

LOMA

WATERLOO · 51°30’3.24”N



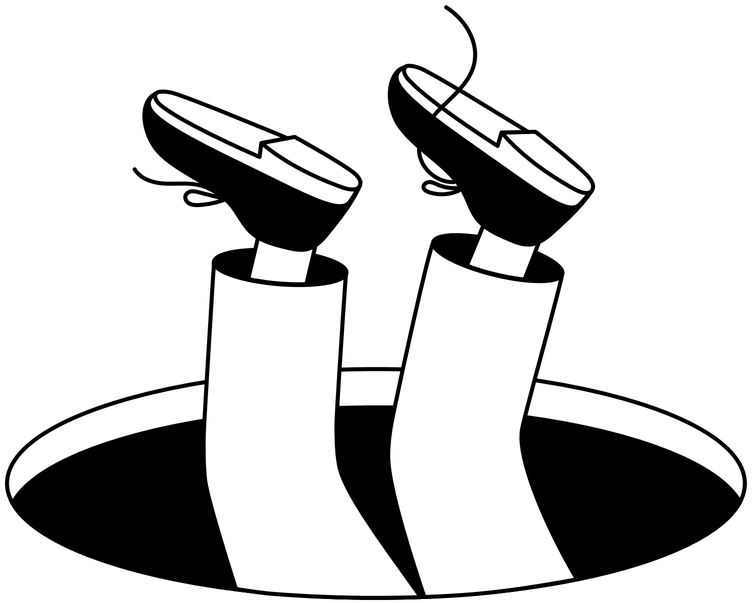
Building Terrace

EVERYTHING YOUR BUSINESS NEEDS.

RIGHT WHERE YOU DIDN'T THINK TO LOOK.

Step outside exit one. Turn a little left of field. Peer behind the layers of London and find everything your business needs – in the one place you didn't think to look.

This is **LOMA** – uncommonly inspiring offices on Lower Marsh in Waterloo. Made for those that don't follow the flock.





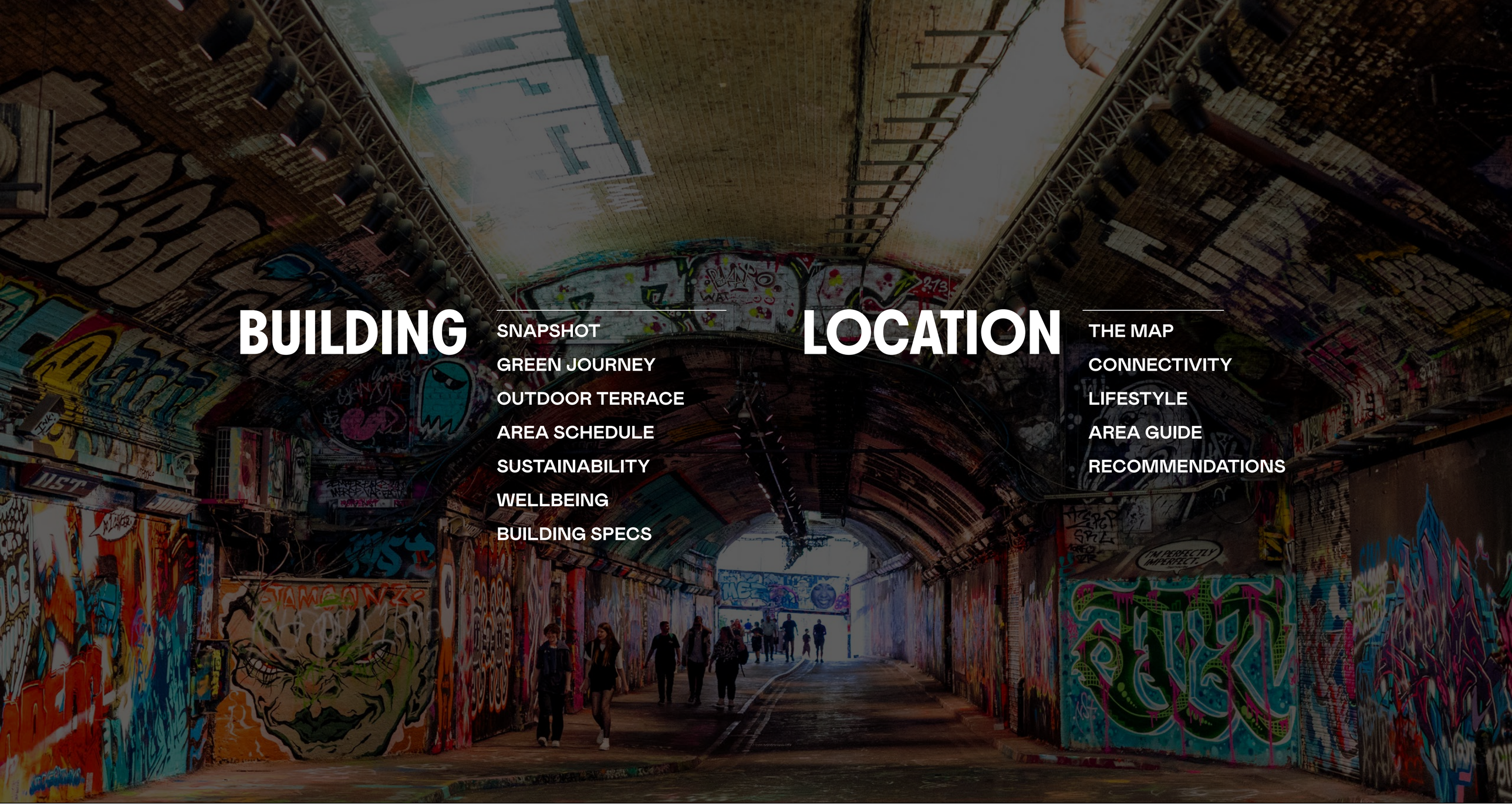
SUMMARY

HIDING IN PLAIN SIGHT

- **YOUR OWN SLICE OF WATERLOO**
  A rare opportunity for an HQ in this creative corner of Waterloo.
- **A FEEL-GOOD FOOTPRINT**
  Refurbished, not rebuilt, with better energy-efficiency and the **highest sustainability targets**.
- **NEXT LEVEL TERRACES**
  8,651 sq ft of leafy terraces from 2nd to 6th floors, and an epic 1,345 sq ft **rooftop clubhouse** on the sixth.
- **AN OVERSIZED WELCOME**
  An inviting entrance attached to a 2,852 sq ft **green courtyard**.
- **THE GREAT INDOORS**
  43,942 sq ft self-contained building with 10,400 sq ft to 4,100 sq ft floor plates.
- **ENJOY THE RIDE**
  Sleek end-of-trip facilities with 9 showers and 114 bike racks.



