

LOMA

WATERLOO · 51°30'3.24"N

GROUND FLOOR CLASS E UNITS TO LET



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

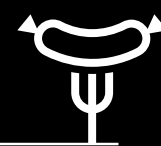
- LITTLE BREAD PEDDLAR
- SCOOTER CAFÉ
- THE GLITCH
- VAULTY TOWERS
- THE CAMEL & ARTICHOKE
- UNWINED IN WATERLOO

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



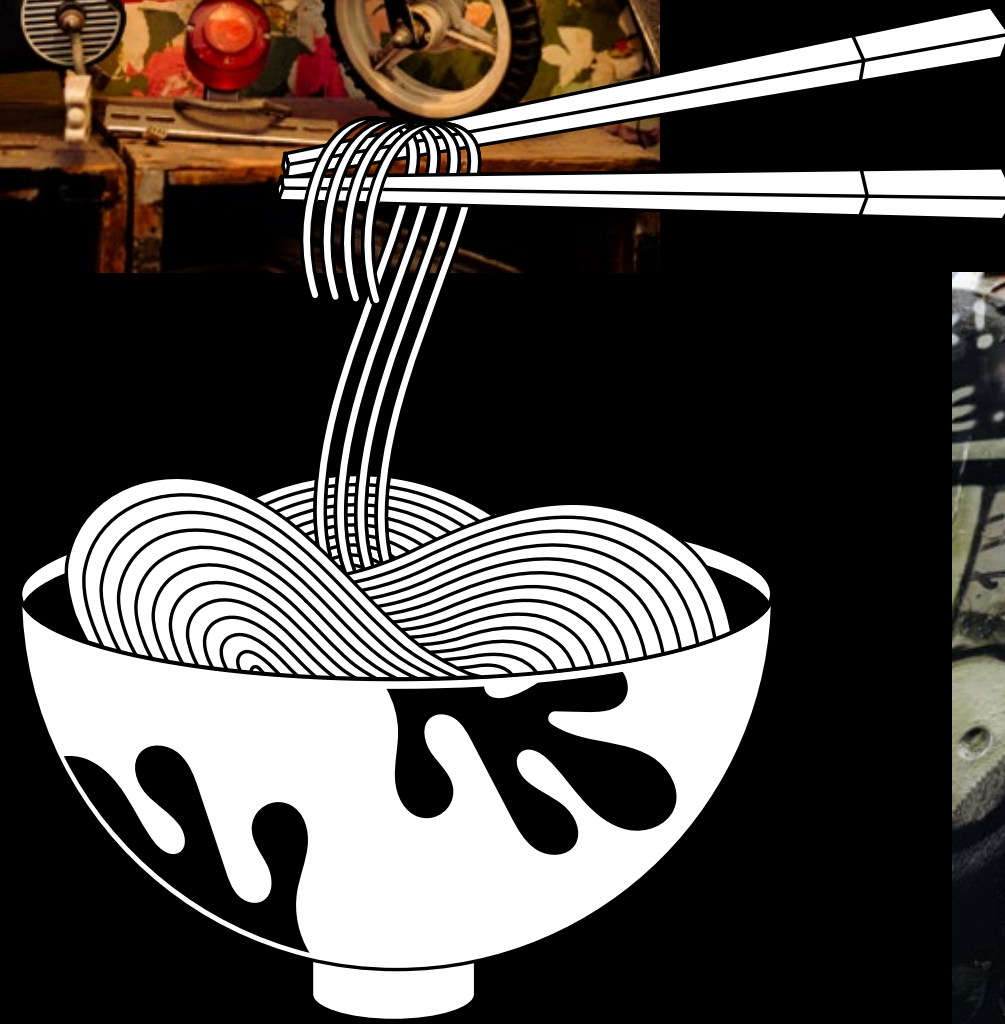
RECOMMENDATIONS

GOOD THINGS COME IN THREES



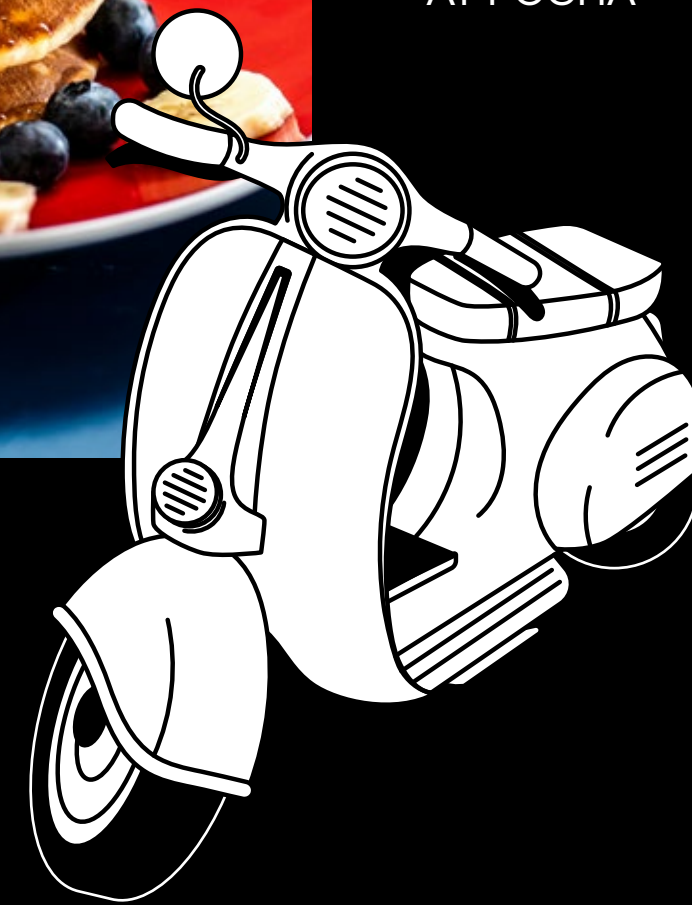
TOP 3 AFTER-WORK DRINKS

