

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

Suites 5 & 6, Ludlow Road, Maidenhead , Berkshire, SL6 2SL

780 - 1,810 sq ft Grade A office suites to let

THE SPACE

SPACE YOUR WAY

The light-filled CAT A suites are finished to a high specification, and include access to a terrace.



- 01. 2nd floor roof terrace
- 02. Suite 6 workspace
- 03. Suite 5 workspace
- 04. Ground floor shared terrace

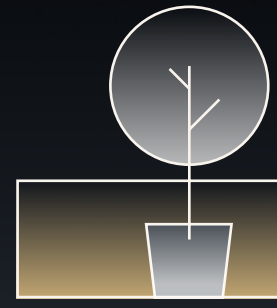




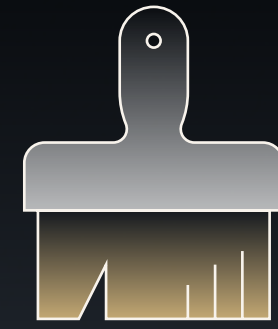
The newly refurbished reception offers a bright and welcoming arrival experience, with the double height atrium providing an abundance of natural light.

SPECIFICATION

ALL THINGS CONSIDERED



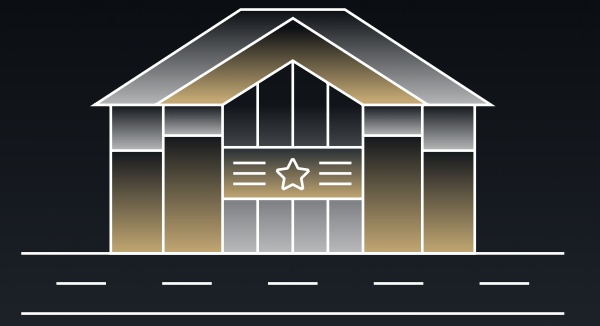
Outdoor amenity space



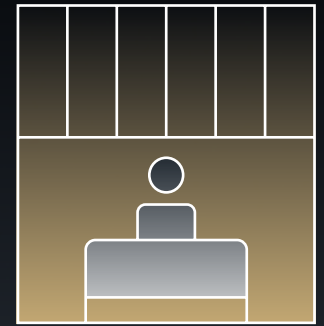
High quality refurbishment



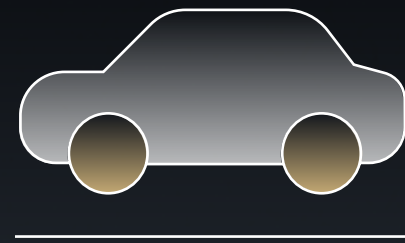
EPC A Rating



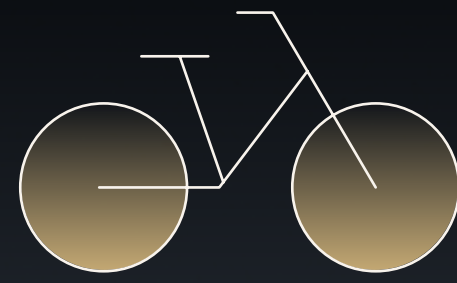
Excellent trackside and roadside branding opportunities



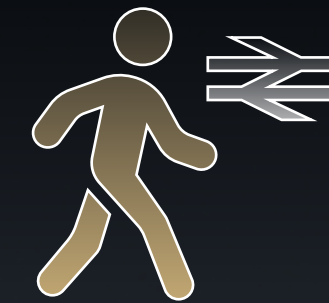
Double height atrium



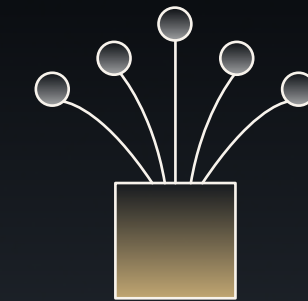
Parking spaces (1:388 ratio)



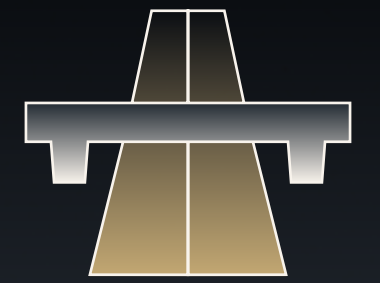
Secure cycle store, showers & lockers



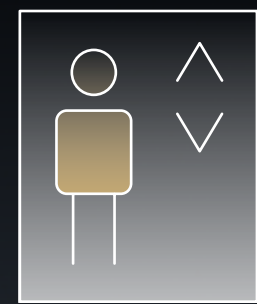
Three minutes walk to Maidenhead station



