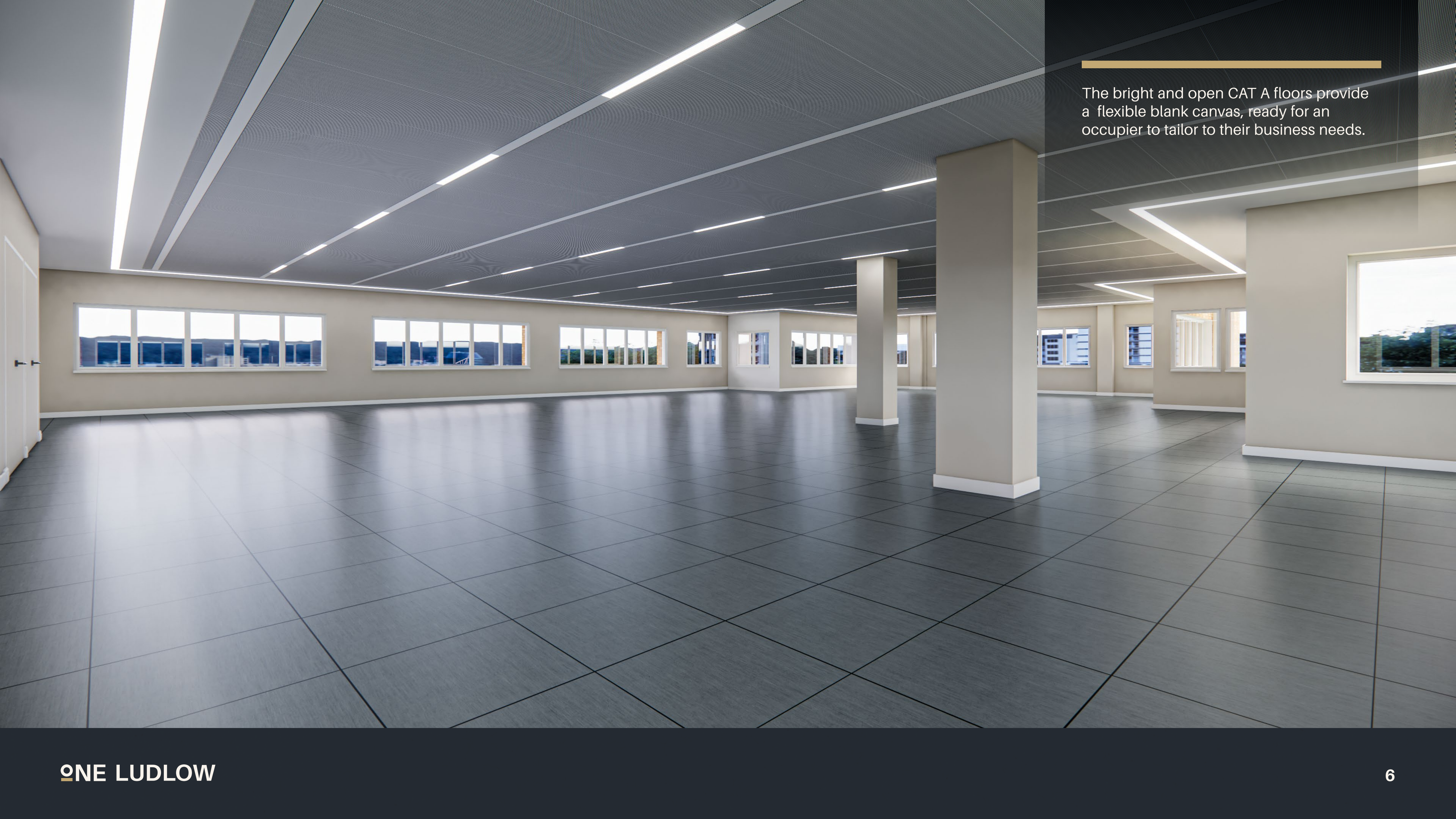
03





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.



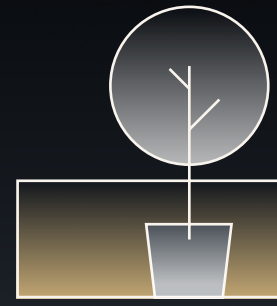
The image shows a vast, empty office space with a high ceiling. The ceiling is dark with recessed linear lighting fixtures. The floor is made of large, dark grey square tiles. The walls are a light beige color and feature several long, horizontal windows that look out onto a cityscape. A few large, square, light-colored columns support the ceiling. The overall atmosphere is bright and open.

