



The image shows a modern, multi-story brick building with a prominent rooftop terrace. The terrace is furnished with tables, chairs, and a large tree, and is surrounded by a lush green roof. The building features large glass windows and a modern architectural style. The surrounding cityscape includes various buildings, including a prominent Gothic-style church with a tall spire in the background. The overall scene is a vibrant urban environment.

# LOMA

WATERLOO · 51°30'3.24"N

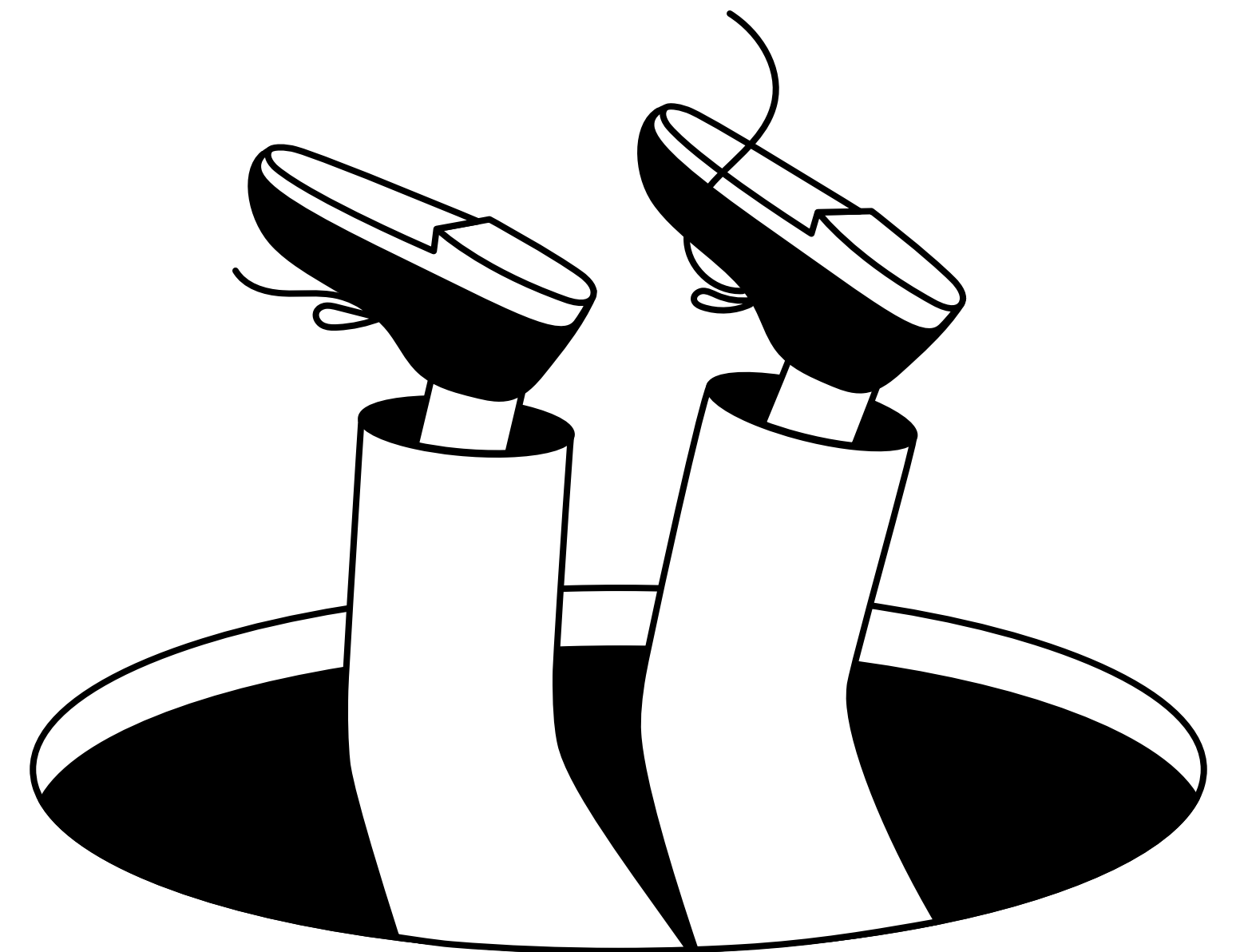
*Waterloo  
sunset's mine*



# 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



# LOMA



LOMA

1 LOWER MARSH  
50°30'3.24"N

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



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

LOMA

1 LOWER MARSH · WATERLOO · 51°30'3.24"N



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.



