

The logo for ONE LUDLOW is centered within a dark blue circular background. The word "ONE" is written 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



EPC A Rating



Potential self contained HQ (option to split)



ONE LUDLOW



CAT A+ / CAT A options available

One Ludlow has undergone a comprehensive refurbishment 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 offers 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 fully fitted and furnished to offer ready-to-move-in workspace. It features modern meeting rooms, a contemporary kitchen and breakout areas.



- 01. Suite 2 welcome lounge
- 02. Suite 2 kitchen/breakout area
- 03. Suite 2 meeting room





Suite 2 offers a fully fitted workspace designed for productivity, with open plan workstations and private meeting rooms.



Premium finishes throughout, complemented by hot desks and breakout spaces for collaboration.

THE SPACE

# SPACE YOUR WAY

The light-filled CAT A suites are finished to a high specification, some include fitted kitchens and direct access to terraces and garden space.



02

- 01. 2nd floor roof terrace
- 02. Suite 6 workspace
- 03. Suite 1 kitchen
- 04. Suite 3 terrace



01



03



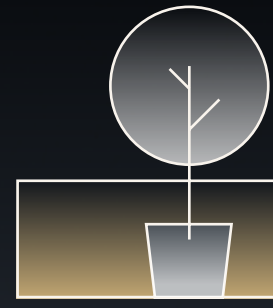
04



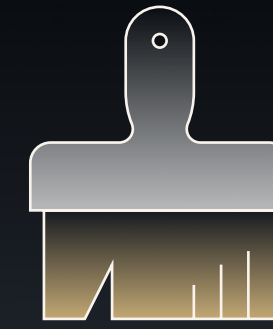
The bright and open CAT A floors provide a flexible blank canvas, ready for an occupier to tailor to their business needs.

SPECIFICATION

# ALL THINGS CONSIDERED



Outdoor amenity spaces



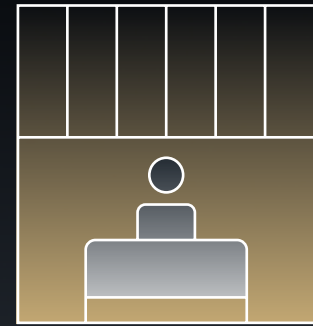
High quality refurbishment



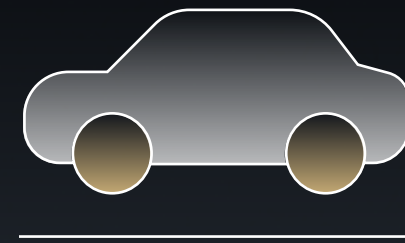
EPC A Rating



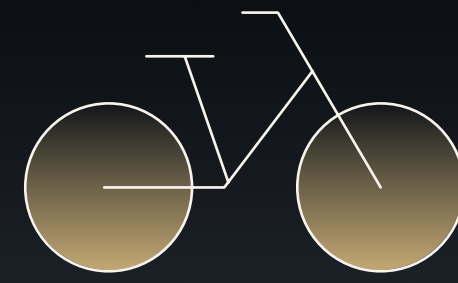
Excellent trackside and roadside branding opportunities



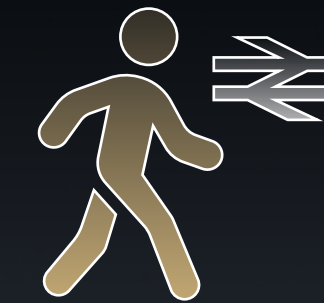
Double height atrium



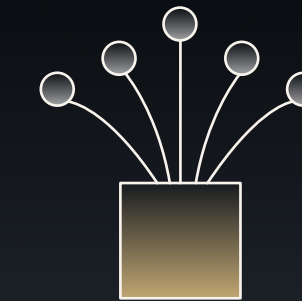
51 - 69 parking spaces (1:388 - 1:287 ratio)\*