Building Facade



BUILDING

- SNAPSHOT
- GREEN JOURNEY
- OUTDOOR TERRACE
- AREA SCHEDULE
- SUSTAINABILITY
- WELLBEING
- BUILDING SPECS

LOCATION

- THE MAP
- CONNECTIVITY
- LIFESTYLE
- AREA GUIDE
- RECOMMENDATIONS


Waterloo
sunsets more




The Clubhouse


Waterloo
sunsets more



Street Building Entrance

SNAPSHOT

LONG STORY SHORT

The best in wellbeing, culture, connectivity and inspiring office space all intersect at **LOMA** – it's an HQ your people will love.



Reception and break-out lounge

Reception and break-out lounge



GREEN JOURNEY

A BREATHING BUILDING



Lashings of natural light, loads of greenery and large, open areas mean **LOMA** has all the right ingredients for a workspace that inspires.

On the streetfront, you'll find 1,520 sq ft of retail space that matches the eccentric energy of the market. The journey inside kicks off with a friendly welcome, starting in a leafy courtyard that leads to an airy reception. As you edge further in, you'll stumble upon cool communal spots and meeting spaces – perfect for casual chats and collaborative catch-ups.

Courtyard garden



Courtyard garden

OUTDOOR TERRACE

MEET AMONG THE TREES

Hold a brainstorm among the trees, take a breather in the open air or switch gears by going from desk to outdoors whenever you please. There's **8,651 sq ft** of leafy terrace space waiting.



The Clubhouse terrace (6th floor)

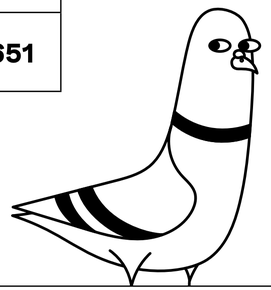


The Clubhouse terrace (6th floor)

AREA SCHEDULE

ONE SIZE DOESN'T FIT ALL

FLOOR	NIA SQ FT	TERRACES SQ FT
Sixth floor – Clubhouse	786	2,841
Fifth floor	4,136	1,485
Fourth floor	7,384	592
Third floor	8,967	688
Second floor	10,398	193
First floor	10,312	
Ground – Reception	1,959	GF Courtyard – 2,852
Total	**43,942**	**8,651**