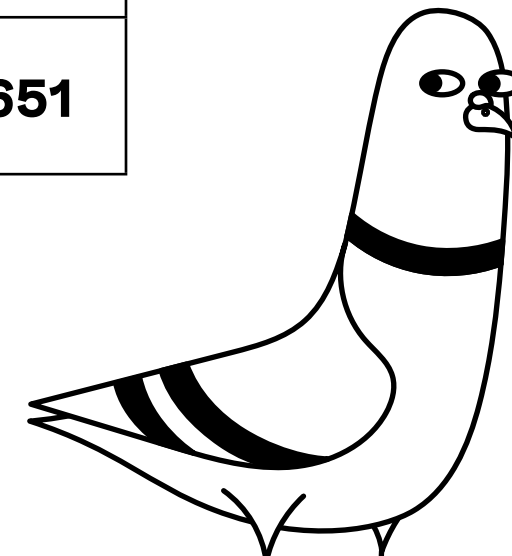
The Clubhouse terrace (6th floor)



The Clubhouse terrace (6th floor)

# 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
<b>Total</b>	<b>43,942</b>	<b>8,651</b>



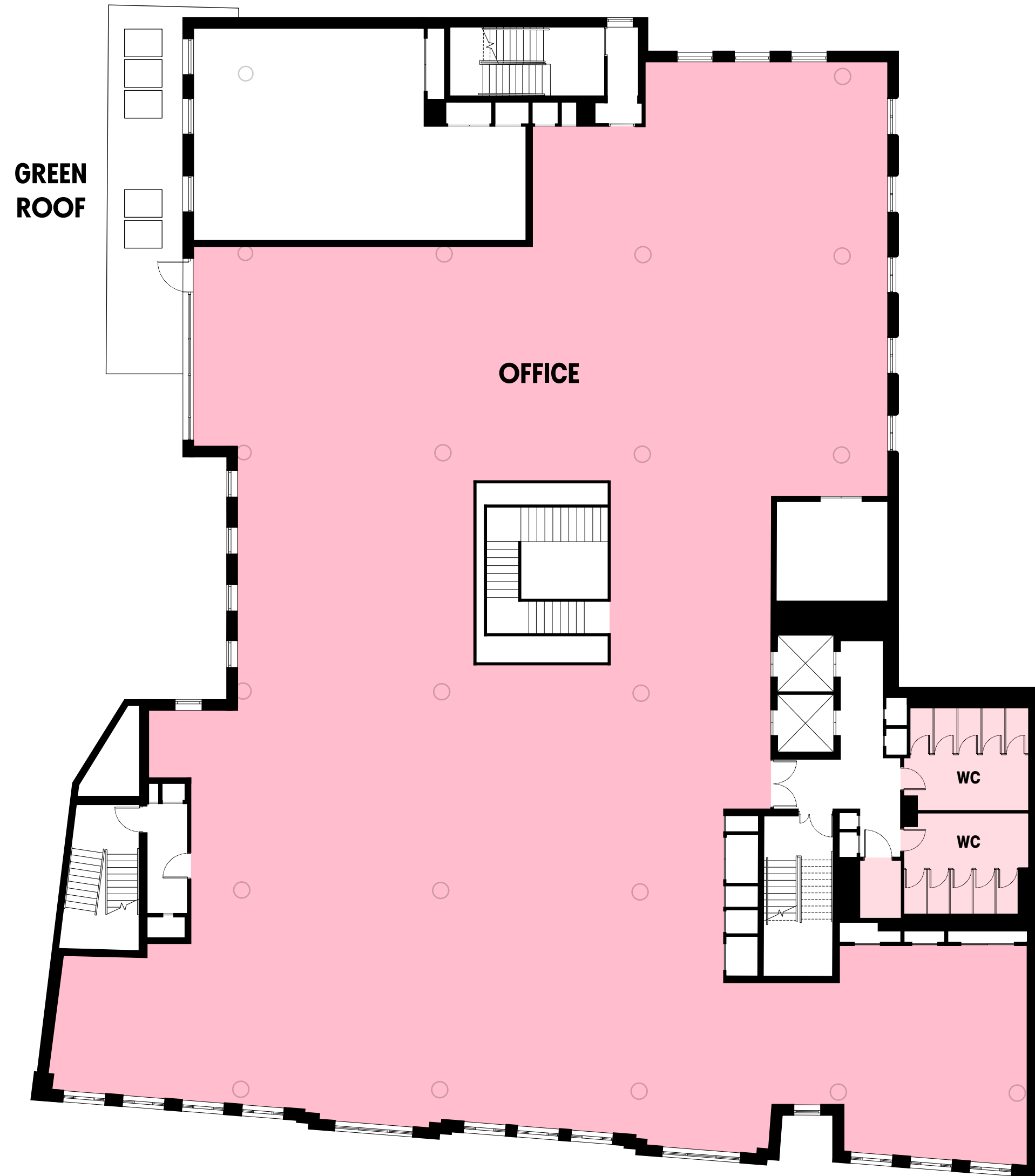
