



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.

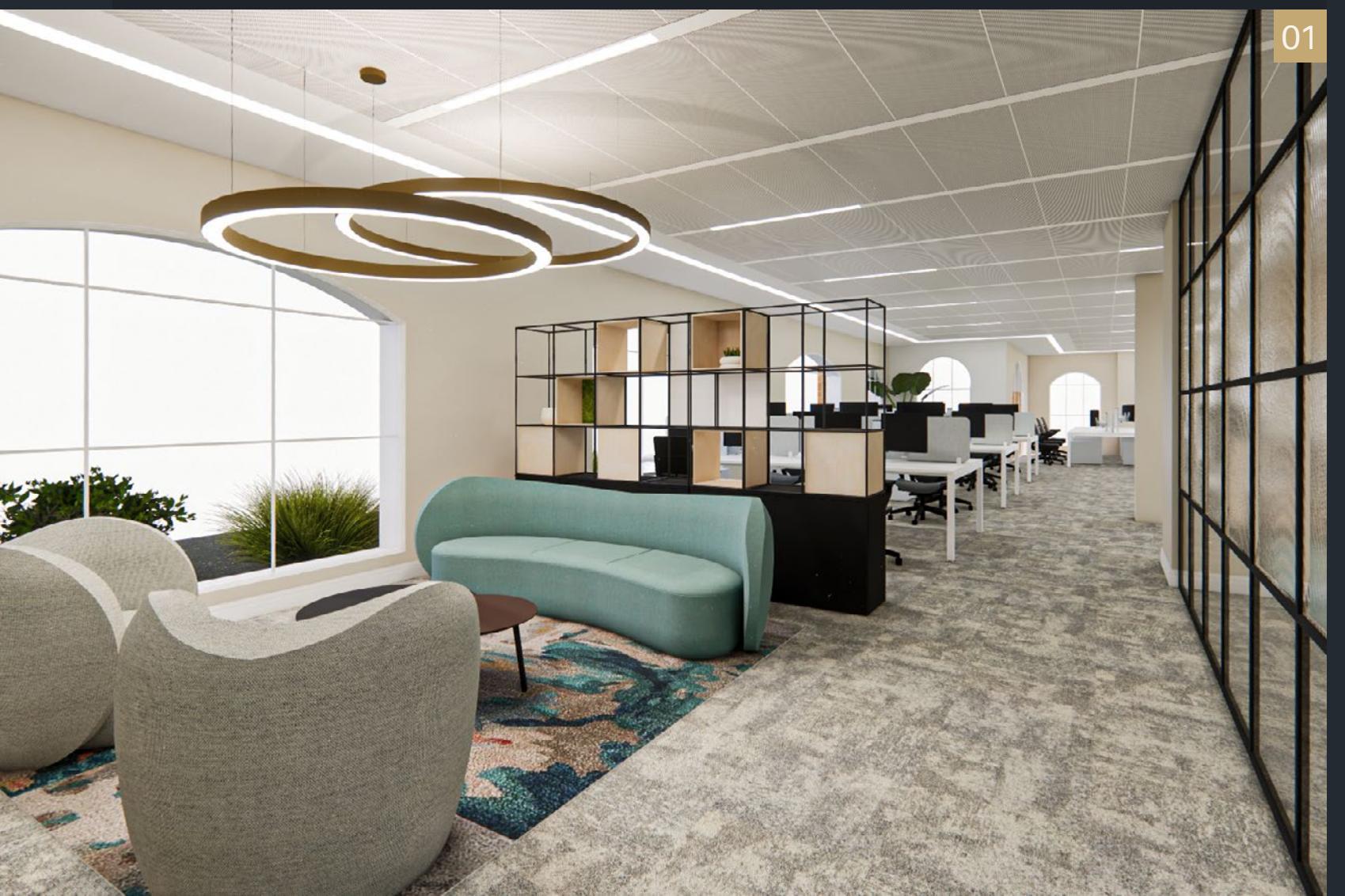


The newly refurbished reception will offer a bright and welcoming arrival experience, with the double height atrium providing an abundance of natural light.

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.