- SCOOTER CAFE
- CAFE DEL MARSH
- UNWINED



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 PLACES TO GO

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



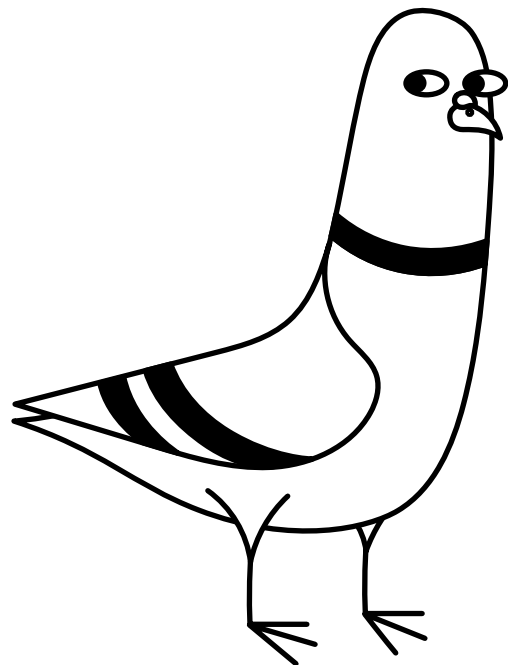
TOP 3 CULTURAL EXPERIENCES

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

ONE SIZE DOESN'T FIT ALL

UNIT	GROUND FLOOR NIA SQ FT	FIRST FLOOR NIA SQ FT
Unit 2*	691	-
Unit 3*	832	-
Class E Medical (Unit 5)	1,926	909

*Potential to merge units 2 and 3 into a single 1,523 sq ft unit.

