

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

3,466 - 19,044 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 19,044 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. Available Q3 2025.



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



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



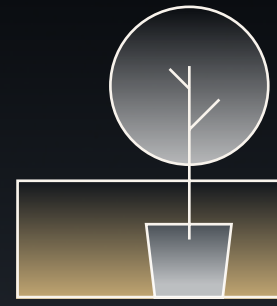
Suite 1's fully fitted space is designed to inspire productivity and collaboration. It features 32 open-plan work stations and high-quality finishes.



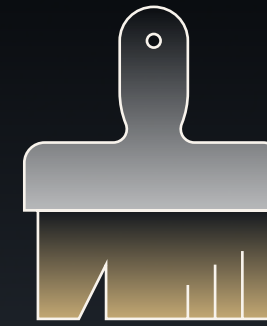
The bright and open CAT A floors provide a flexible blank canvas, ready for an occupier to tailor to their business needs.

SPECIFICATION

ALL THINGS CONSIDERED



Communal outdoor
amenity space



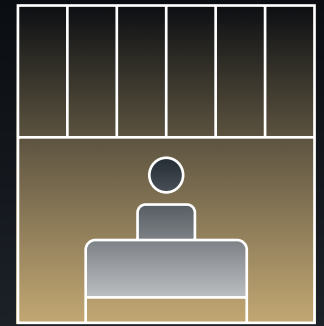
High quality
refurbishment



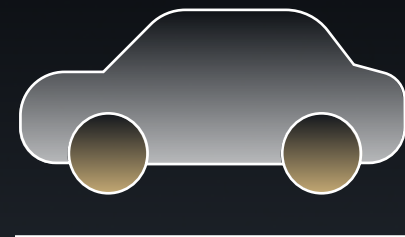
Targeted
EPC 'A'



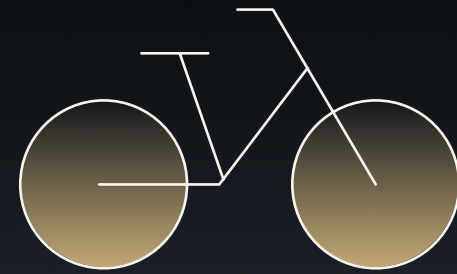
Excellent trackside
and roadside branding
opportunities



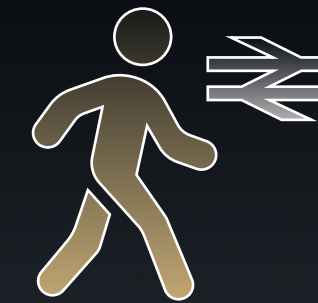
Double height
atrium



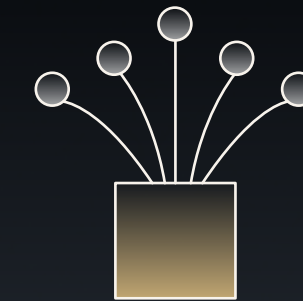
1:378 parking ratio with
electric charging available



Secure cycle store,
showers & lockers



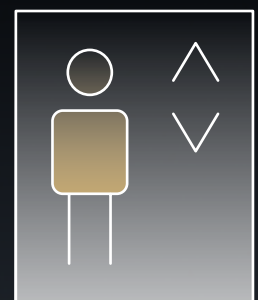
Three minutes walk to
Maidenhead station



Fibre
connectivity



Access to the
M4 and M25



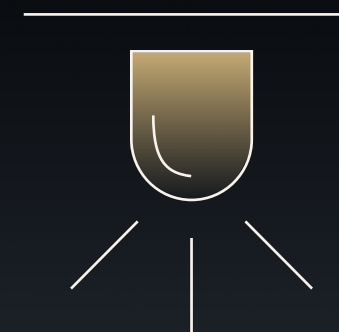
Lift to
1st floor



LED
lighting



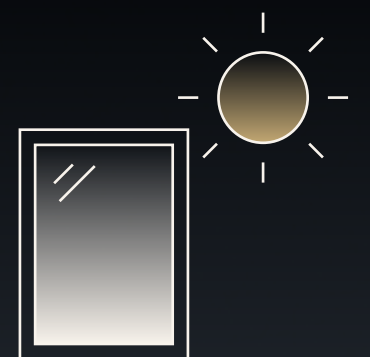
VRF four pipe fan
coil air conditioning



PIR
sensors



Full access raised floors &
suspended metal ceiling tiles



Excellent
natural lighting

ACCOMMODATION

OPEN PLAN

FLOOR*		CONDITION	SQ FT	SQ M
Reception			885	82
Ground	Suite 1	CAT A+	3,466	322
	Suite 2	CAT A	4,844	450
	TOTAL		8,310	772
First	Suite 3	CAT A	3,175	295
	Suite 4	CAT A	4,801	446
	TOTAL		7,976	741
Second	Suite 5	CAT A	678	63
	Suite 6	CAT A	1,195	111
	TOTAL		1,873	174
Total			19,044	1,769

