

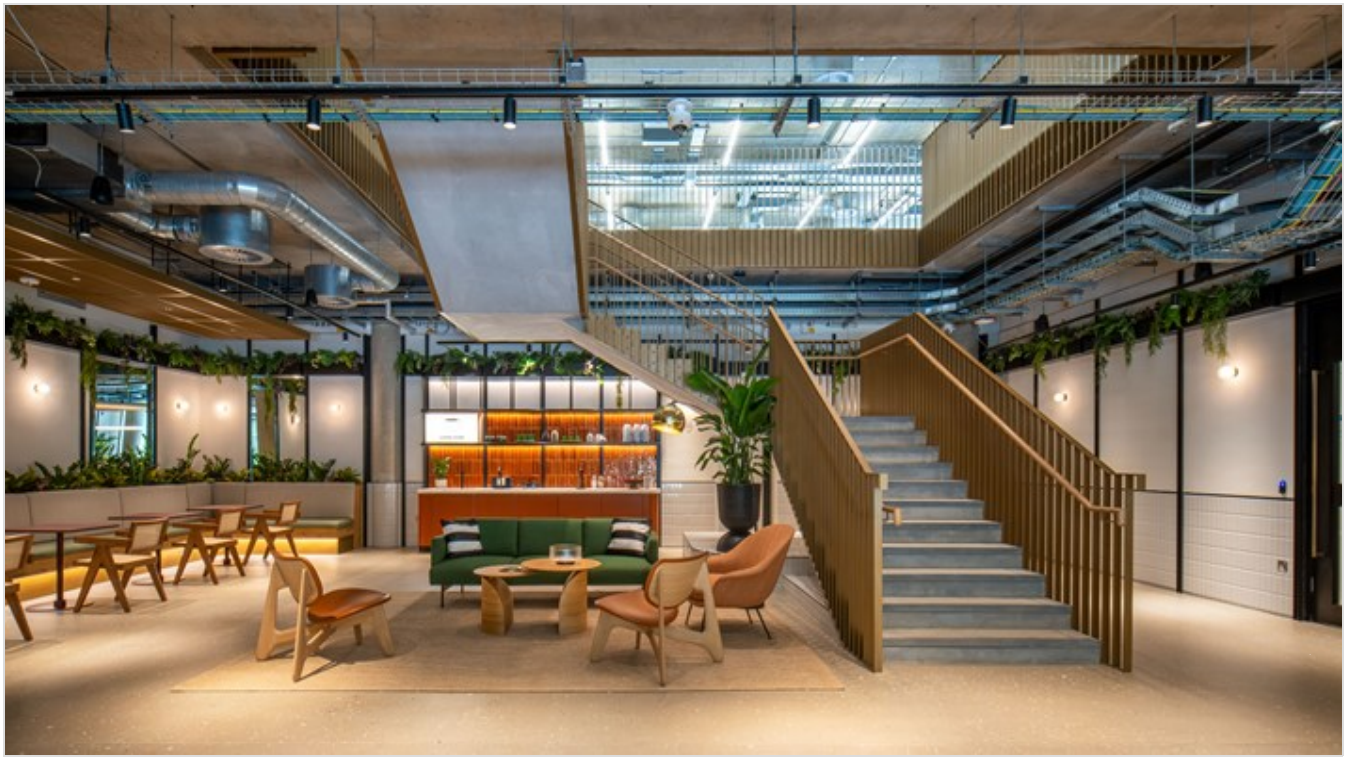
USP.

Loma
1 Lower Marsh
London SE1 7NT

EVERYTHING YOUR BUSINESS NEEDS

8,672 - 43,942 SQ FT

usp.london
020 3757 7777







Loma, 1 Lower Marsh, London, SE1 7NT

Description

A rare opportunity for a HQ in this creative corner of Waterloo, totaling 43,039 sq ft as a self-contained building with 10,400 sq ft to 4,100 sq ft floor plates. The property has an inviting entrance attached to a 2,852 sq ft green courtyard.

Refurbished, not rebuilt, with better energy efficiency and the highest sustainability targets. 85% of the existing building structure has been reused, while leafy spaces and a green wall add to the planet-friendly ethos.