## GROUND FLOOR

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



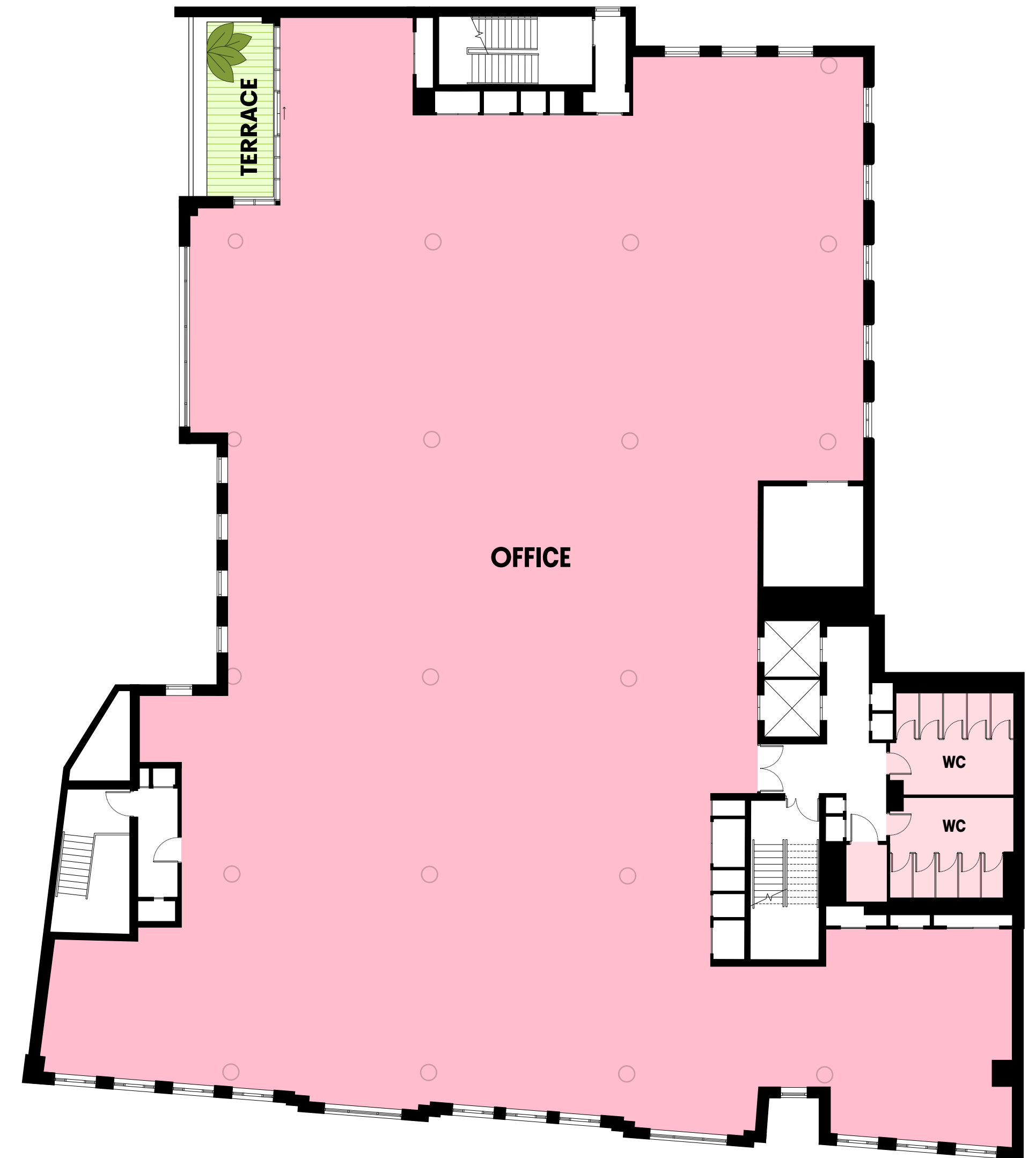
# FIRST FLOOR

NIA 10,312 sq ft