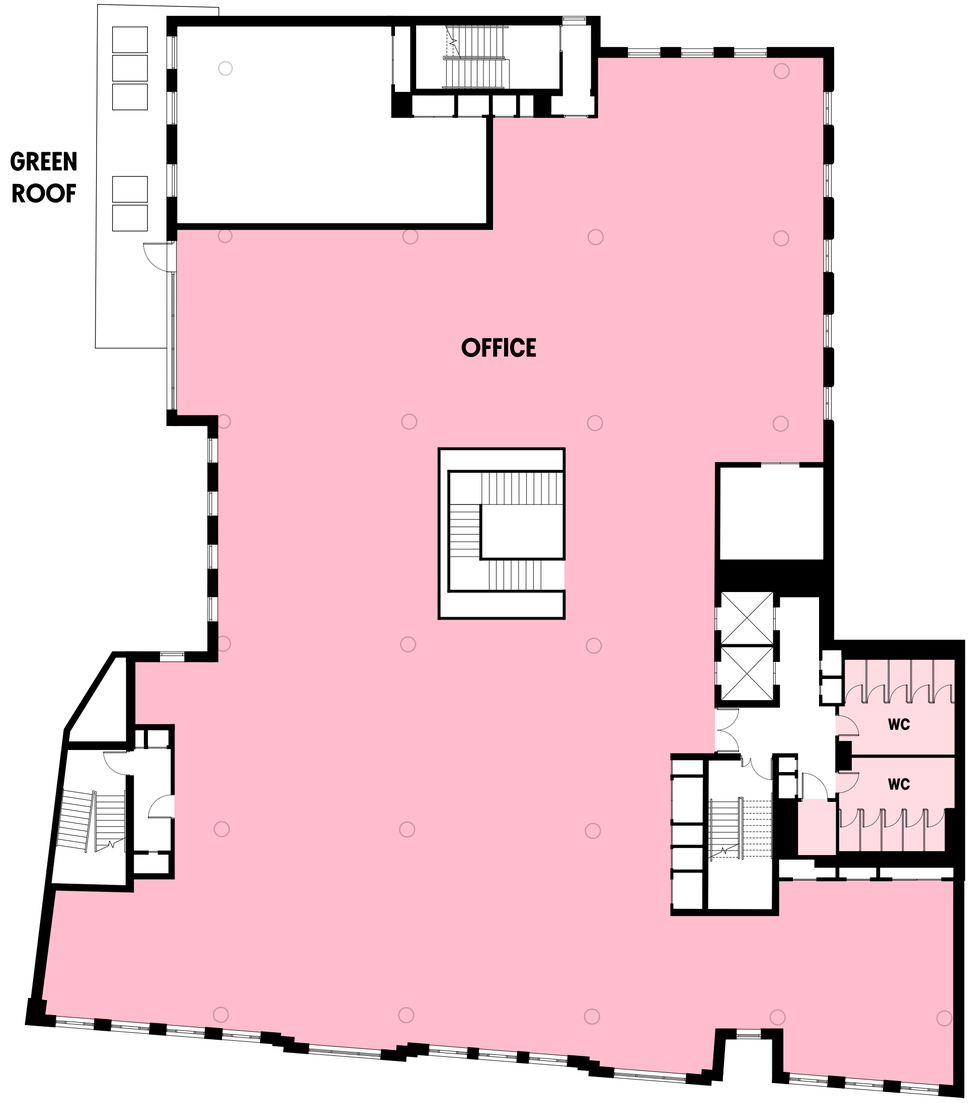
GROUND FLOOR

NIA 1,959 sq ft
Courtyard garden 2,852 sq ft



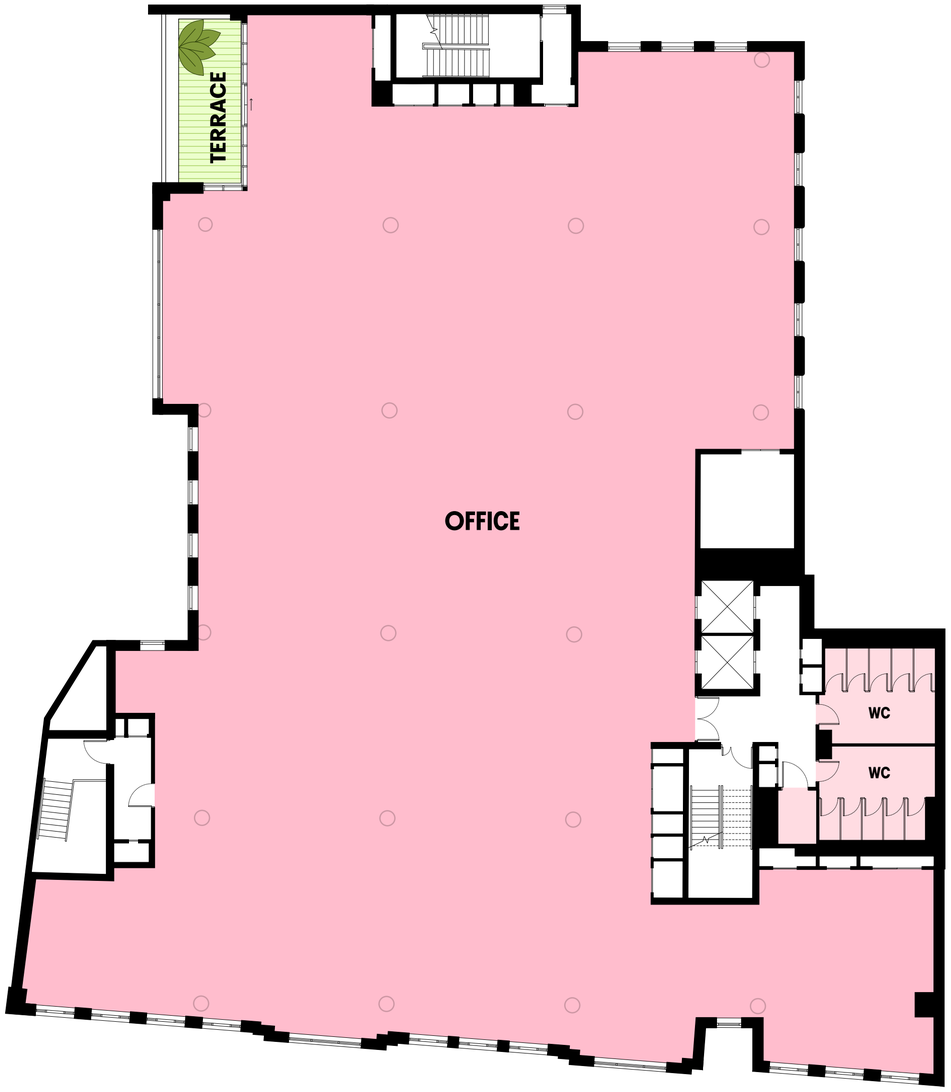
FIRST FLOOR

NIA 10,312 sq ft



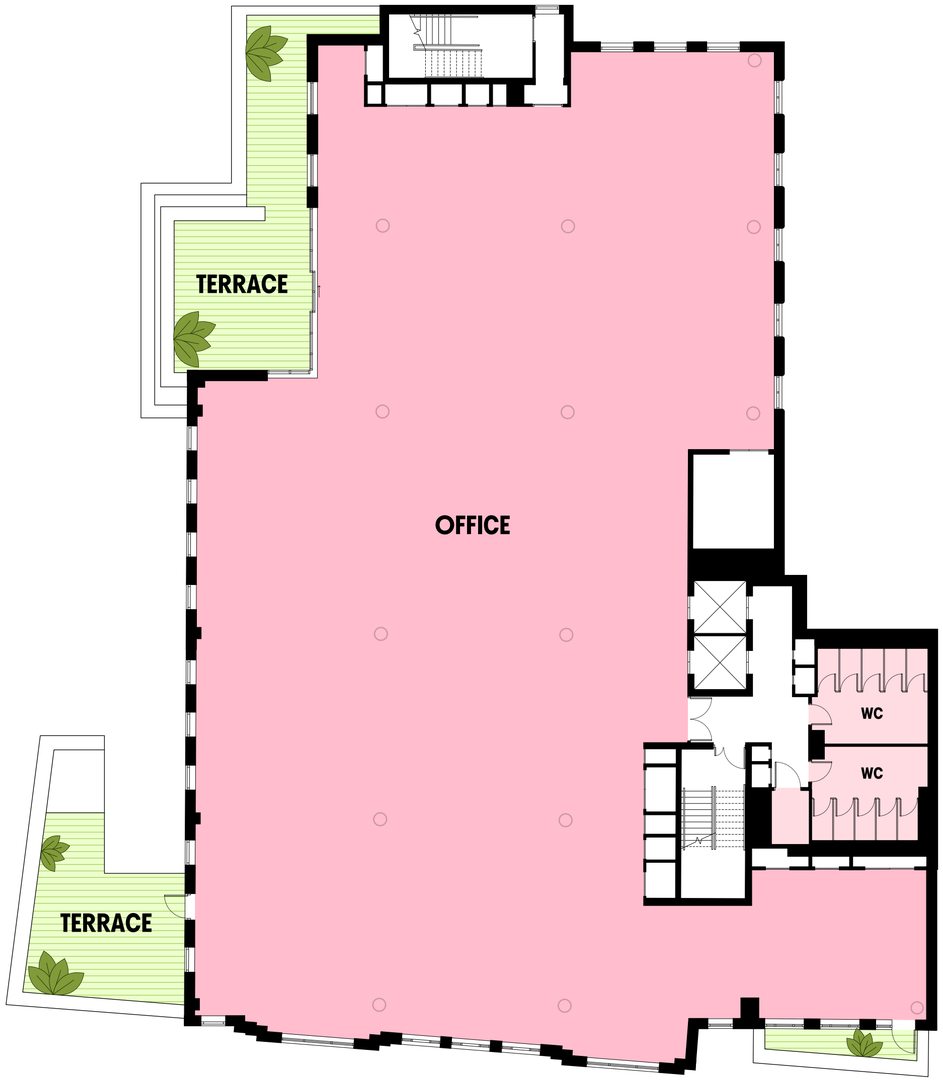
SECOND FLOOR

NIA 10,398 sq ft
Terrace 193 sq ft



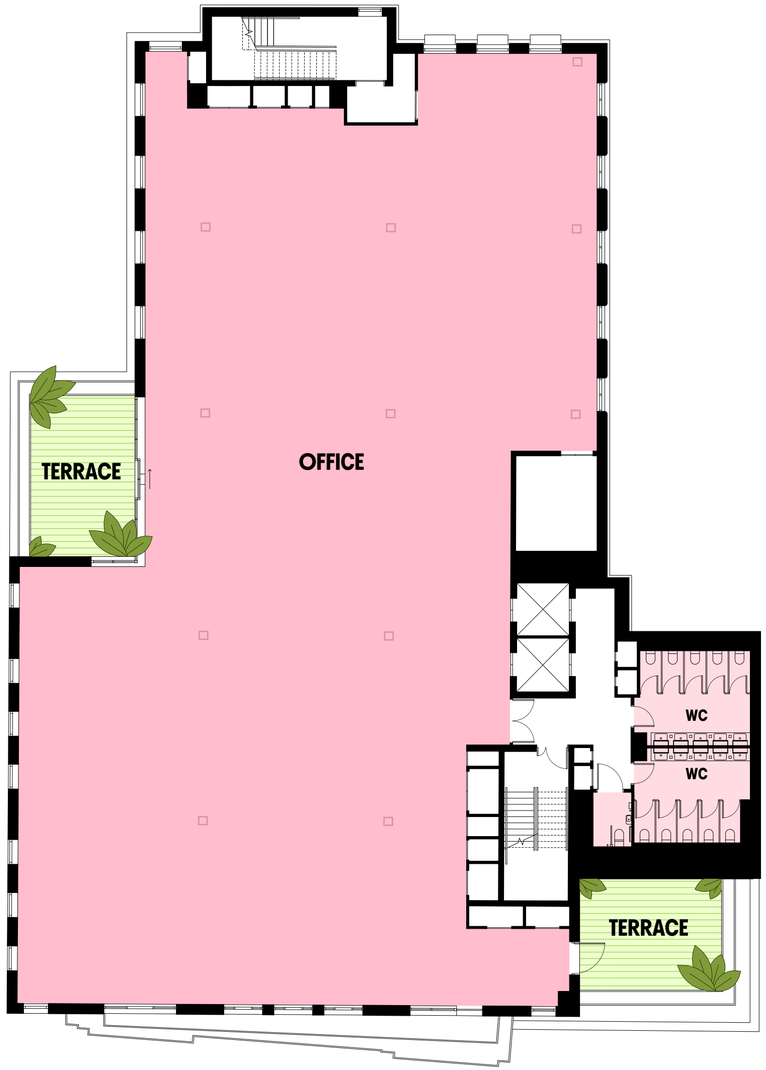
THIRD FLOOR

NIA 8,967 sq ft
Terrace 688 sq ft