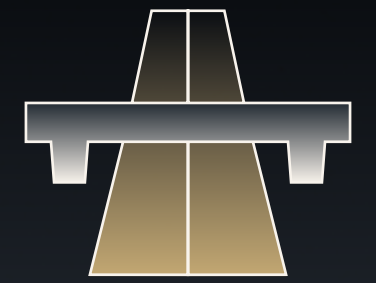
Secure cycle store, showers & lockers



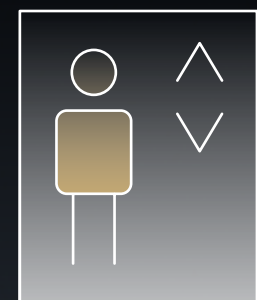
Three minutes walk to Maidenhead station



Fibre connectivity



Easy access to the M4 and M25



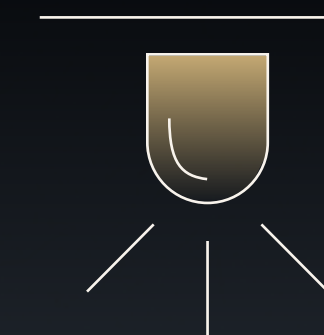
Passenger lift



LED lighting



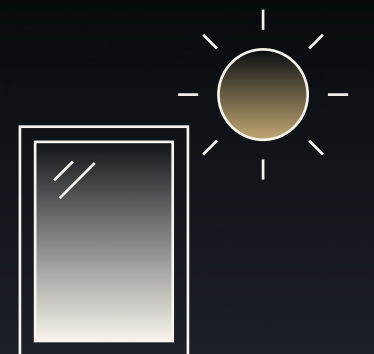
VRF four pipe fan coil air conditioning



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
	<b>TOTAL</b>	<b>8,400</b>	<b>780</b>
First	Suite 3 CAT A	3,175	295
	Suite 4 CAT A	4,815	447
	Terrace	530	49
	<b>TOTAL</b>	<b>8,520</b>	<b>792</b>
Second	Suite 5 CAT A	780	72
	Suite 6 CAT A	1,030	95
	Terrace	220	20
	<b>TOTAL</b>	<b>2,030</b>	<b>189</b>
<b>Total</b>		<b>19,835</b>	<b>1,843</b>