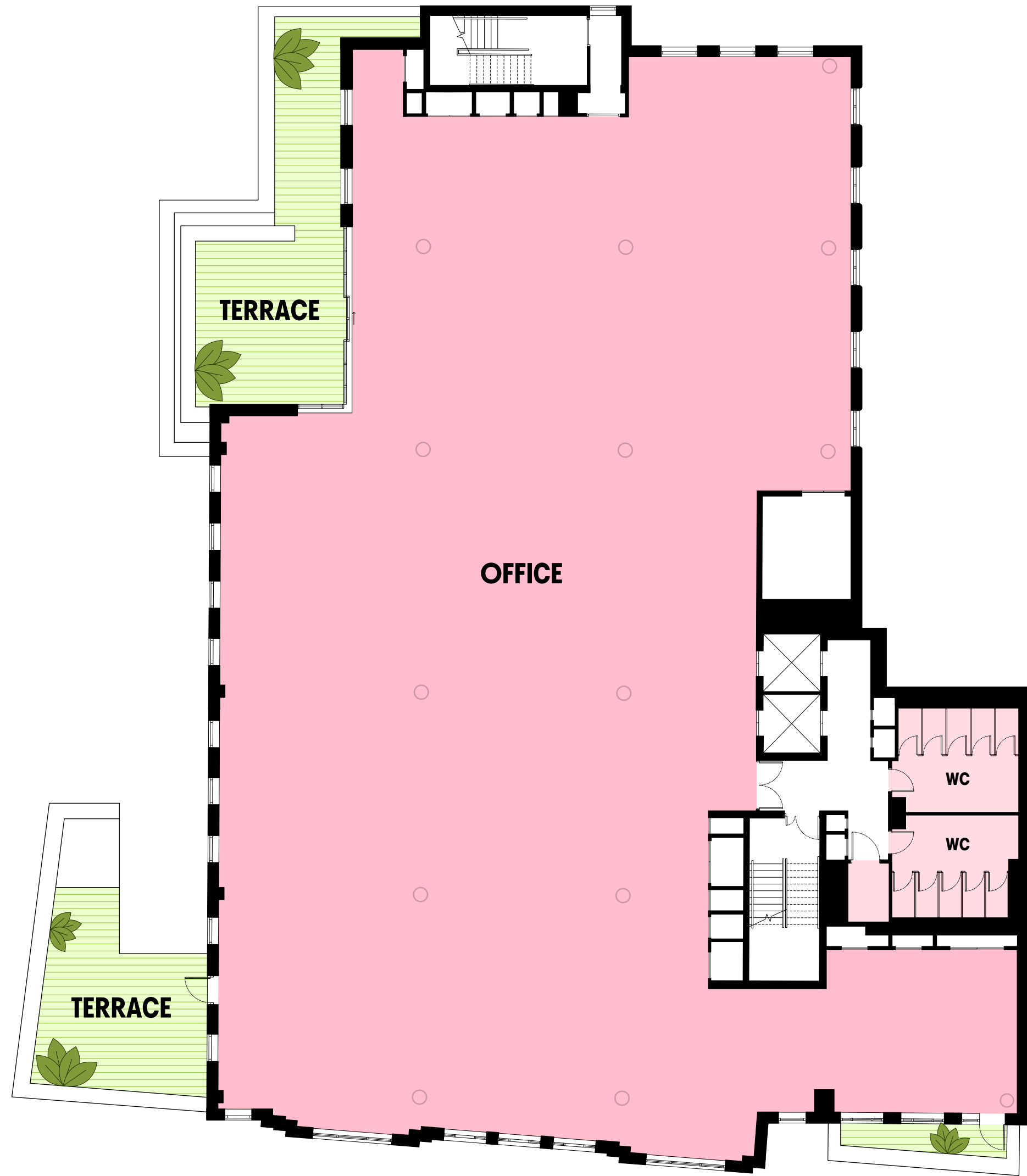
# SECOND FLOOR

NIA 10,398 sq ft  
Terrace 193 sq ft