01

02

03

01. Breakout area CGI

02. Kitchen / breakout area CGI

03. Boardroom CGI

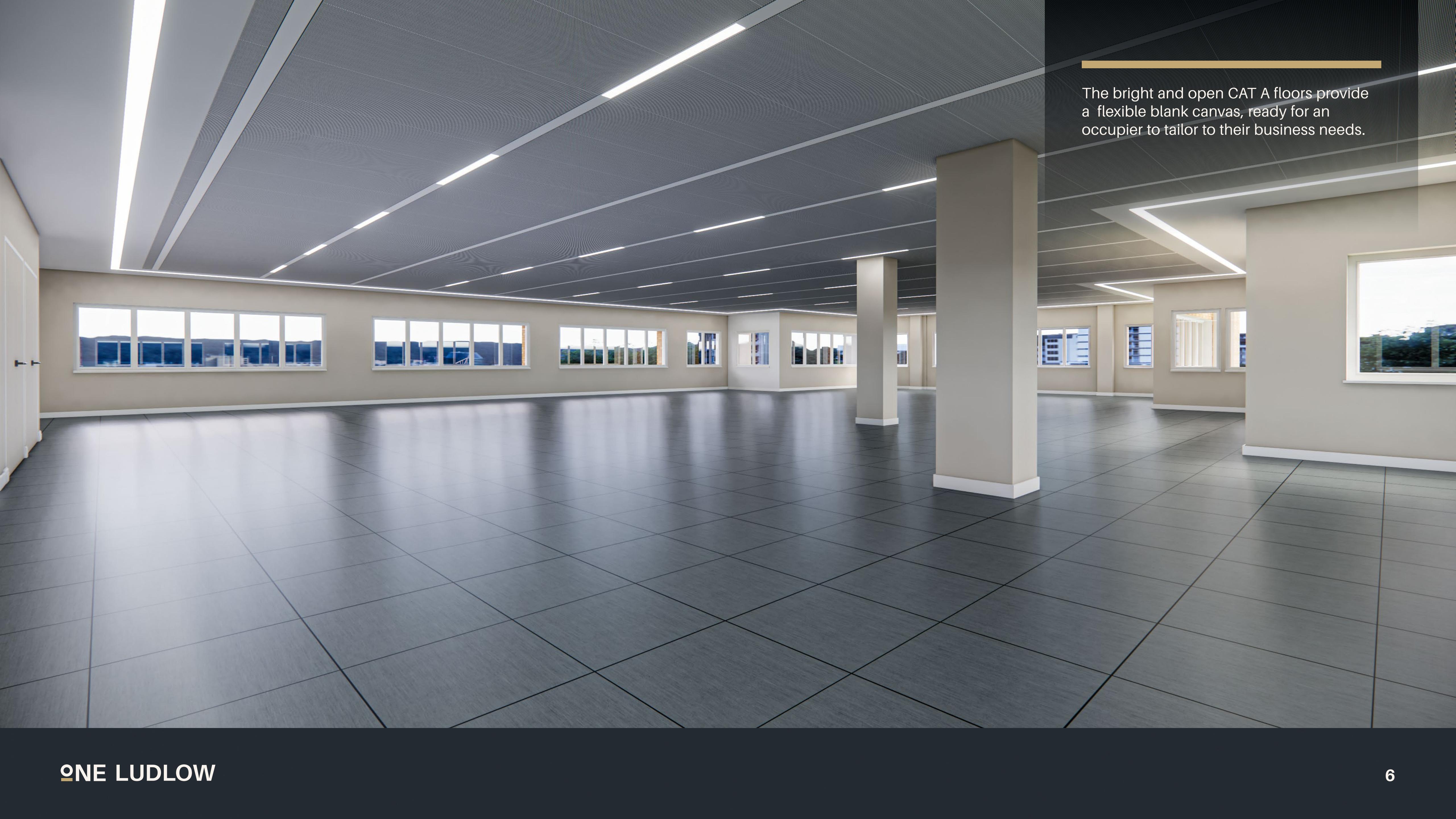
03



ONE LUDLOW



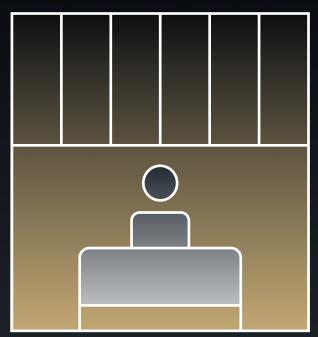
Suite 2's fully fitted workspace is designed to inspire productivity and collaboration, featuring 50 open-plan workstations, breakout areas, three meeting rooms, and premium finishes throughout.