Fibre connectivity



Easy access to the M4 and M25



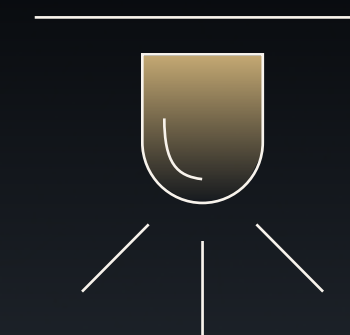
Passenger lift



LED lighting



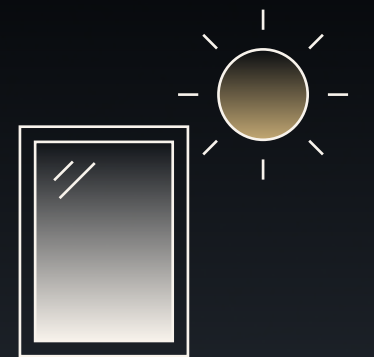
VRF four pipe fan coil air conditioning



PIR sensors



Full access raised floors & suspended metal ceiling tiles



Excellent natural lighting

ACCOMMODATION

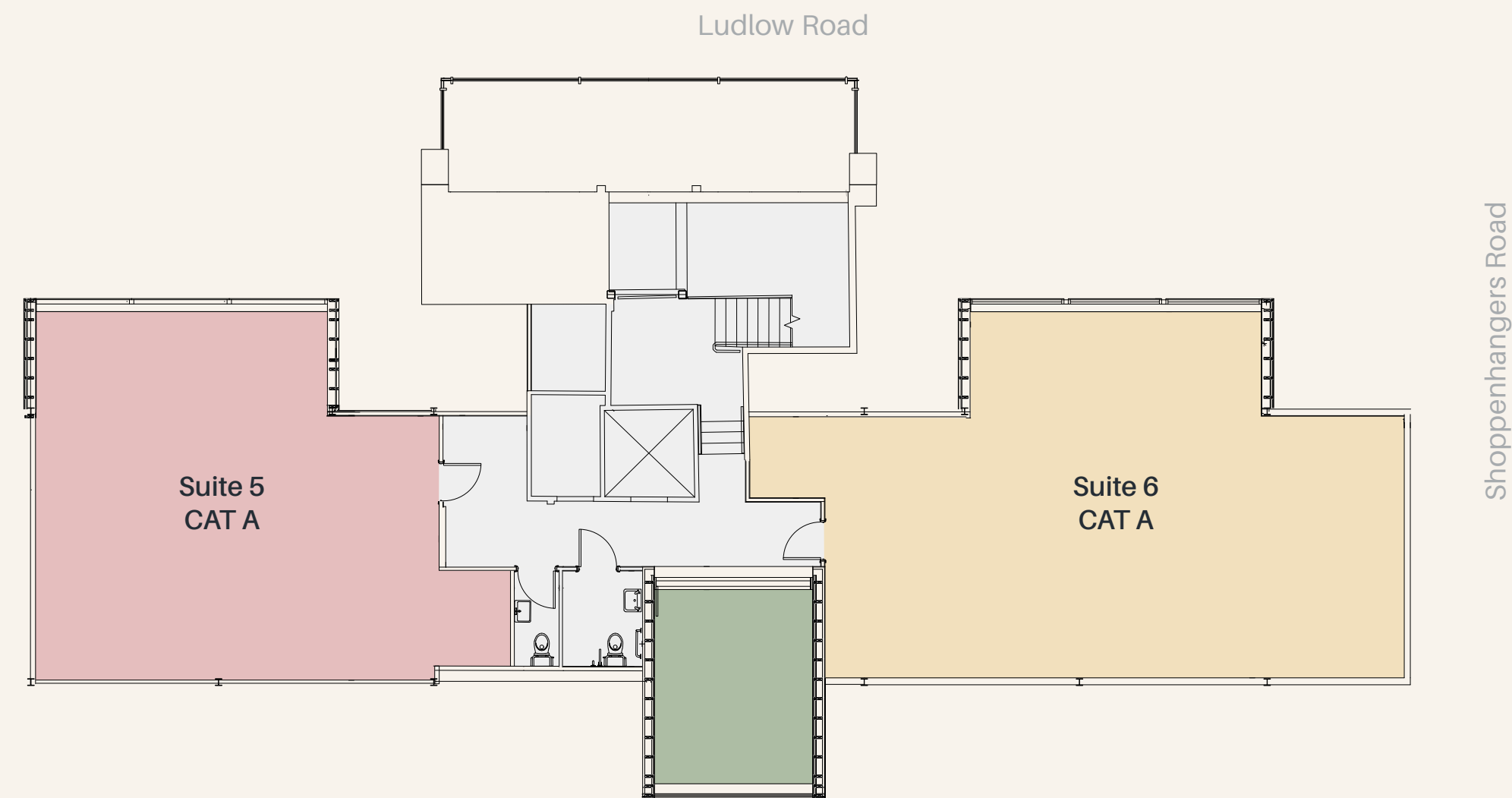
OPEN PLAN

FLOOR*	CONDITION	SQ FT	SQ M	
Second	Suite 5	CAT A	780	72
	Suite 6	CAT A	1,030	95
	Communal Terrace			
TOTAL		1,810	168	

SECOND FLOOR - 1,810 SQ FT (168 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.

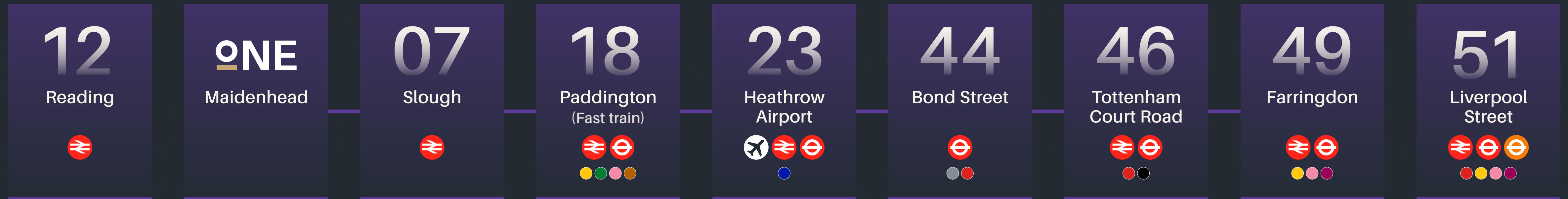
Maidenhead train station is only a three minute walk from the building with the Elizabeth line reducing travel times into London. Meanwhile, the M4 and M25 motorways are nearby providing access to the national road network and Heathrow Airport.



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:



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ONELUDLOW.CO.UK

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