\* 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

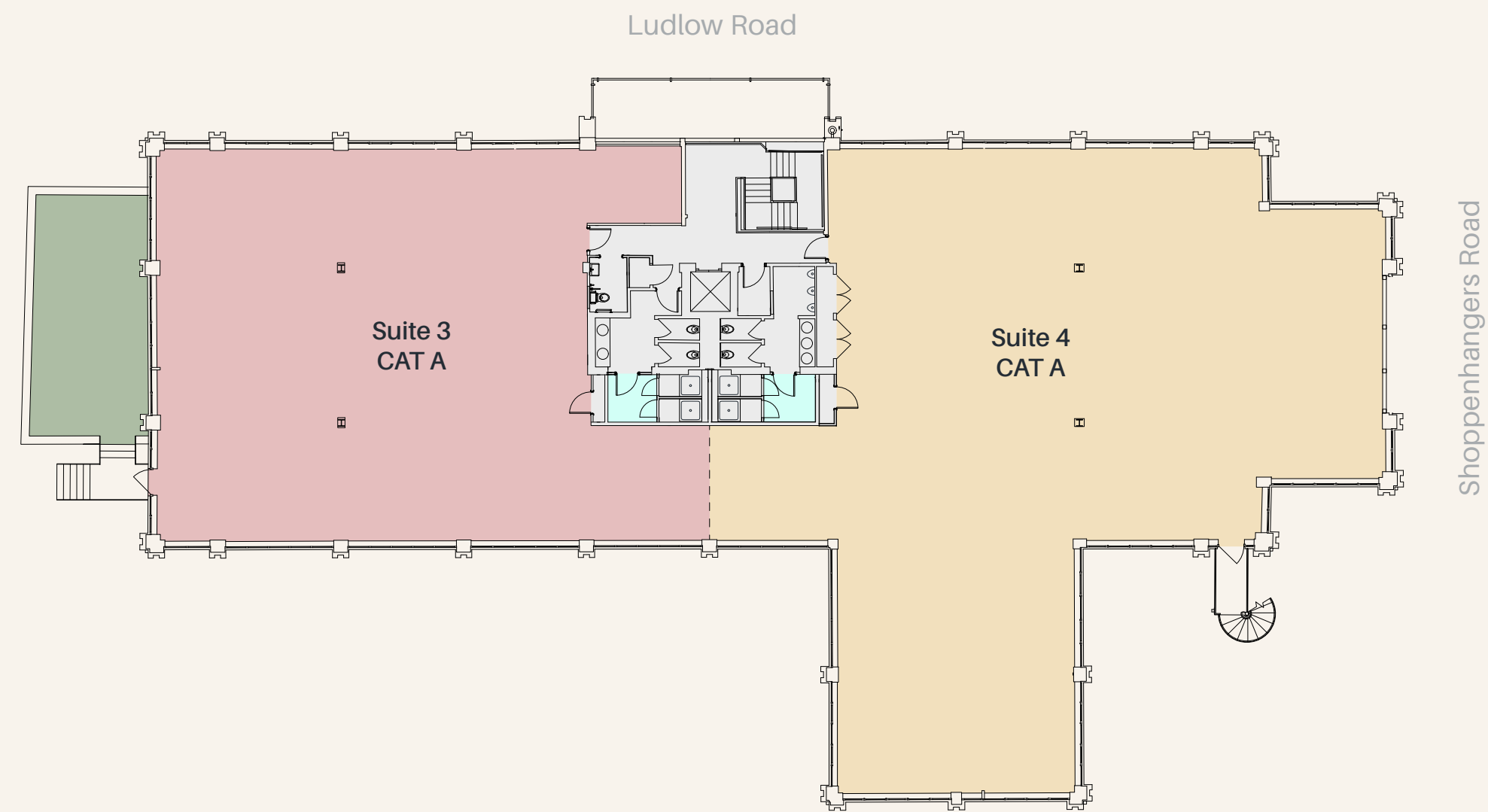
Floor plans not to scale.  
For indicative purposes only.