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.

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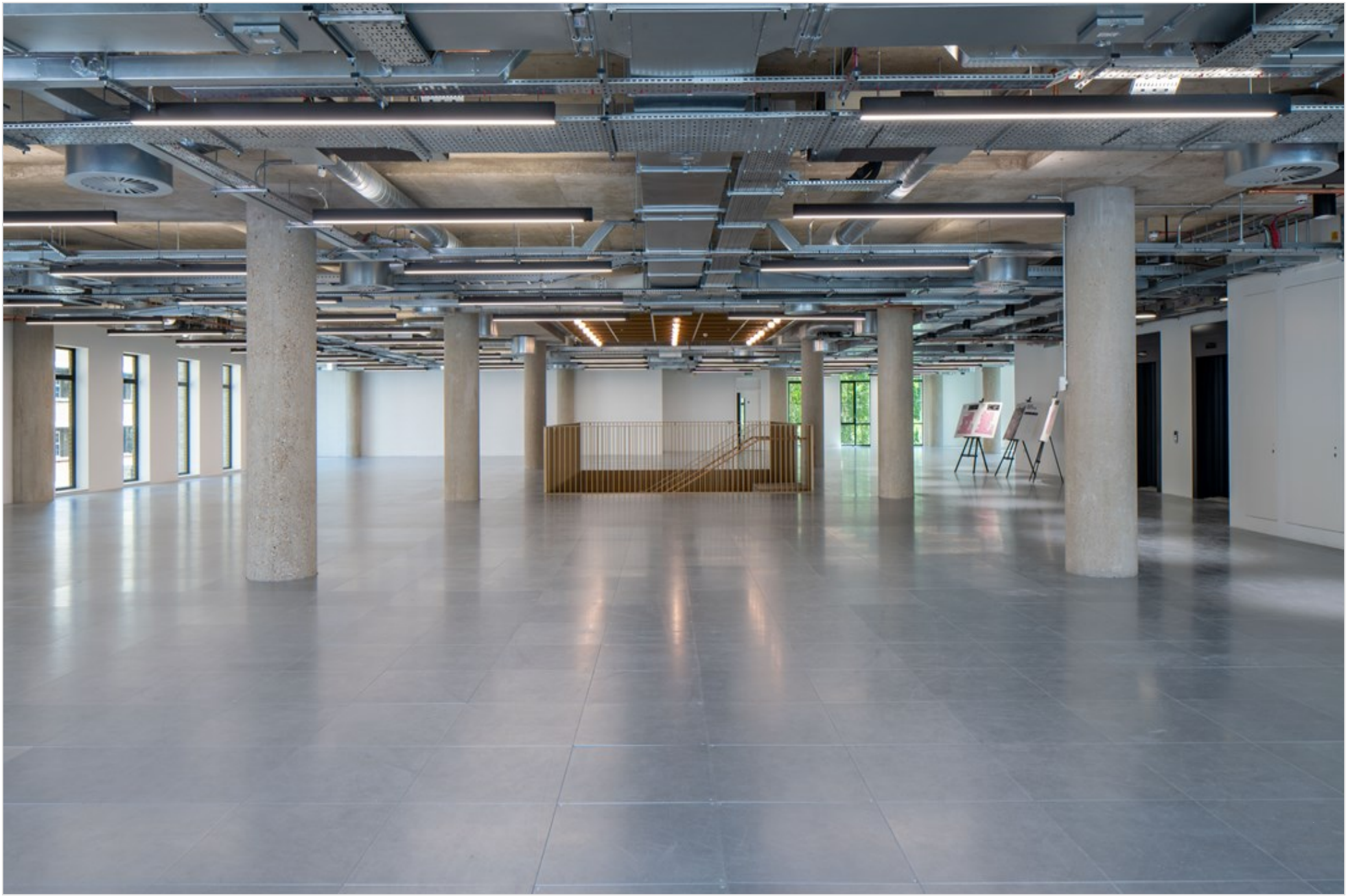