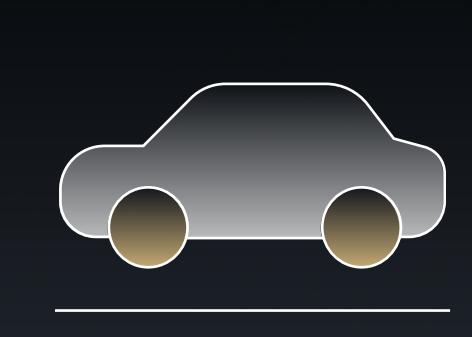
The bright and open CAT A floors provide a flexible blank canvas, ready for an occupier to tailor to their business needs.

SPECIFICATION

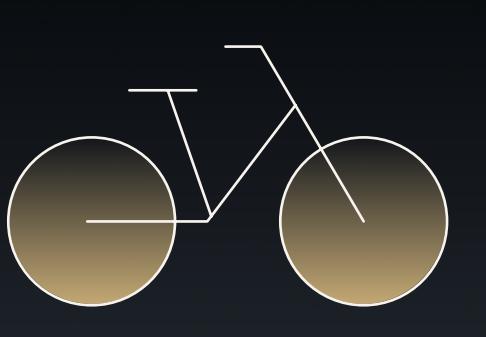
ALL THINGS CONSIDERED



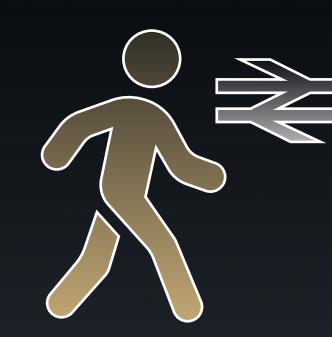
Double height
atrium



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



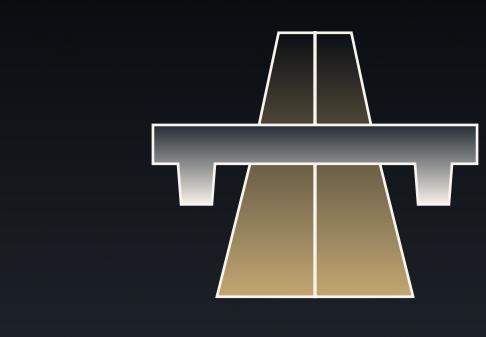
Secure cycle store,
showers & lockers



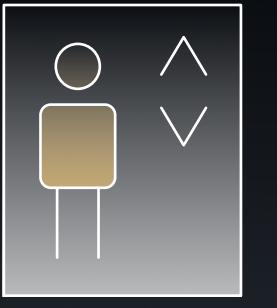
Three minutes walk to
Maidenhead station



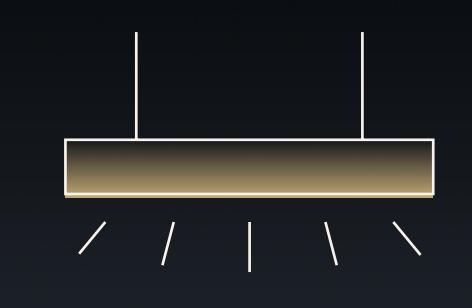
Targeted
EPC 'A'



Excellent trackside
and roadside branding
opportunities



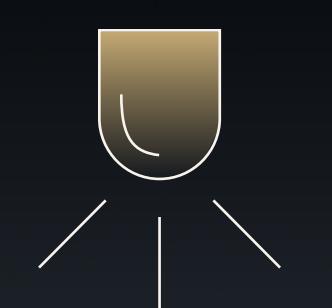
Passenger
lift



LED
lighting



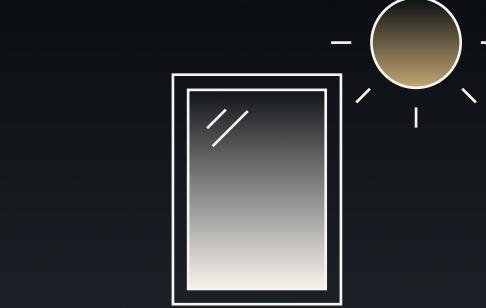
VRF four pipe fan
coil air conditioning



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.