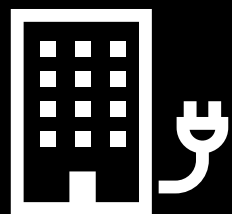
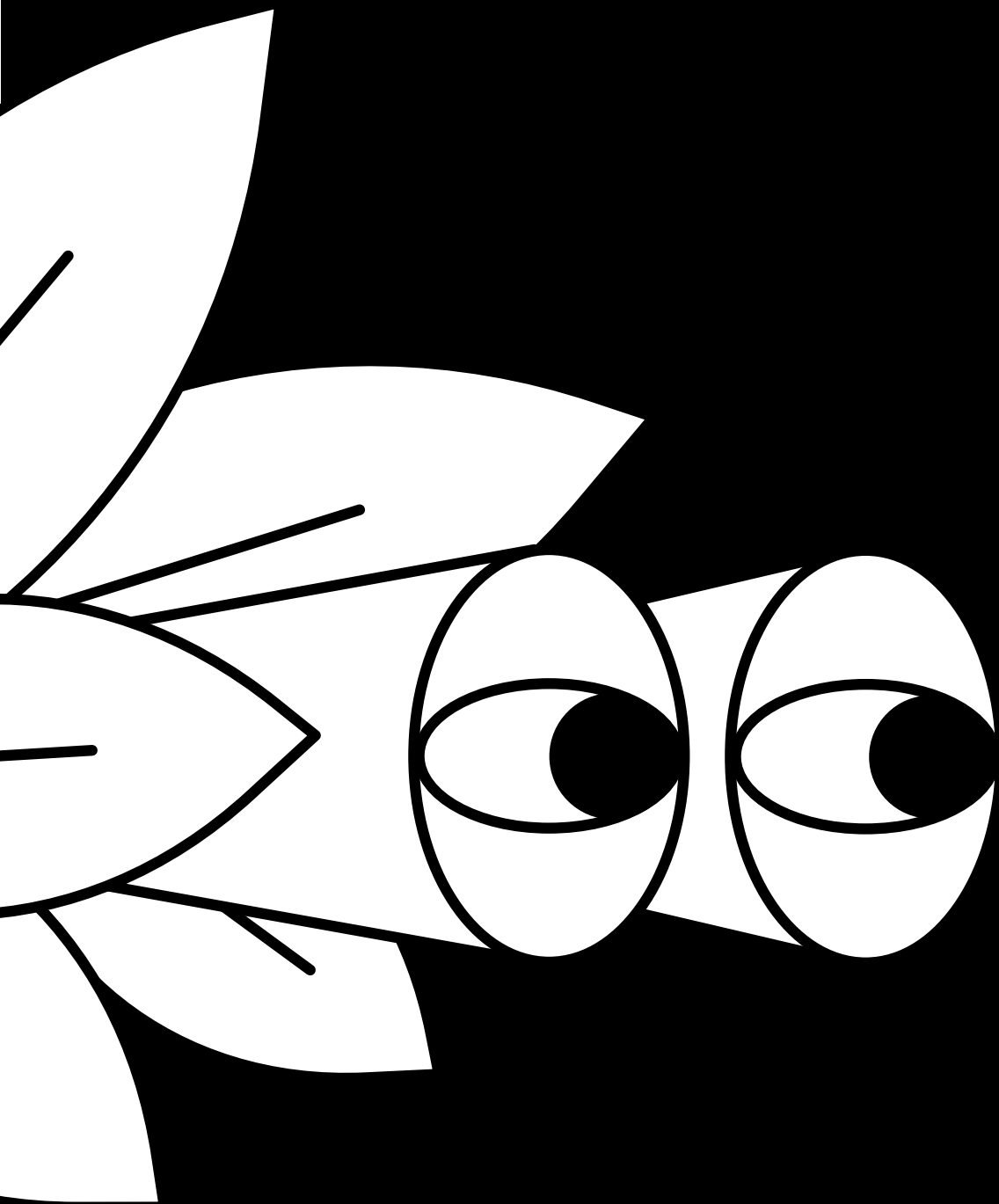


GROUND FLOOR

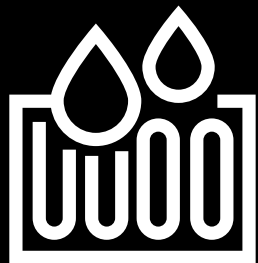


LOWER MARSH

THE NITTY GRITTY



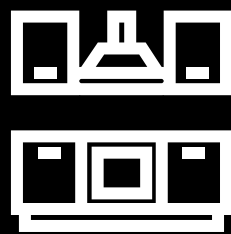
300 w/m²
undiversified
electrical capacity