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

GROUND FLOOR - 8,310 SQ FT (772 SQ M)

SUITE 1 - 3,466 SQ FT (322 SQ M)
SUITE 2 - 4,844 SQ FT (450 SQ M)



SUITE 1 - CAT A+

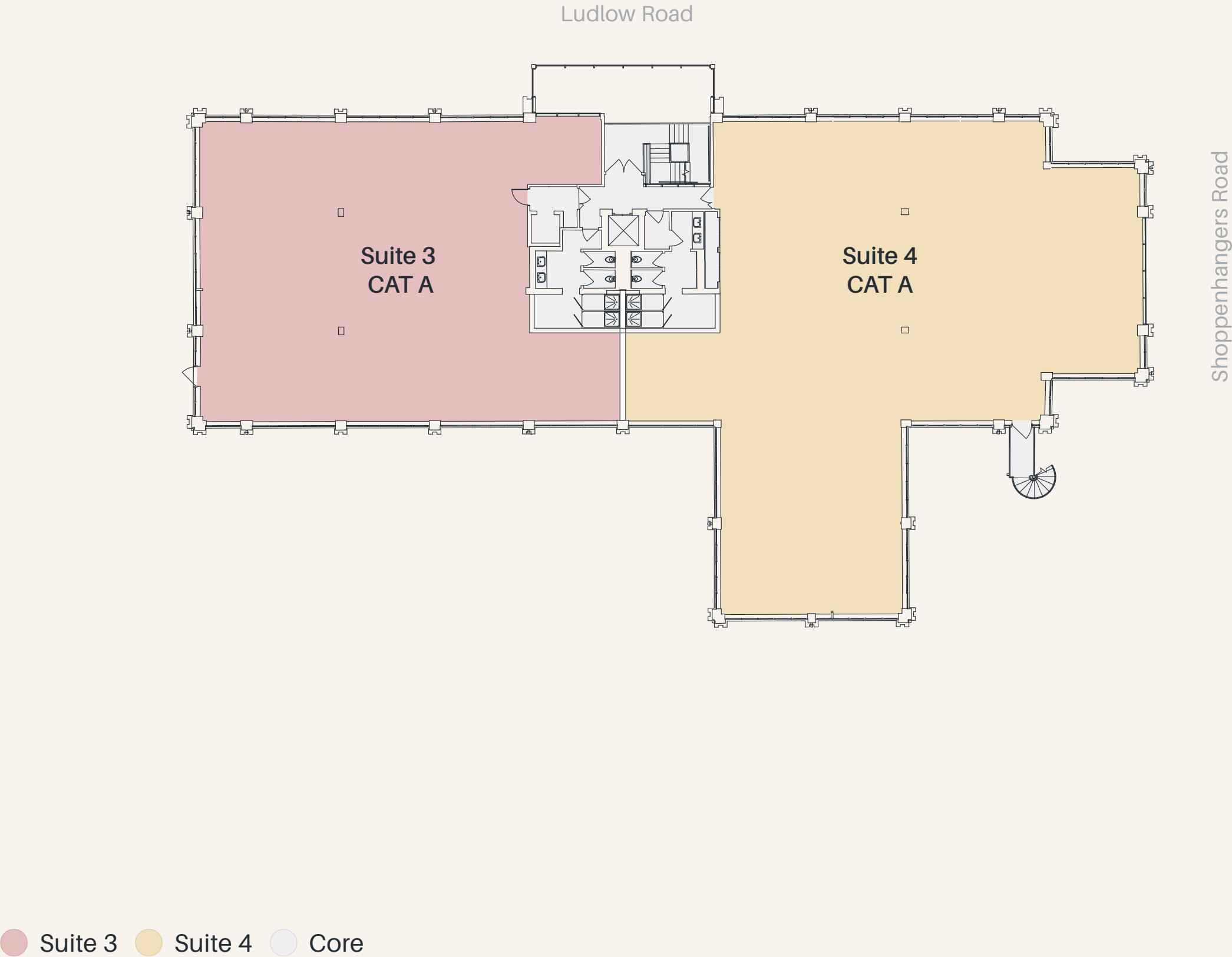
Open plan desks	32
Private office	01
6 person meeting room	01
8 person meeting room	01
12 person meeting room	01
1 person booths	03
Kitchen/breakout area	01

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

Floor plans not to scale.
For indicative purposes only.