ONE LUDLOW

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

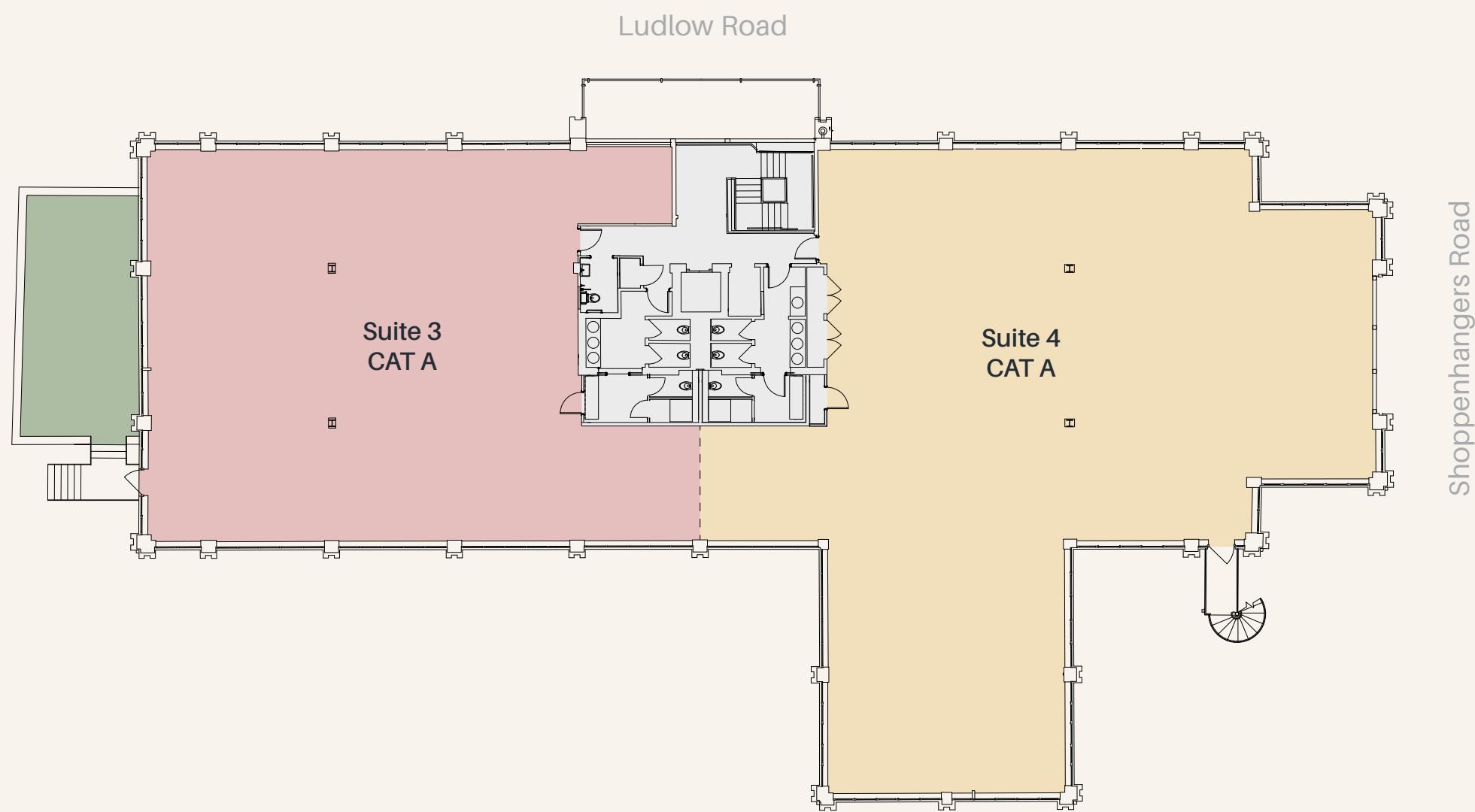
● Suite 1 ● Suite 2 ● Lobby ● Bicycle storage ● Communal lockers ● Outdoor amenity ● Car parking ● Core

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)