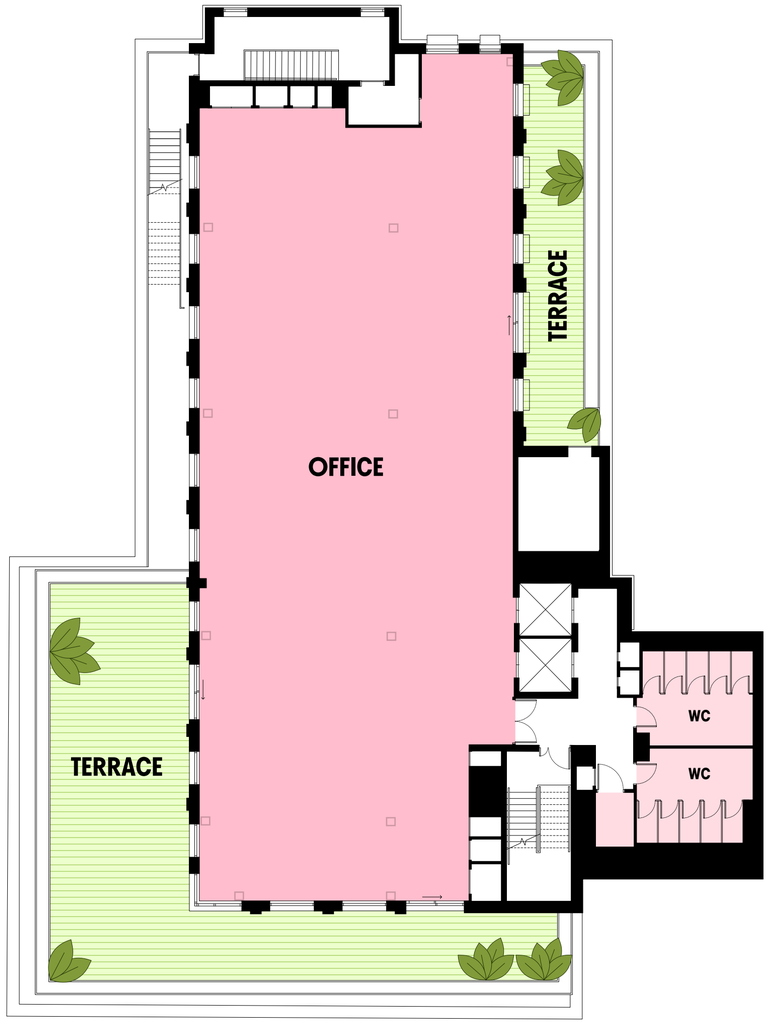
FOURTH FLOOR

NIA 7,384 sq ft
Terrace 592 sq ft



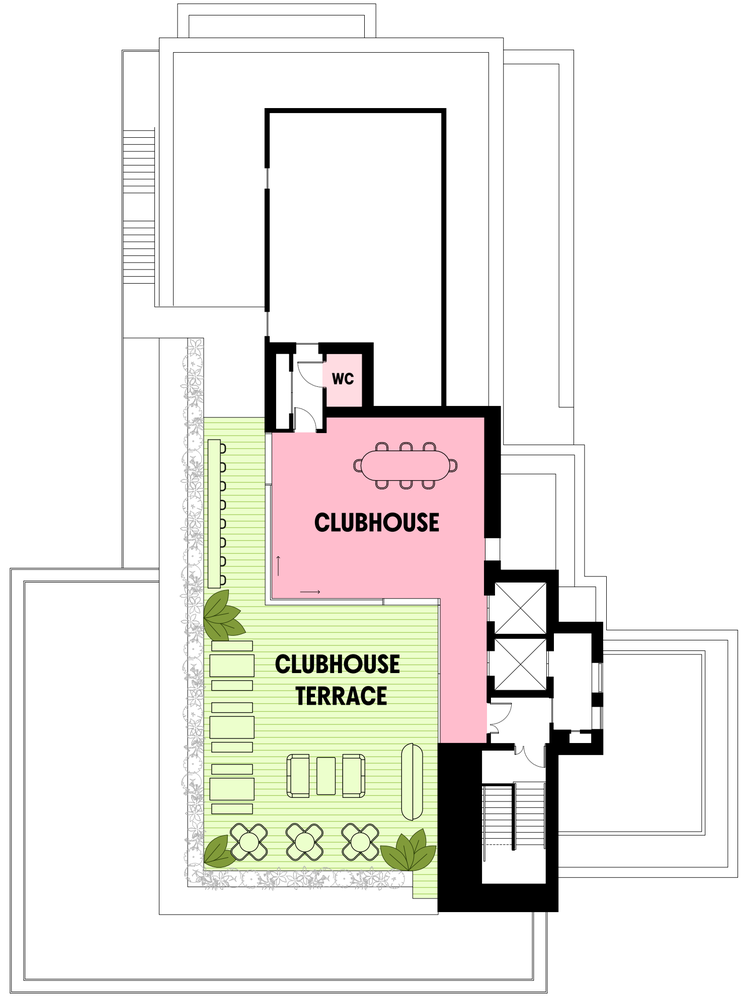
FIFTH FLOOR

NIA 4,136 sq ft
Terrace 1,485 sq ft



SIXTH FLOOR

NIA 786 sq ft
Terrace 2,841 sq ft



Feature first floor



Fifth floor office

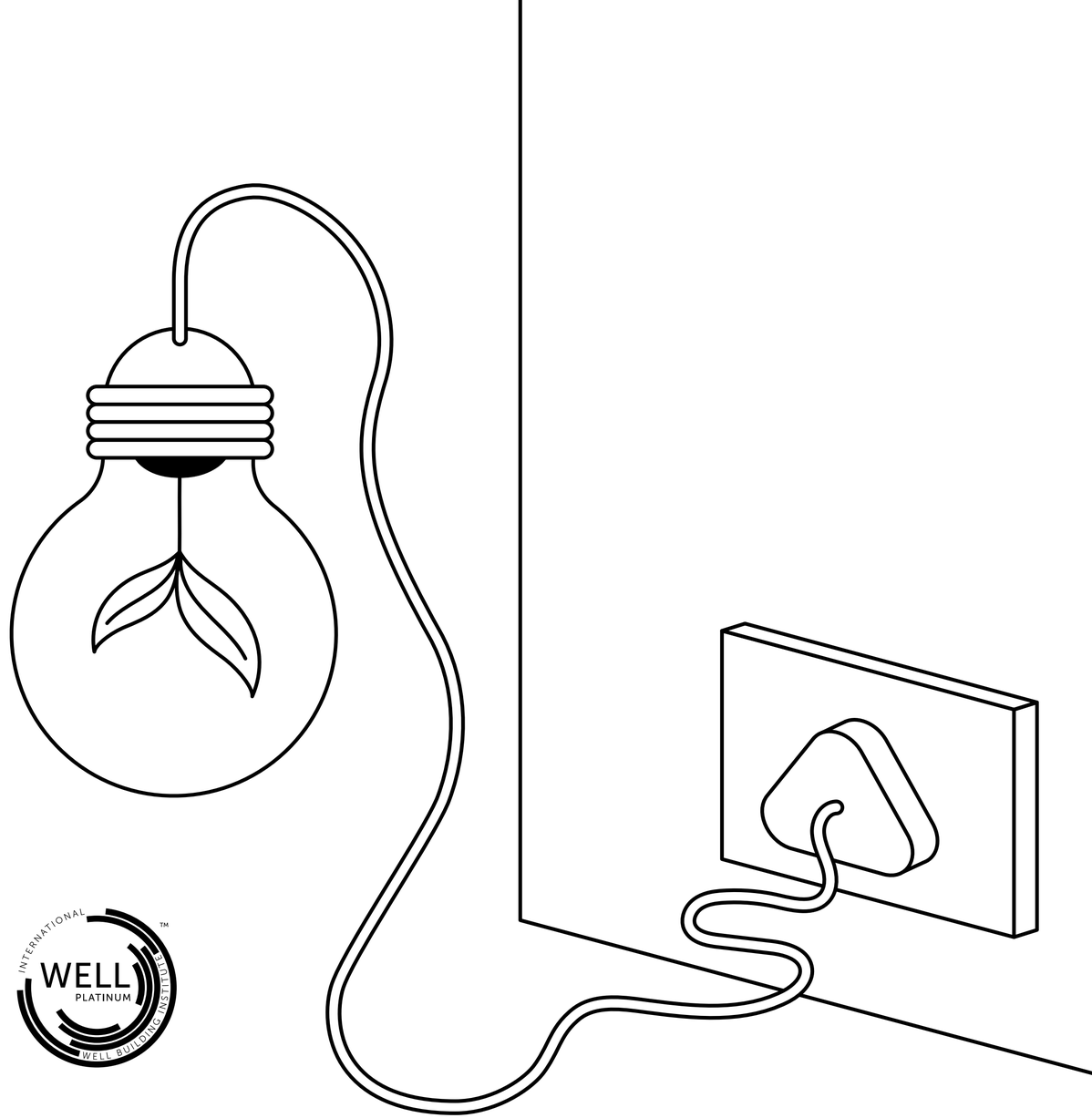


SUSTAINABILITY

KEEPING AN EYE ON THE FUTURE

Green, energy-efficient and reaching for all the highest sustainability targets – this is a building you can feel good about making your own.

An incredible 85% of the existing building structure has been reused, while leafy spaces and a green wall add to the planet-friendly ethos. It's design that will save you money, and won't cost the earth.



TARGET ACCREDITATIONS:

NET ZERO
In operation

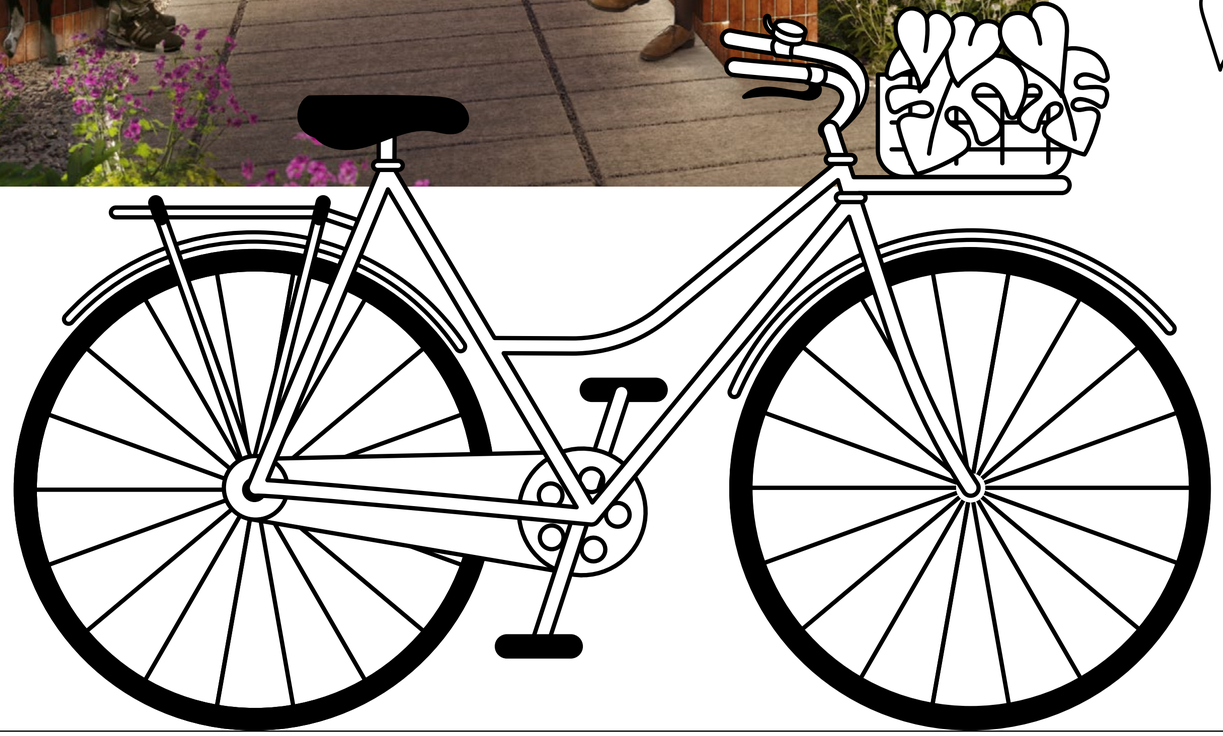
5★ NABERS ENERGY

BREEAM® OUTSTANDING

WiredScore PLATINUM

INTERNATIONAL WELL PLATINUM WELL BUILDING INSTITUTE™



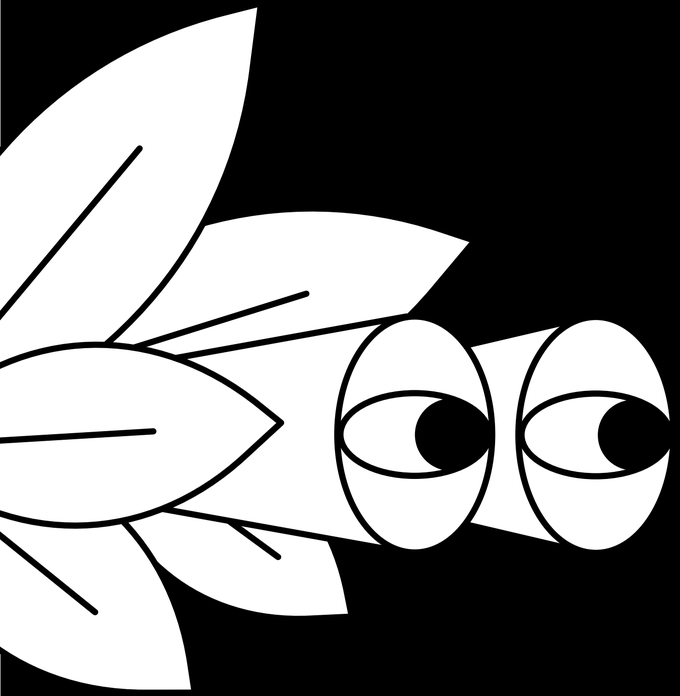


WELLBEING

FEEL GOOD FITOUT

- 114 bike racks
- Fresh air ventilation
- Biophilic design
- All electric building
- 15 folding bike lockers
- Spaces for focus and socialising
- Encouraging active commutes
- Inspiring place to work
- Circadian lighting
- Self-service coffee station
- 8,651 sq ft total outdoor space
- 9 showers + 52 lockers

THE NITTY GRITTY



2 x 13 person passenger lifts (1000kg)

LED intelligent lighting

HVRF air conditioning (fan coil system)

Raised floor 150mm (minimum)

Raised access floor to soffit 3.2m (average)

Occupational density 1:8 sqm*

All electric building

Fresh air provision at 15 l/s/person

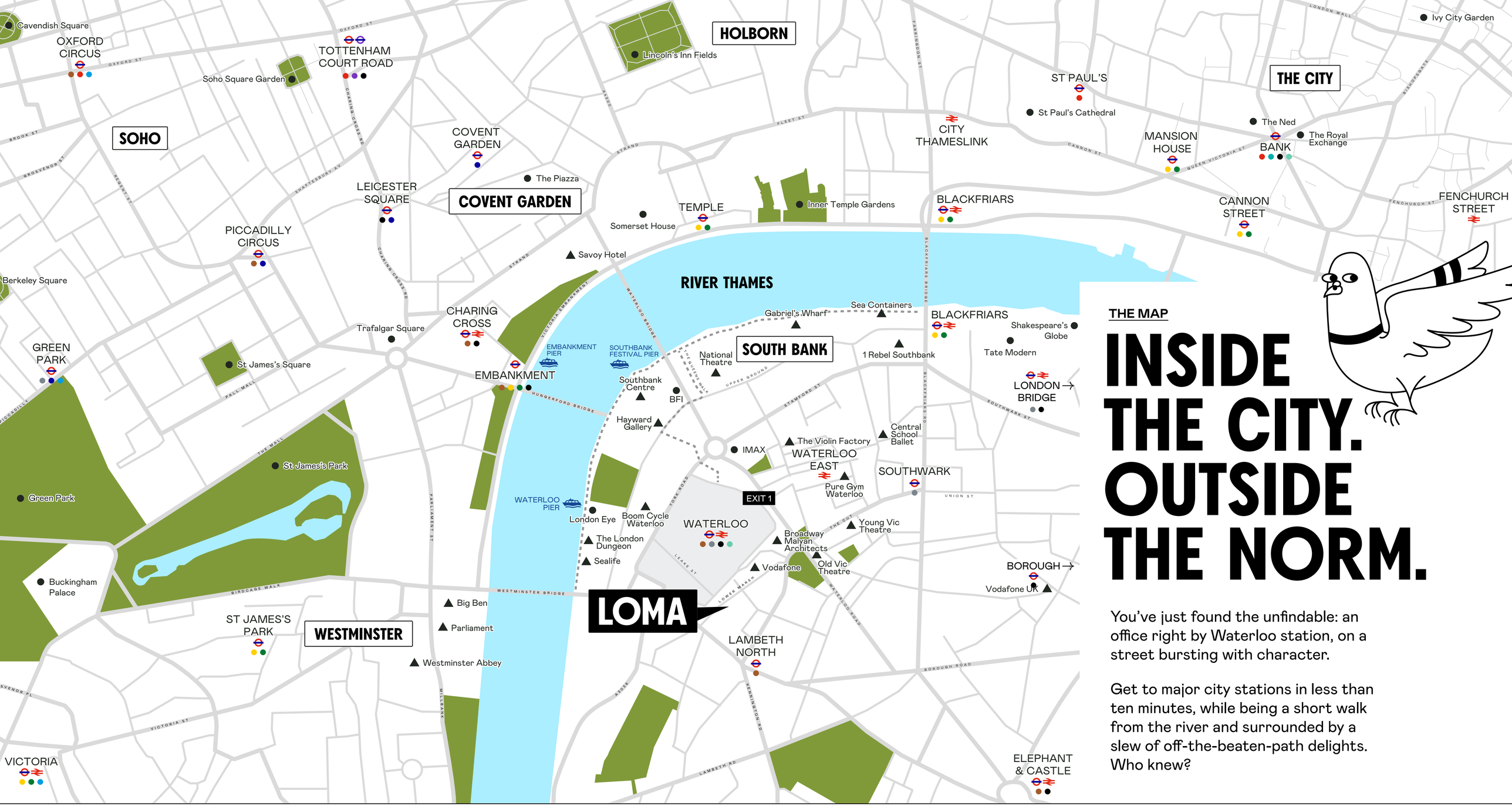
New open-able windows throughout

Ground floor feature staircase

* assuming 20% absenteeism



Secure cycle store with lockers



THE MAP

INSIDE THE CITY. OUTSIDE THE NORM.

You've just found the unfindable: an office right by Waterloo station, on a street bursting with character.

Get to major city stations in less than ten minutes, while being a short walk from the river and surrounded by a slew of off-the-beaten-path delights. Who knew?