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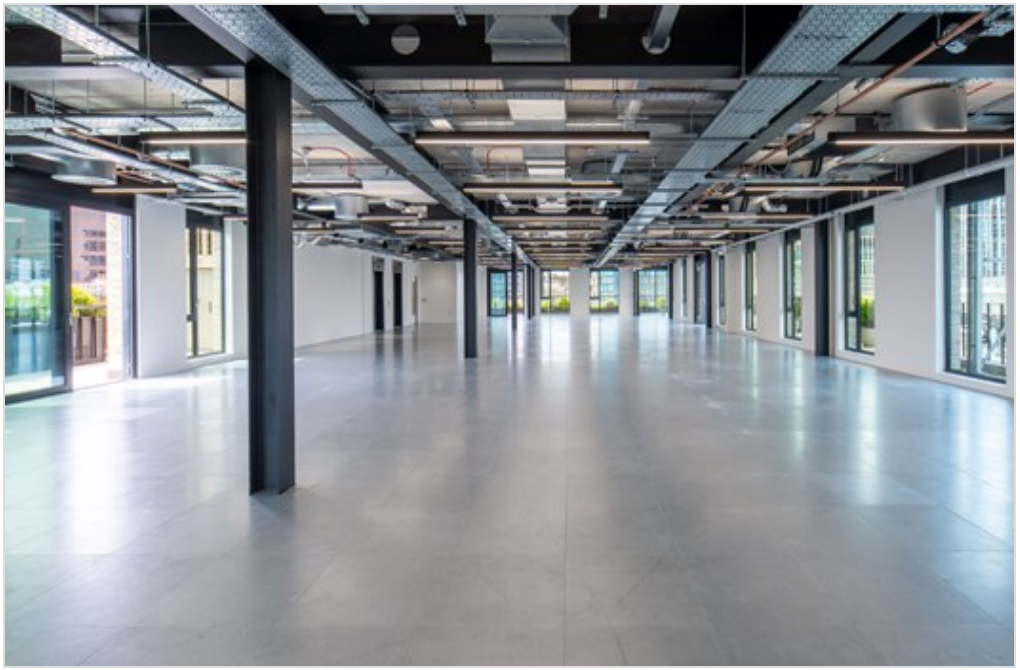
Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
6th Floor - Clubhouse	Available	786	POA
5th Floor	Available	4,136	£92.50
4th Floor	Available	7,384	£87.50
3rd Floor	Available	8,967	£85.00
2nd Floor	Available	10,398	£82.50
1st Floor	Available	10,312	£77.50
Ground - Reception	Available	1,959	POA
TOTAL		43,942	

Amenities

Rare HQ opportunity	Leafy terraces from 2nd - 6th floors
Rooftop clubhouse	2,852 green courtyard
9 x showers	114 x bike racks
LED intelligent lighting	All electric building







Location

Nestled in the heart of London, this property offers an unparalleled lifestyle enriched by its vibrant local amenities. Just a stone's throw away, you'll find the exquisite OXO Tower Restaurant, Bar and Brasserie, where you can indulge in a sophisticated dining experience with breathtaking views of the Thames. For those with a penchant for Italian cuisine, the renowned Union Street Café by Gordon Ramsay promises a delightful culinary journey with its contemporary dishes and chic ambience.

Culture enthusiasts will revel in the proximity to the iconic Southbank Centre, a mere five-minute stroll away. This cultural hub hosts an array of events, from captivating music performances to thought-provoking art exhibitions, ensuring a constant stream of inspiration and entertainment.

Lower Marsh Market offers an eclectic mix of independent shops and boutiques, providing a unique shopping experience. When it's time to unwind, the serene Jubilee Gardens offers a lush green escape, ideal for leisurely walks or a peaceful moment amidst nature. This property truly encapsulates the essence of London living, with its rich tapestry of amenities right at your doorstep.

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Further Information

New lease available directly from the landlord.

Rent
£82.50 psf (Blend)

Service Charge
£19.50 psf

Rates
Guide £30.00 psf

Max Humphreys
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07718 484284
max@usp.london

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simon@usp.london

Ben Fisher
USP London
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ben@usp.london

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 08/07/2026