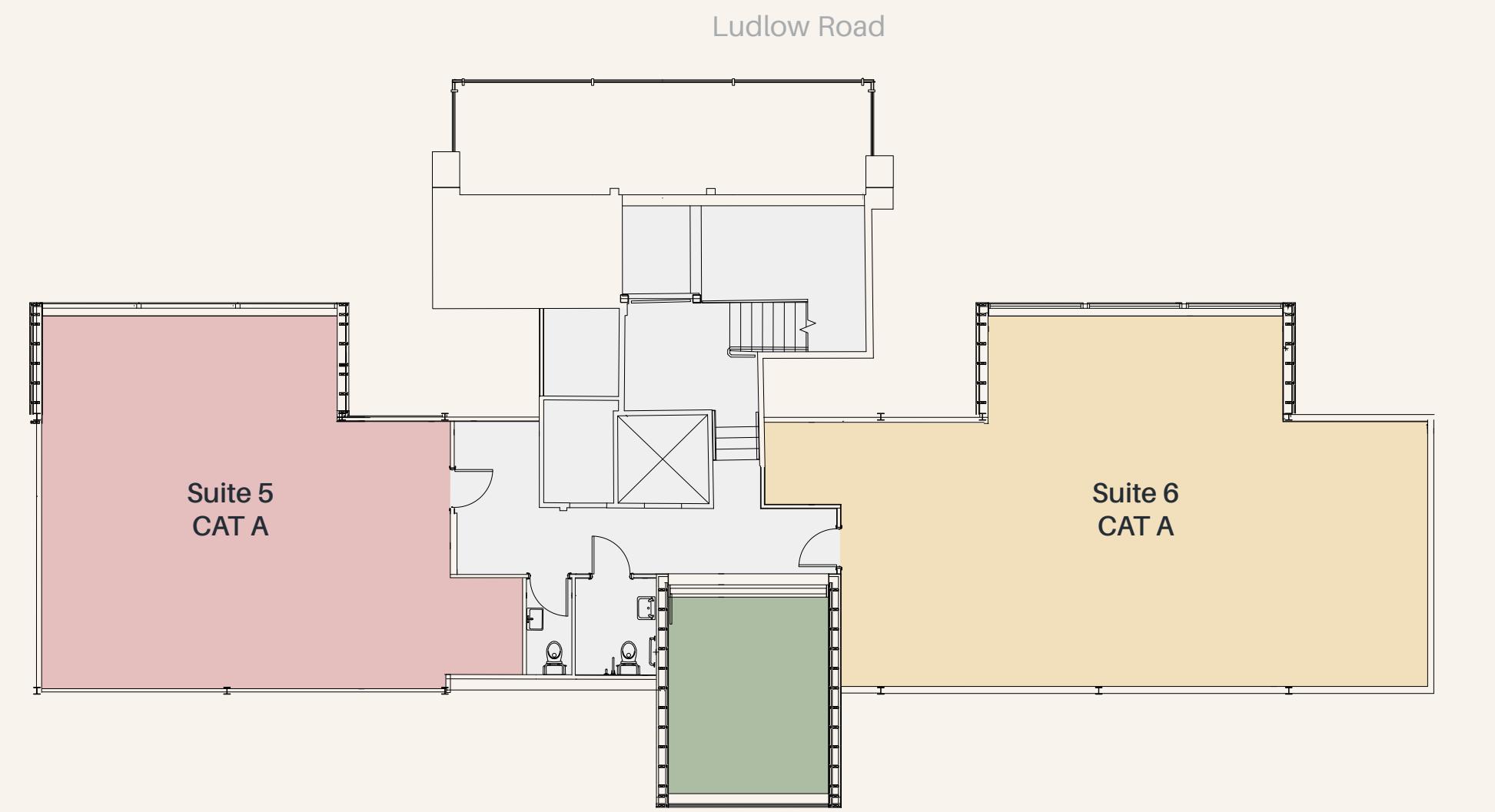


● Suite 5 ● Suite 6 ● Core ● Terrace

ONE LUDLOW

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.