## 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)

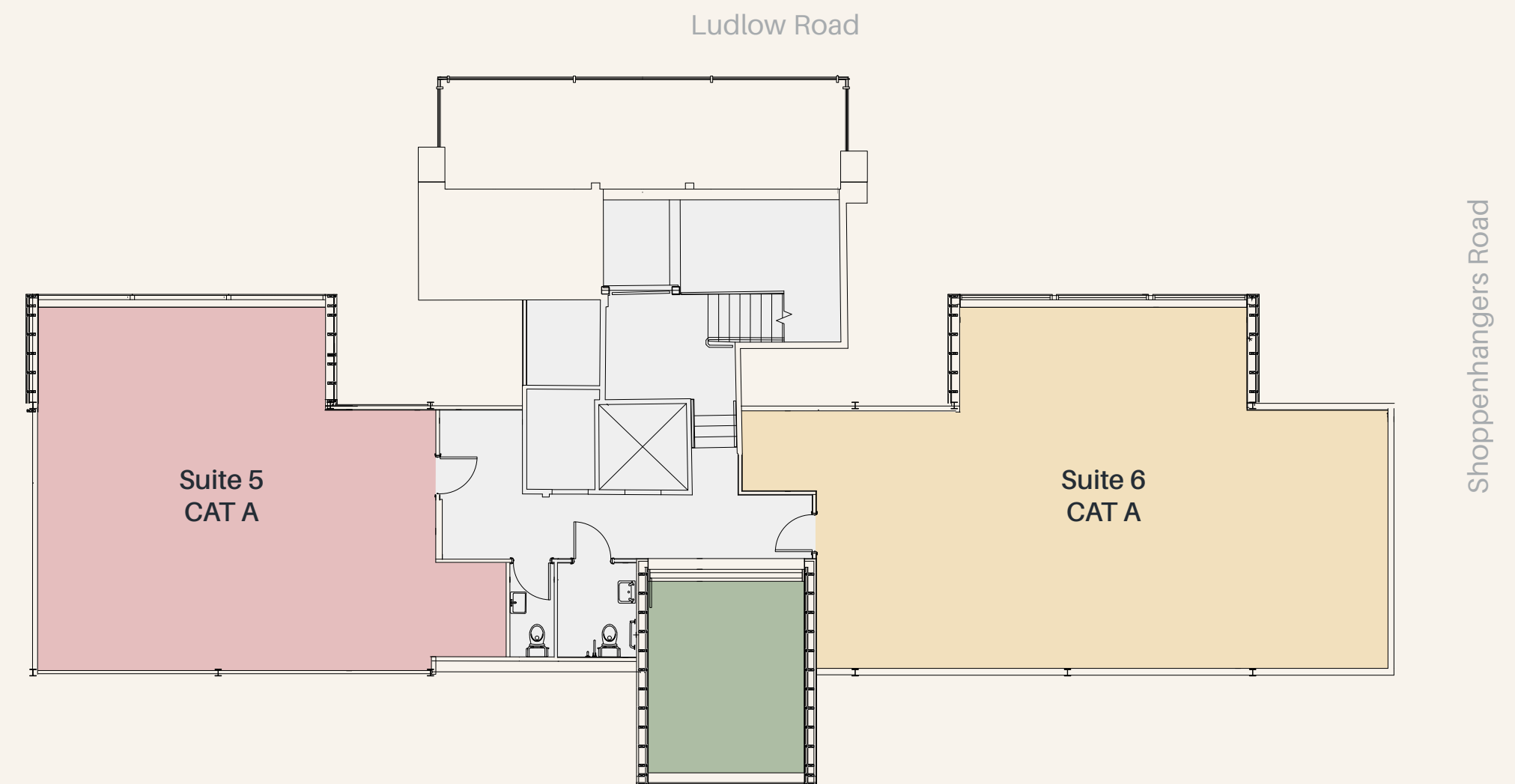


● Suite 3 ● Suite 4 ● Communal lockers ● Core ● Terrace

## 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



## 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.

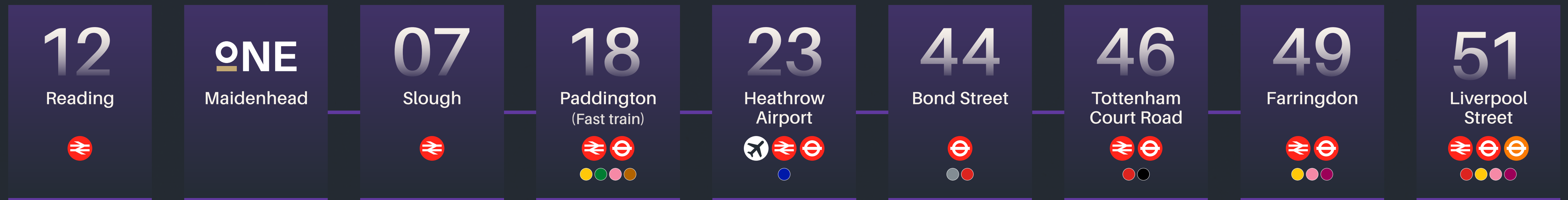
Maidenhead train station is only a three minute walk from the building with the Elizabeth line reducing travel times into London. Meanwhile, the M4 and M25 motorways are nearby providing access to the national road network and Heathrow Airport.



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

07598 450 586  
mark@pagehardyharris.co.uk

### Sophie Holmes

07763 565 056  
sophie@pagehardyharris.co.uk



### Jennifer Lamb

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## ONELUDLOW.CO.UK

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