Comprehensive
drainage options



Local ventilation
capability



Commercial
kitchen
opportunity

PLANNING

The property benefits
from E class use

RENT

Upon application

TERMS

Available by way of new
full repairing and insuring
lease for a term to be
agreed contracted outside
the security of tenure and
compensation provisions of the
Landlord and Tenant Act 1954

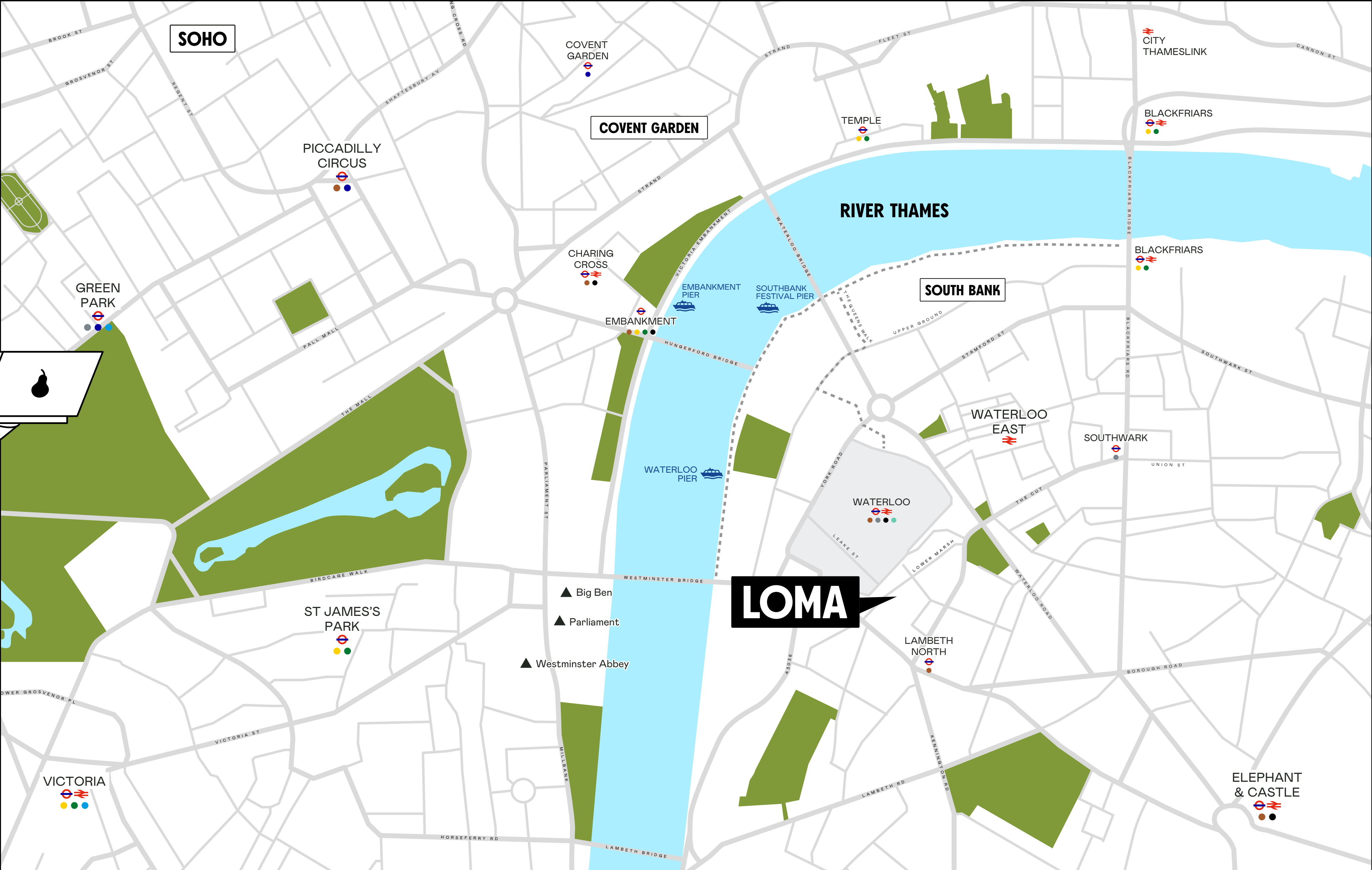
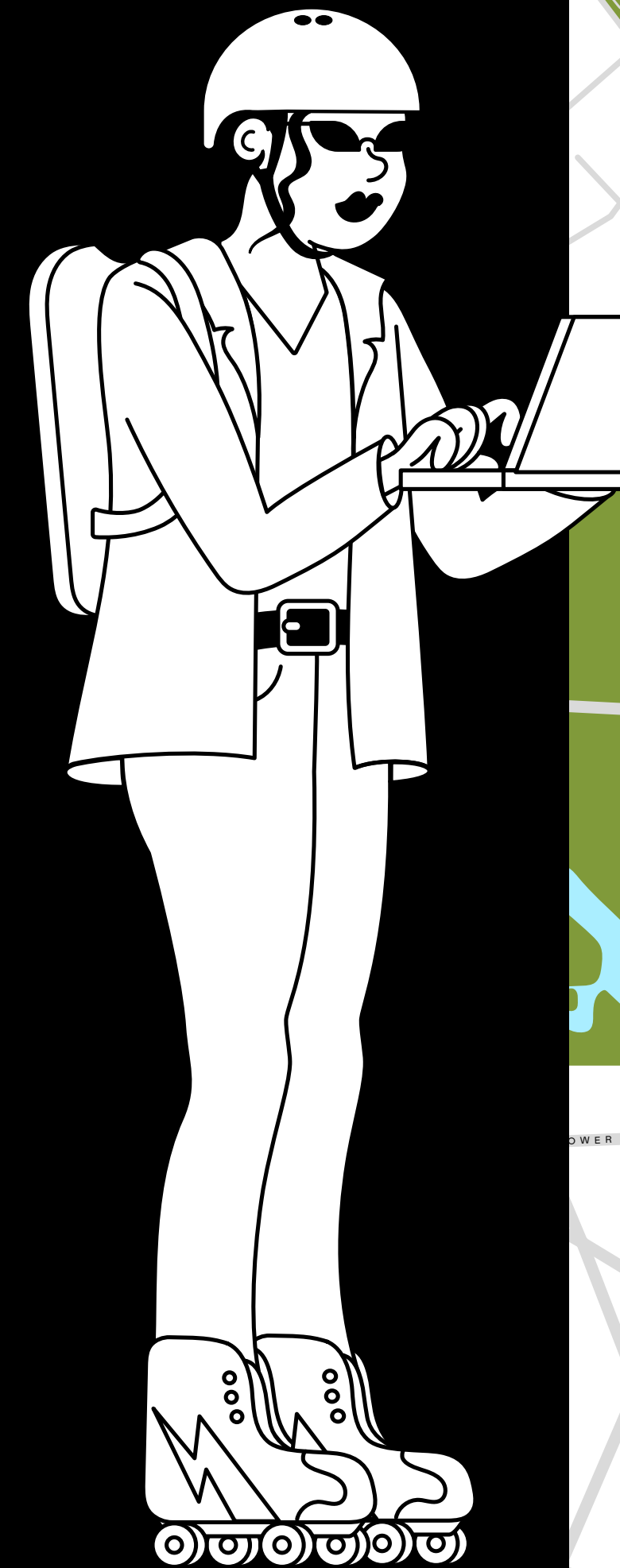
SERVICE CHARGE

A service charge will be
payable. Further details
on request

EPC

Available on request

THE MAP



INTRIGUED?

Get in touch with our team
to chat or find out more.

USP.

Neil Davies

+44 (0) 7714 469 035
neil@usp.london

Alex Jackson

+44 (0) 7562 649 126
alexj@usp.london

A development by:

MORGAN
REAL ESTATE

 **CAPITAL-38**

Lead architect:

Fathom Architects

DISCOVER MORE AT LOMA.LONDON

The Joint Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Joint Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (4) CGIs for indicative purposes only. February 2025.