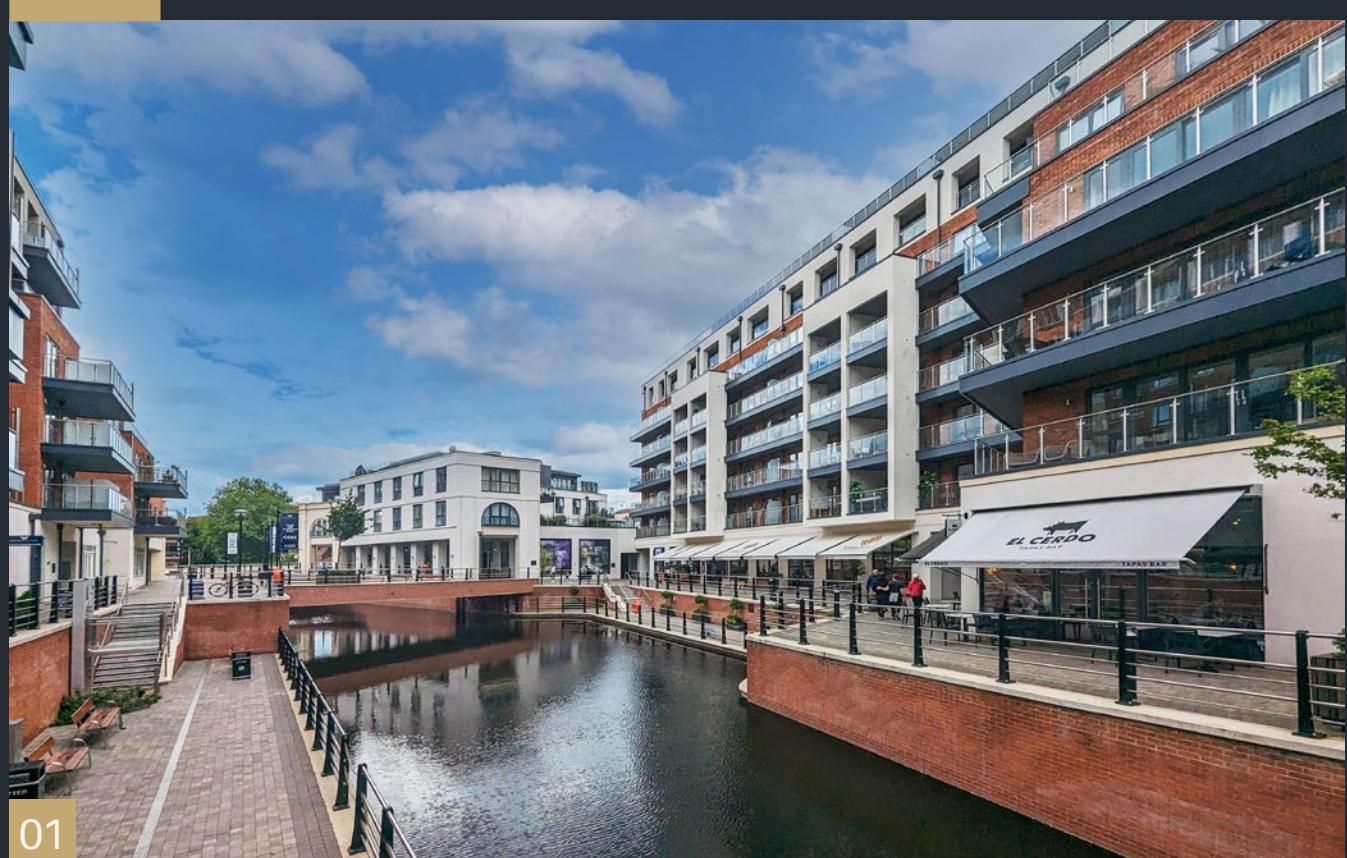


LOCATION

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



03



02



04

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

LOCAL OCCUPIERS

LEXMARK™

RWS

SEIKO

BLACK+
DECKER

abbvie

VOLVO

Abbott

SAP

Biogen

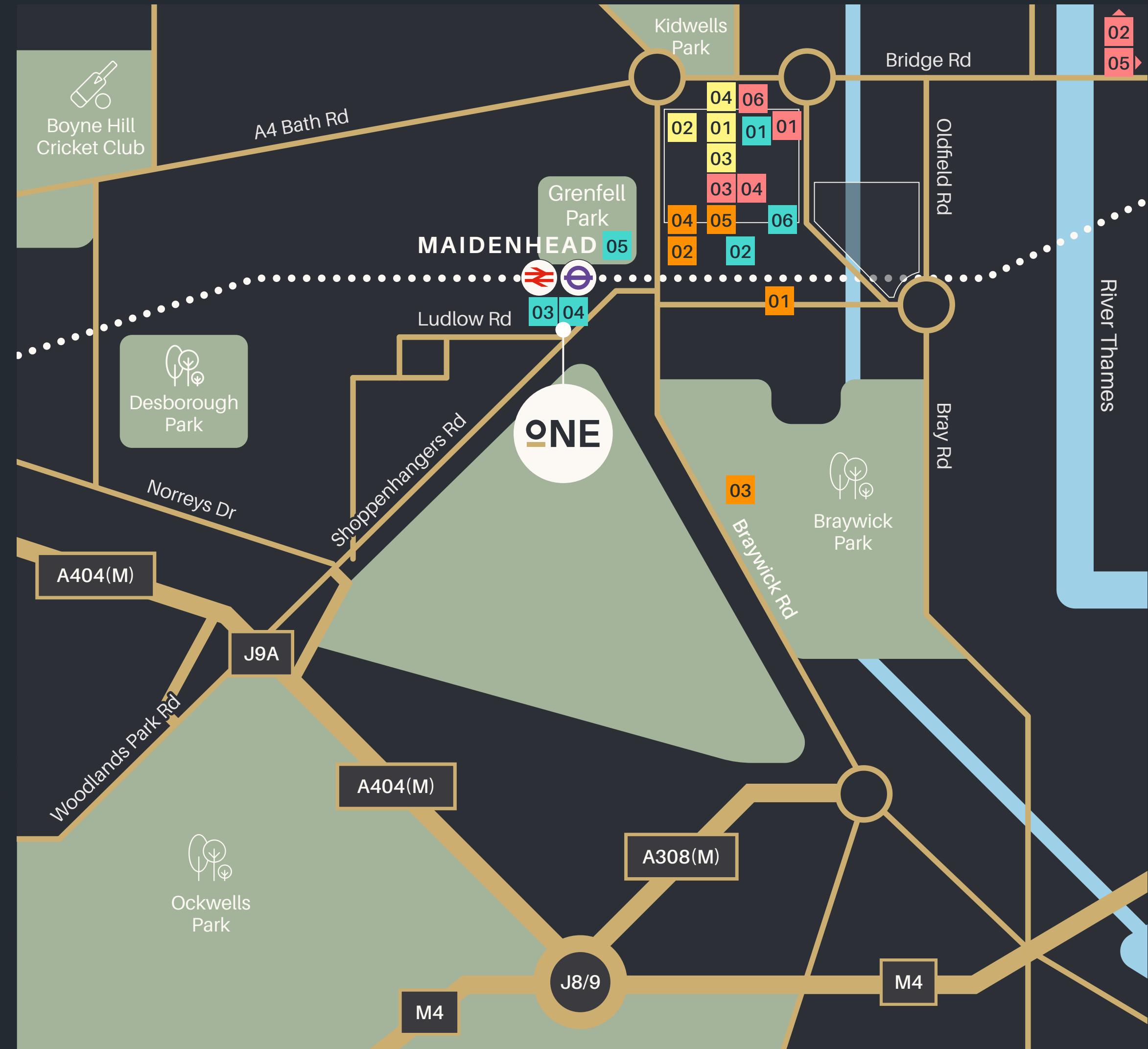