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

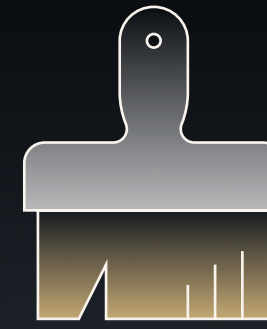


SPECIFICATION

# ALL THINGS CONSIDERED



Outdoor amenity  
spaces



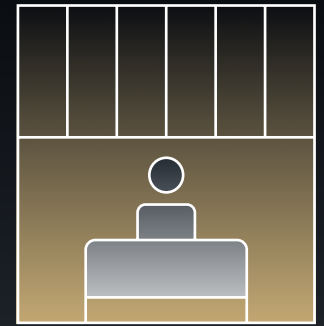
High quality  
refurbishment



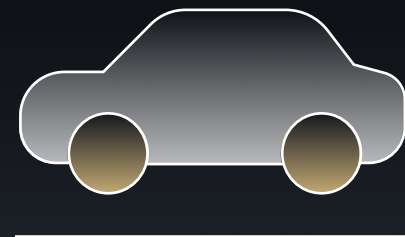
Targeted  
EPC 'A'



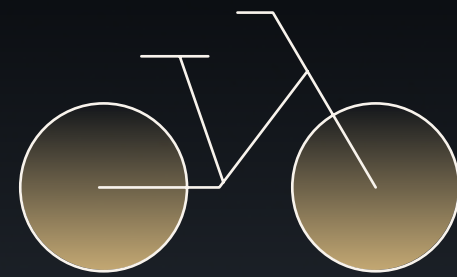
Excellent trackside  
and roadside branding  
opportunities



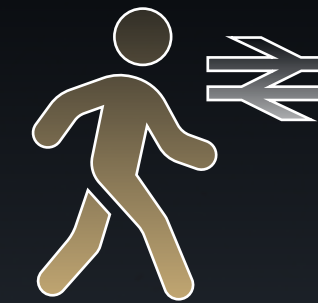
Double height  
atrium



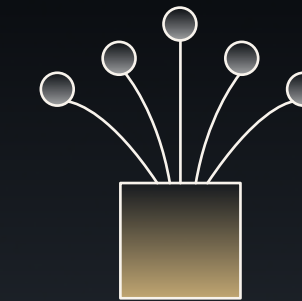
51 - 69 parking spaces  
(1:388 - 1:287 ratio)\*



Secure cycle store,  
showers & lockers



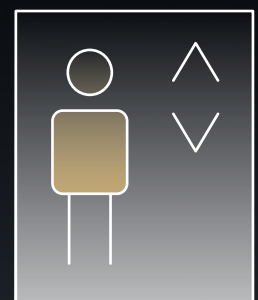
Three minutes walk to  
Maidenhead station



Fibre  
connectivity



Easy access to the  
M4 and M25



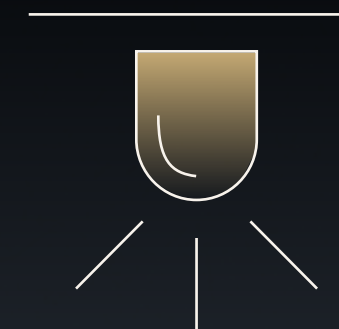
Passenger  
lift



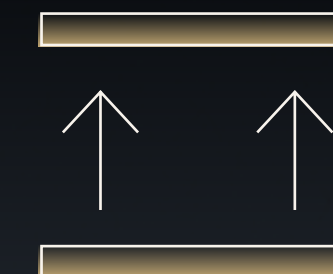
LED  
lighting



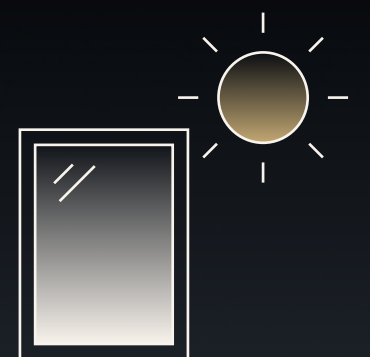
VRF four pipe fan  
coil air conditioning