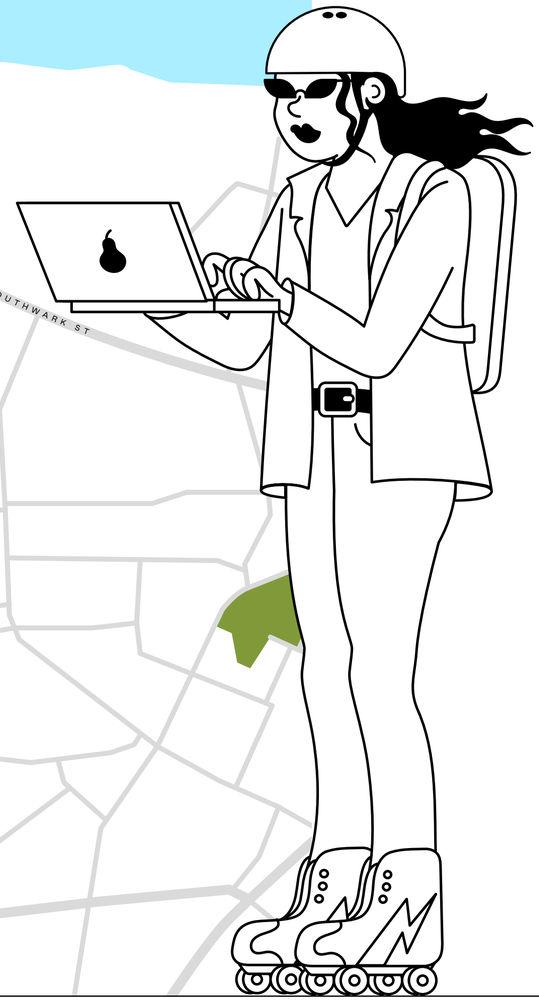
THE MAP

YOUR NEW FRIENDS AND NEIGHBOURS

← BARS & RESTAURANTS

← CULTURE & LEISURE

← LOCAL OCCUPIERS



COVENT GARDEN

STRAND

FLEET ST

CITY THAMESLINK

CANNON ST

COVENT GARDEN

TEMPLE

BLACKFRIARS

STRAND

RIVER THAMES

VICTORIA EMBANKMENT

WATERLOO BRIDGE

BLACKFRIARS BRIDGE

CHARING CROSS

BLACKFRIARS

EMBANKMENT PIER

SOUTHBANK FESTIVAL PIER

SOUTH BANK

THE QUEENS WALK

EMBANKMENT

UPPER GROUND

STAMFORD ST

HUNGERFORD BRIDGE

BLACKFRIARS RD

SOUTHWARK ST

WATERLOO EAST

SOUTHWARK

UNION ST

WATERLOO PIER

YORK ROAD

THE CUT

WATERLOO

PARLIAMENT ST

LEAKE ST

LOWER MARSH

WESTMINSTER BRIDGE

WATERLOO ROAD

LOMA

Big Ben

Parliament

LAMBETH NORTH

A3036

Westminster Abbey

BOROUGH ROAD

CONNECTIVITY

ZIPPING AROUND TOWN? EASY PEASY.



BY BIKE

WESTMINSTER	CHARING CROSS	BOROUGH MARKET
6 MINS	8 MINS	10 MINS

ON FOOT

WATERLOO	LAMBETH NORTH	SOUTH BANK	WATERLOO EAST	BLACKFRIARS
3 MINS	5 MINS	6 MINS	7 MINS	12 MINS

BY TUBE

LONDON BRIDGE	BANK	BOND STREET	CLAPHAM JUNCTION
3 MINS	4 MINS	6 MINS	8 MINS

CANARY WHARF	COVENT GARDEN	KING'S CROSS
9 MINS	13 MINS	15 MINS

LIFESTYLE

BIG CITY POSTCODE.

There's something in the air on Lower Marsh. A raw creative spirit. A rare sense of belonging. An explosion of flavour around every bend.

Become part of a colourful community and discover places reserved for those in-the-know – from watering holes under tunnel arches to alternative arts venues and daily food markets.













































SMALL COMMUNITY FEELS

AREA GUIDE

SO MUCH TO DO

The beauty of **LOMA** is that every day can be entirely different. Will you hit the street market just outside your door for lunch, or venture down to the Southbank Food Market for a change of scenery?

Speaking of, the river is just a stone's throw away – offering the perfect place to clear your mind between meetings. After work, catch a show at the Old Vic, turn your perspective upside down at The Vaults, or get your fill at one of the dozens of eateries right by your HQ.

EAT THIS

- LOWER MARSH MARKET
- CUBANA RESTAURANT
- PIZZA PILGRIMS
- ROTI KING
- GOGO POCHA
- PASSYUNK AVENUE
- ANCHOR & HOPE
- SOUTHBANK CENTRE FOOD MARKET

DRINK HERE

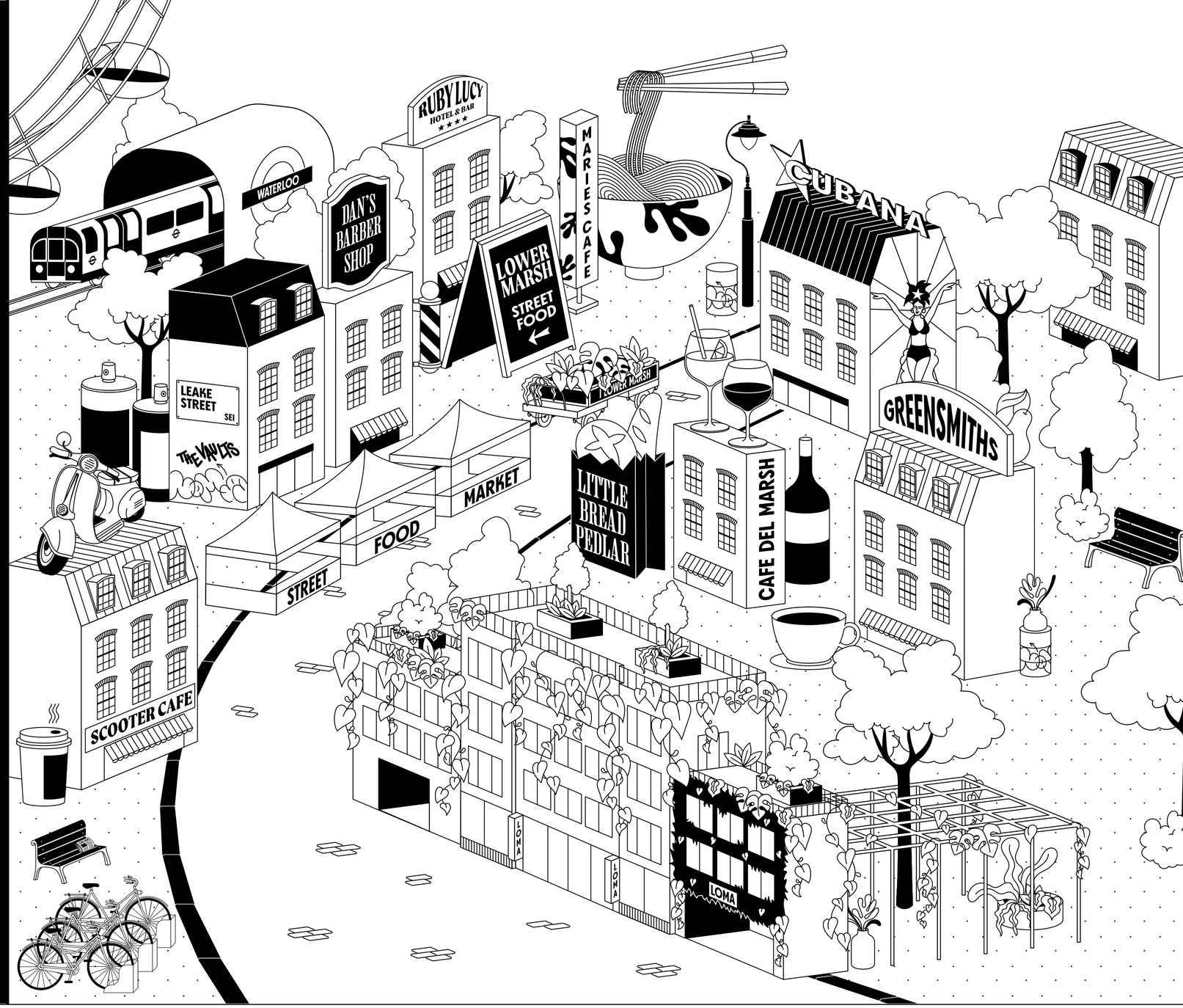
- LITTLE BREAD PEDDLAR
- SCOOTER CAFÉ
- THE GLITCH
- VAULTY TOWERS
- THE CAMEL & ARTICHOKE
- UNWINED IN WATERLOO