Johnson & Johnson

dynatrace

LOCATION



- 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

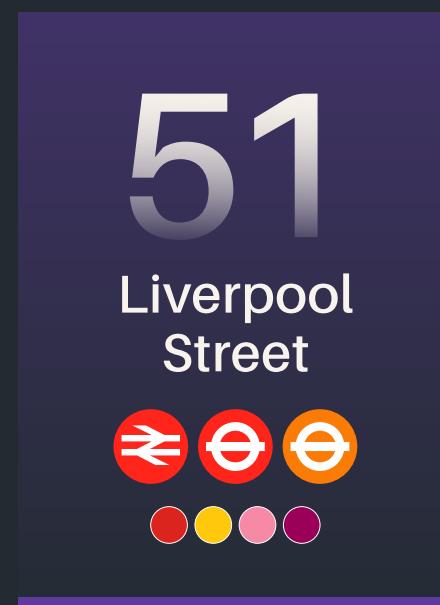
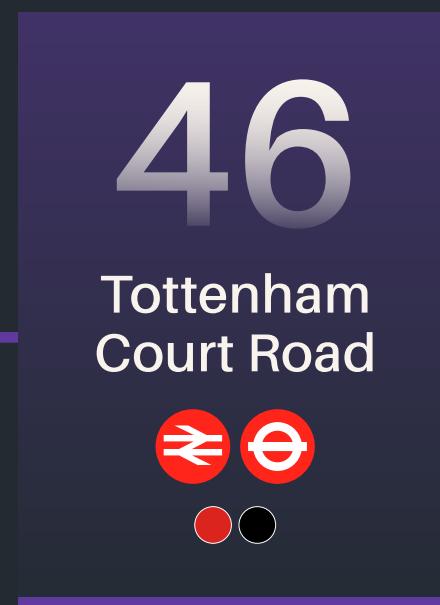
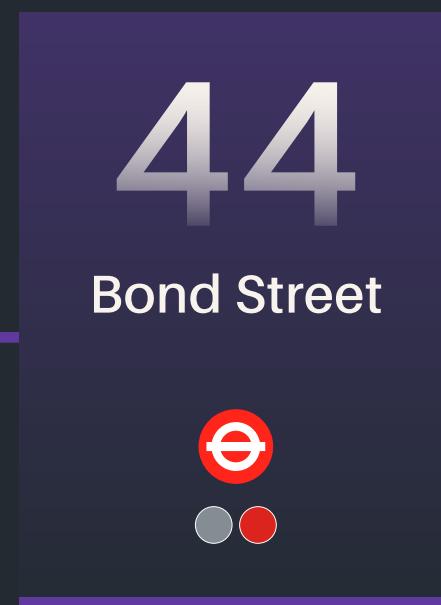
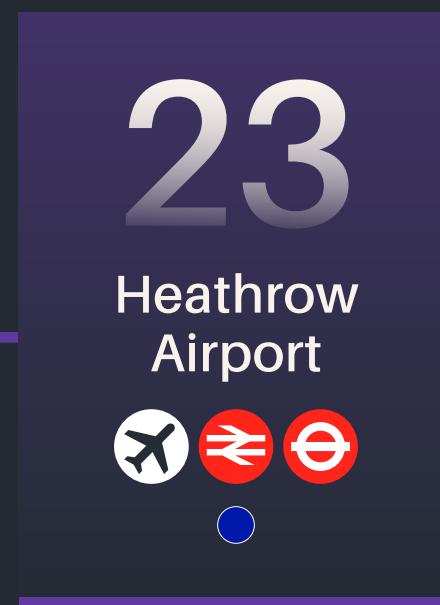