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

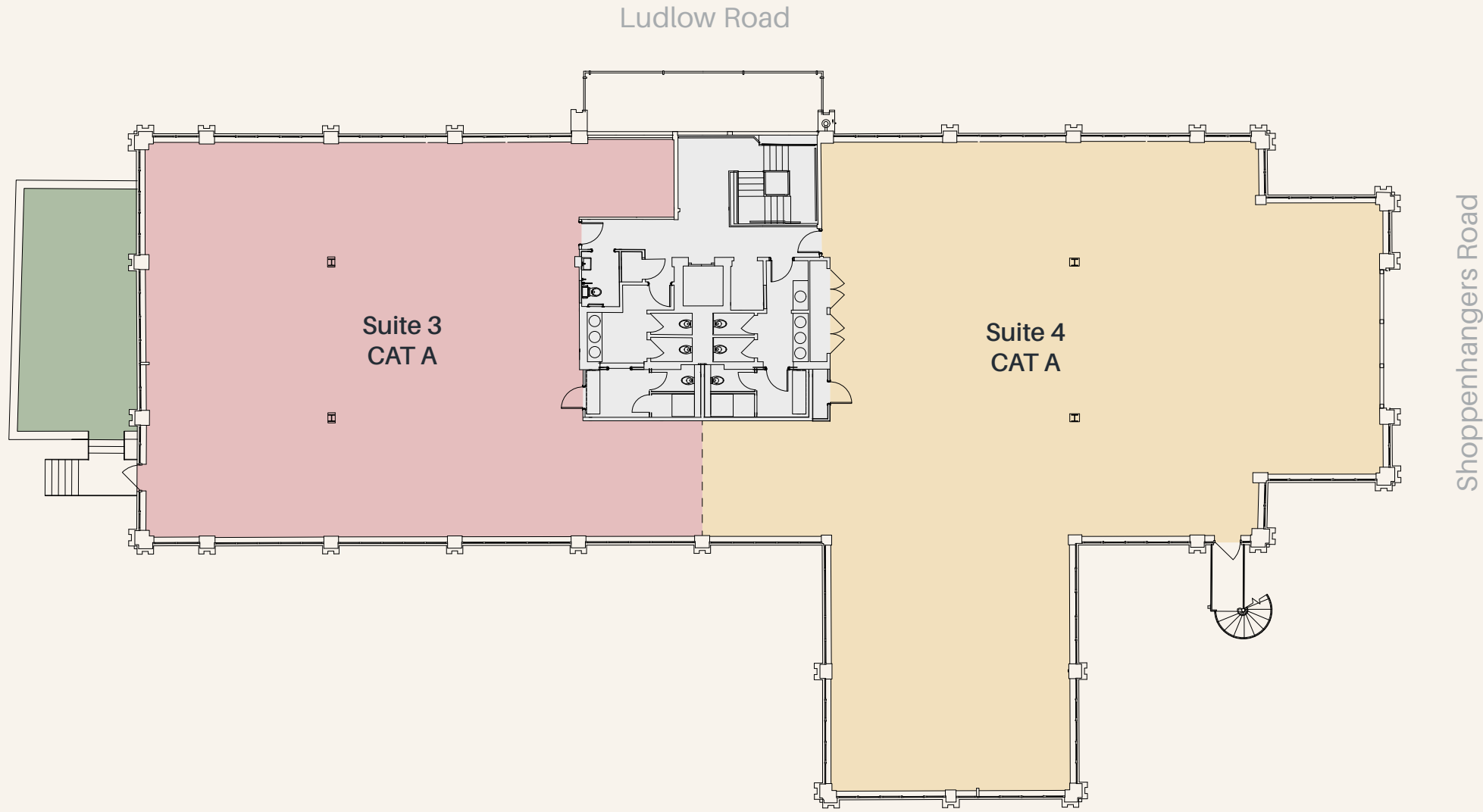
Floor plans not to scale.  
For indicative purposes only.