BE MOVED

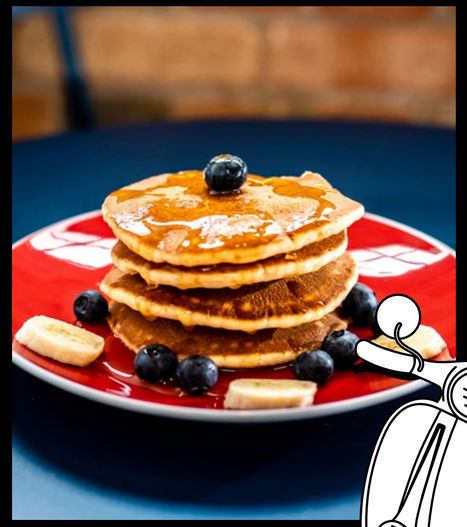
- THE GRAFFITI TUNNEL
- THE VAULTS
- OLD VIC THEATRE
- NEW VIC
- ROYAL FESTIVAL HALL
- HAYWARD GALLERY
- NATIONAL THEATRE

MOVE IT

- PUREGYM WATERLOO
- THE GYM GROUP LONDON
- KINGS SPORT & WELLNESS CENTRE



GOOD THINGS COME IN THREES



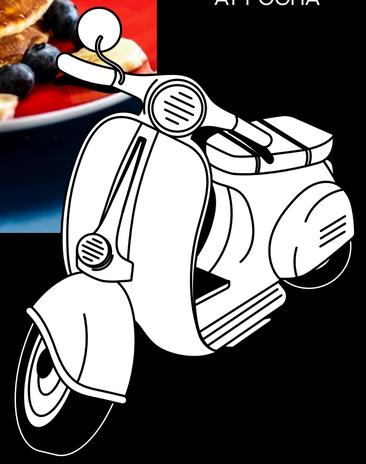
TOP 3 EATS & TREATS

- HEALTHY BREAKFAST AND PANCAKES AT BALANCE
- BAGELS AND BRUNCH FROM BOROUGH PRODUCE CAFE
- KIMCHI AND KOREAN CLASSICS AT POCHA



TOP 3 AFTER-WORK DRINKS

- SCOOTER CAFE
- CAFE DEL MARSH
- UNWINED









TOP 3 PLACES TO GO

- GLOBAL STREET FOOD AT LOWER MARSH MARKET
- LEAKE STREET GRAFFITI TUNNEL - LONDON'S LONGEST LEGAL STREET STREET ART AREA
- INDEPENDENT JEWELLERY & CLOTHES AT TWICE THE SIREN

TOP 3 CULTURAL EXPERIENCES

- SPOKEN WORD & IMPROV AT THE GLITCH
- IMMERSIVE THEATRE/ARTS AT THE VAULTS
- COMEDY AT VAULTY TOWERS

IN GOOD HANDS

MORGAN CAPITAL

At Morgan Capital, we believe in building game-changing places. With our expert market insight and one-of-a-kind craftsmanship, we acquire, develop, and manage top-tier commercial properties.

Our track record speaks for itself: award-winning developments and a reputation for excellence in creating buildings and spaces that stand out from the crowd.



53 Great Suffolk Street, South Bank



161 Oxford Street, Soho

FATHOM



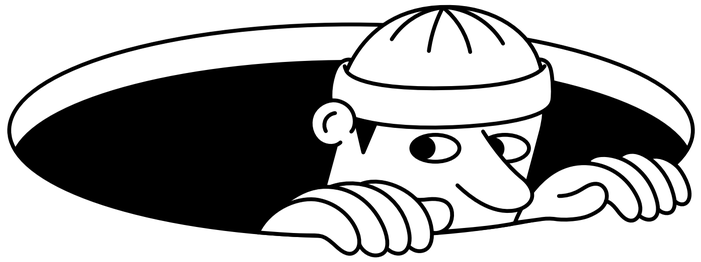
The Waterman, Clerkenwell



220 Blackfriars Road, Southwark



6 Babmaes Street, St James's



INTRIGUED?

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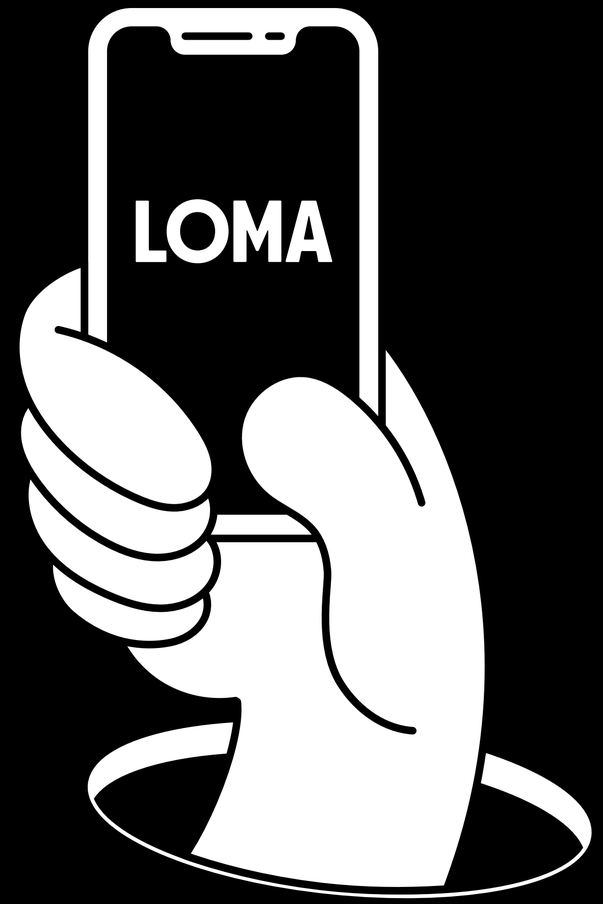

A development by:

MORGAN CAPITAL

CAPITAL-38

Lead architect:

Fathom Architects

DISCOVER MORE AT LOMA.LONDON

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