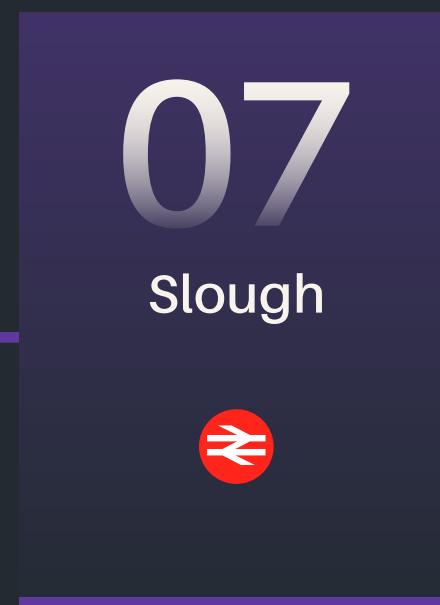
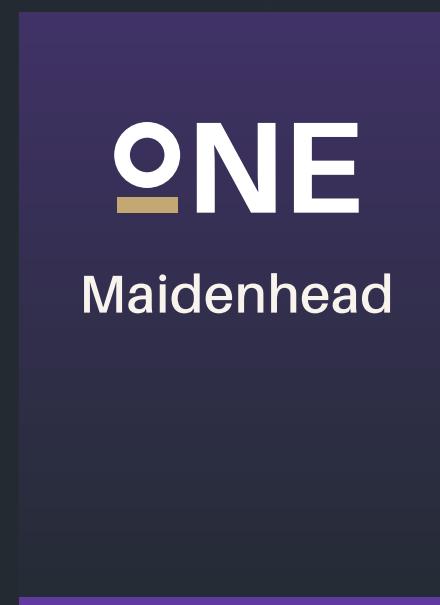
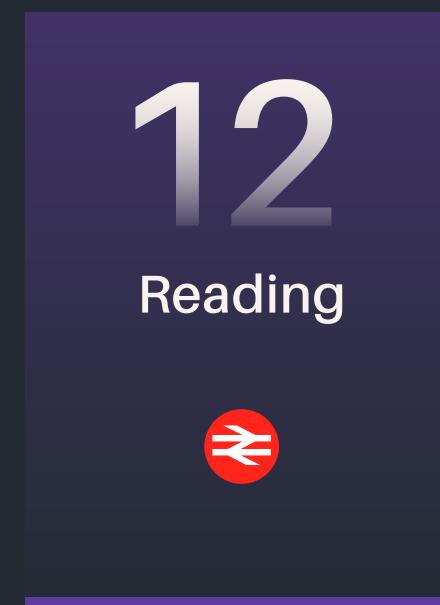
BETTER CONNECTED

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.



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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