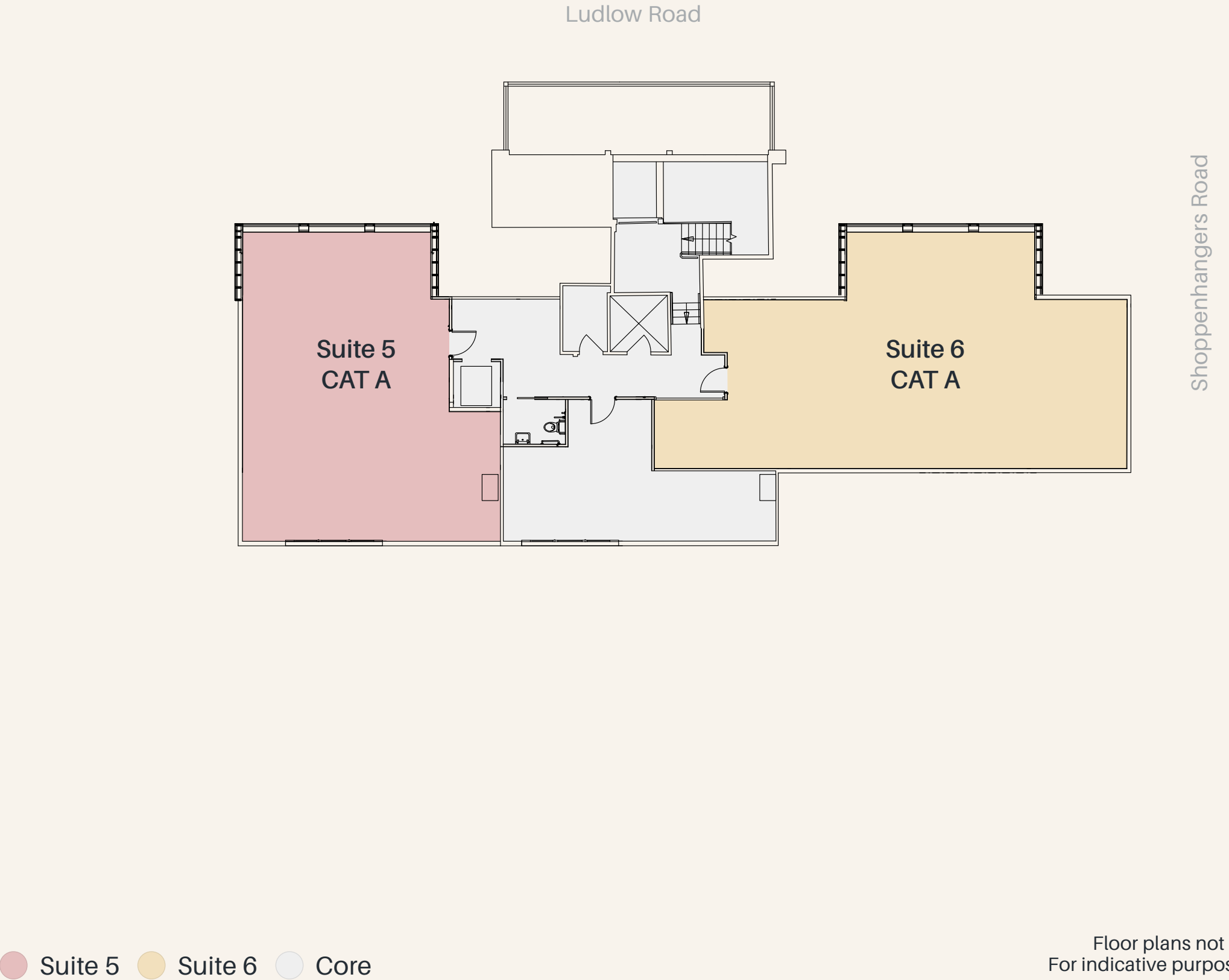
FIRST FLOOR - 7,976 SQ FT (741 SQ M)

SUITE 3 - 3,175 SQ FT (295 SQ M)
SUITE 4 - 4,801 SQ FT (446 SQ M)



SECOND FLOOR - 1,873 SQ FT (174 SQ M)

SUITE 5 - 678 SQ FT (63 SQ M)
SUITE 6 - 1,195 SQ FT (111 SQ M)



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. 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.

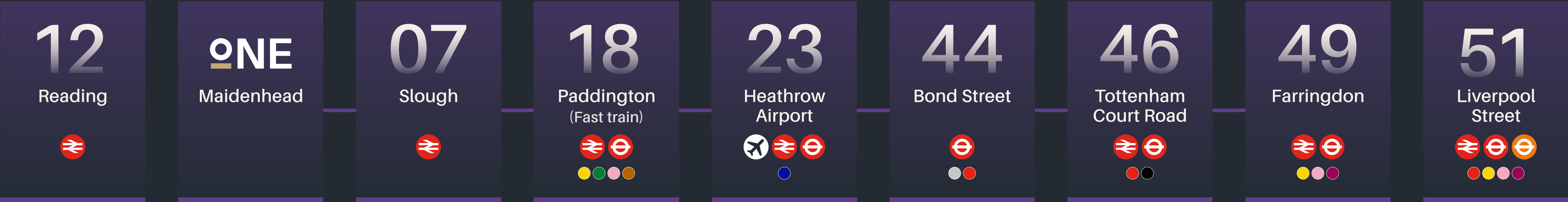
Maidenhead train station is only a three minute walk from the building with the Elizabeth line reducing travel times into London. Meanwhile, the M4 and M25 motorways are nearby providing access to the national road network and Heathrow Airport.



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. February 2025.

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