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

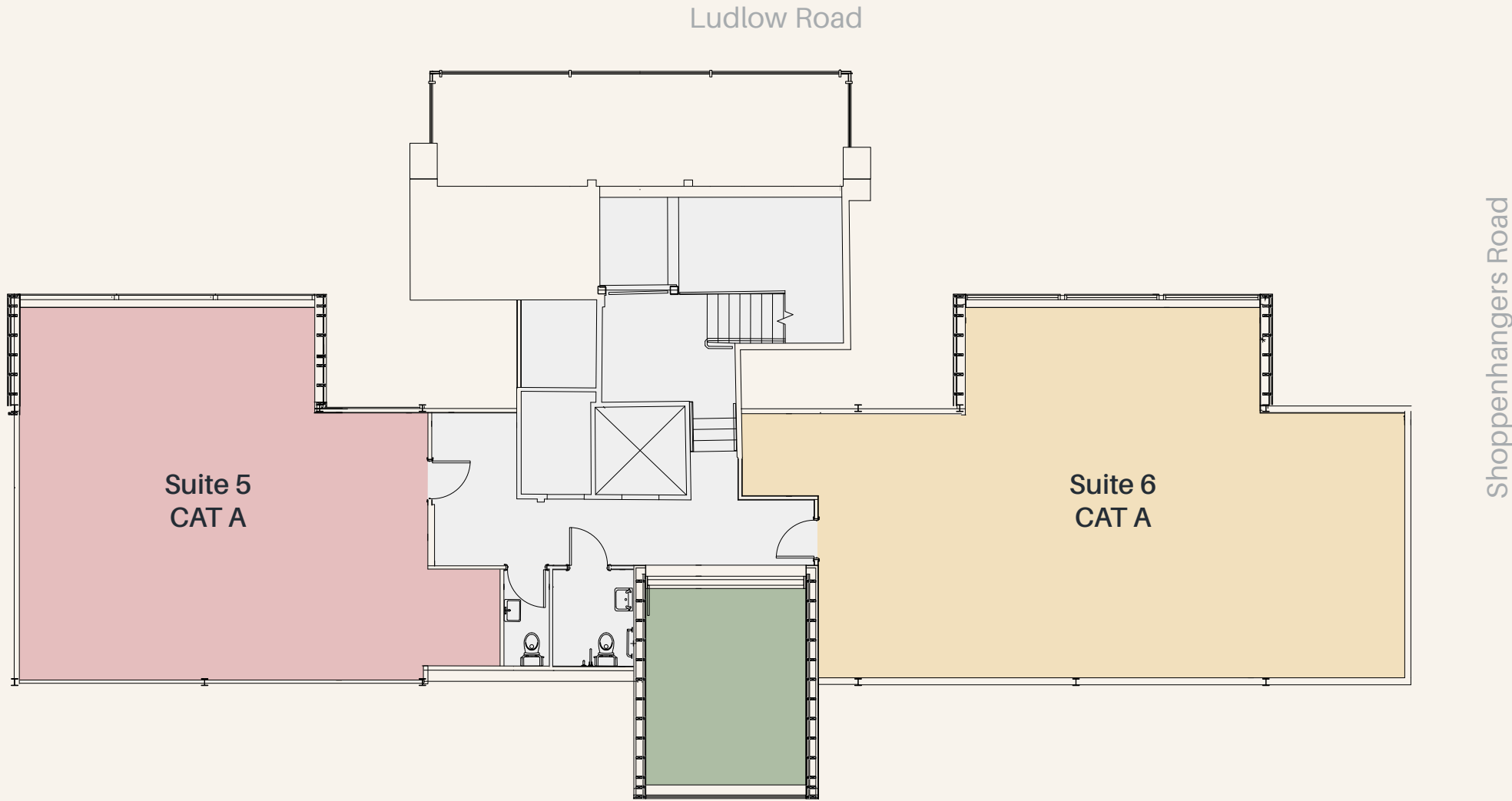
SUITE 3 - 3,175 SQ FT (295 SQ M)  
SUITE 4 - 4,815 SQ FT (447 SQ M)



● 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



02



03

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



04

LOCAL OCCUPIERS

LEXMARK™

BLACK+DECKER

Abbott

Johnson & Johnson

RWS

abbvie

SAP

dynatrace

SEIKO

VOLVO

Biogen



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.

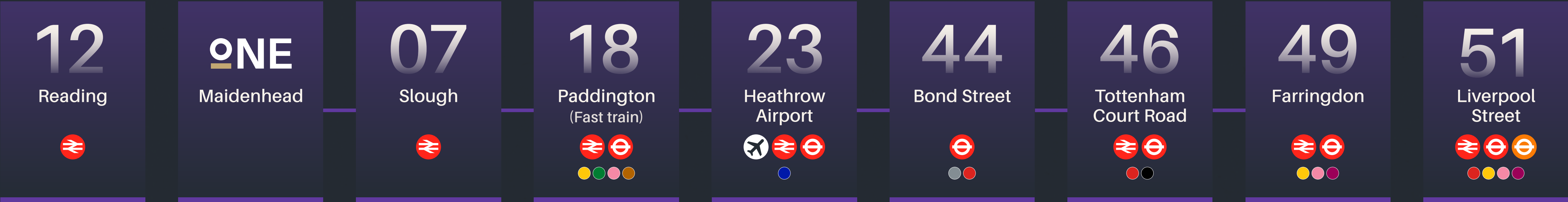
Maidenhead train station is only a three minute walk from the building with the Elizabeth line reducing travel times into London. Meanwhile, the M4 and M25 motorways are nearby providing access to the national road network and Heathrow Airport.



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:



**Mark Harris**  
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## ONELUDLOW.CO.UK

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