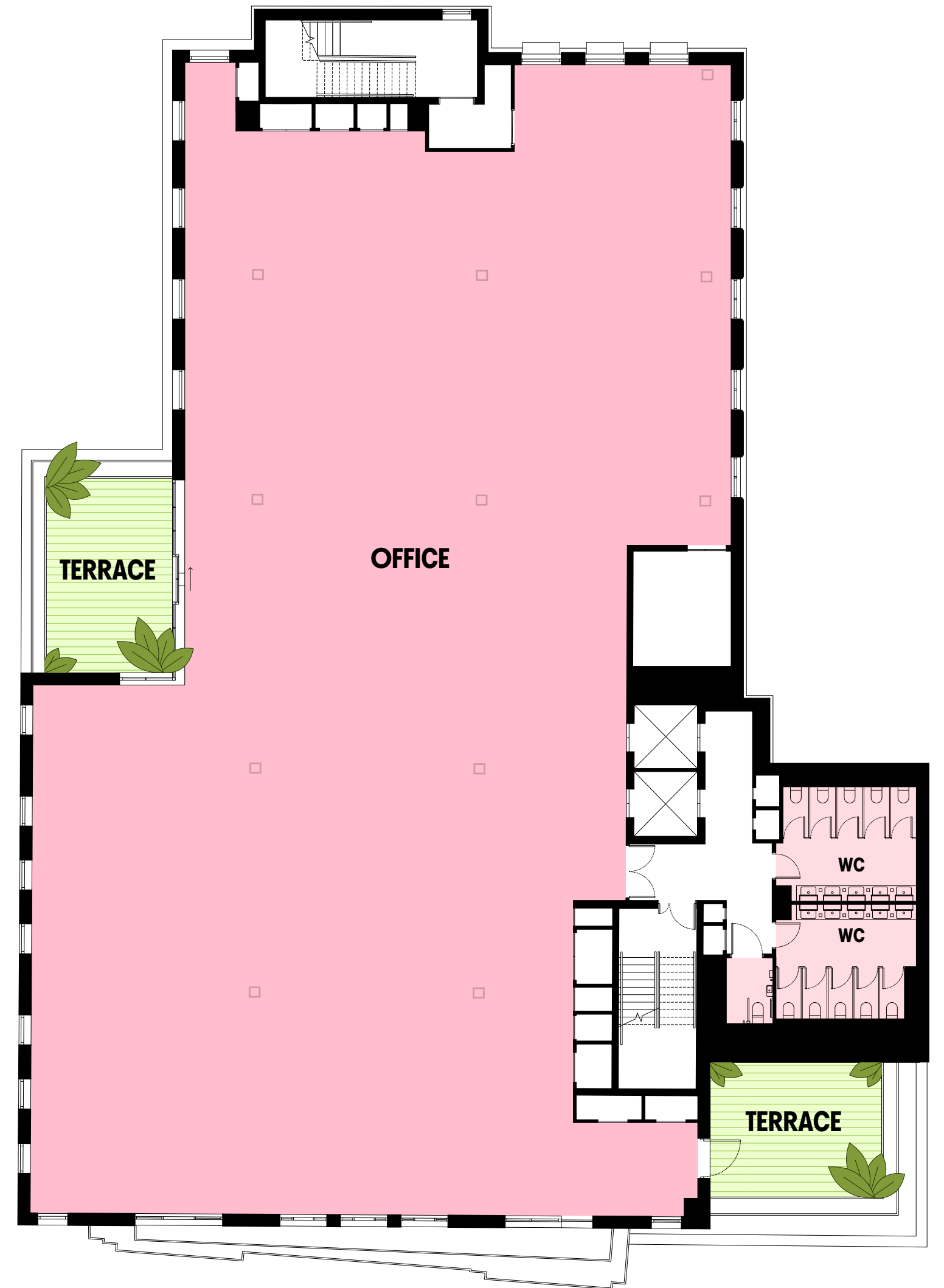
# THIRD FLOOR

NIA 8,967 sq ft  
Terrace 688 sq ft



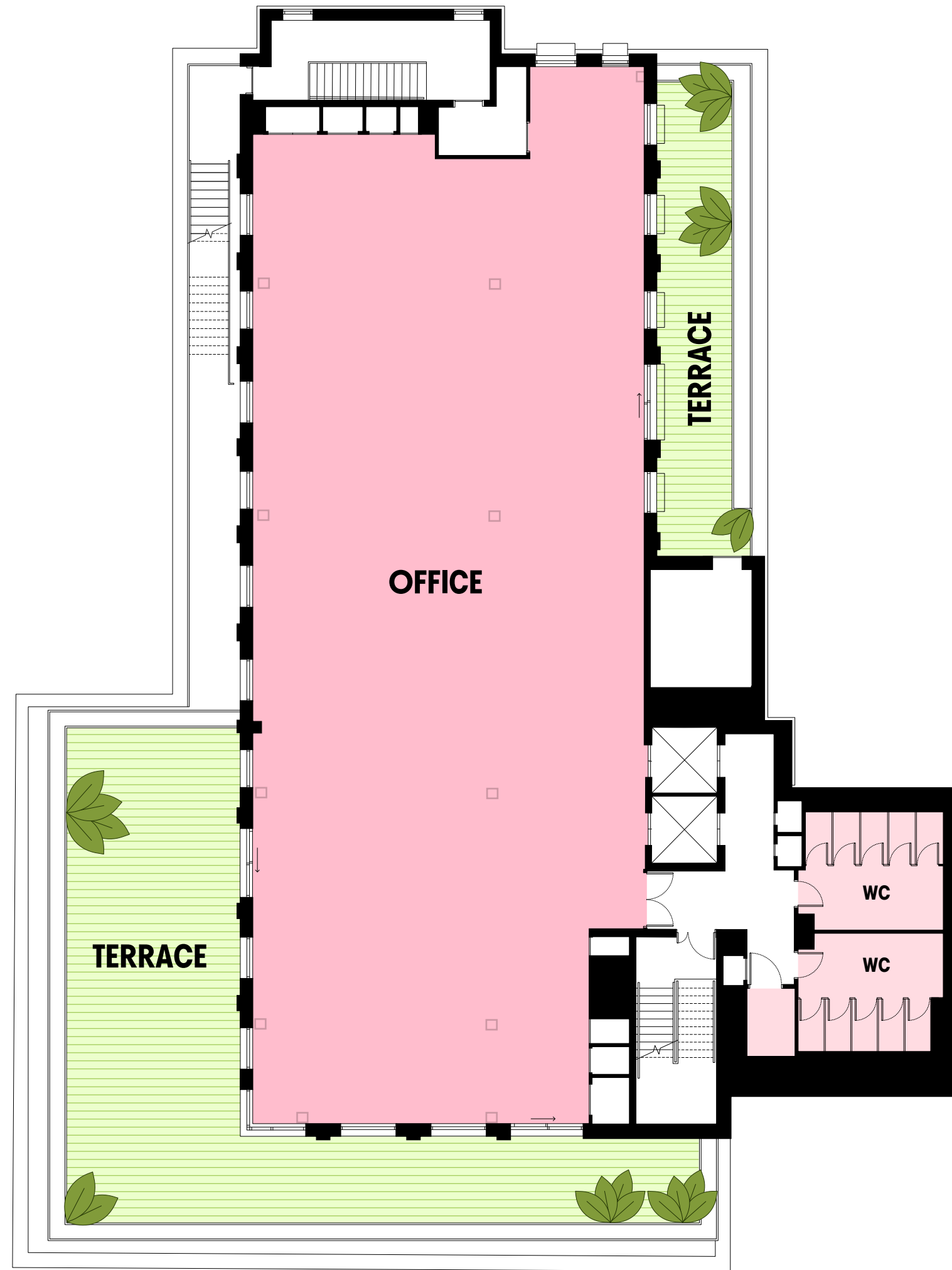
# FOURTH FLOOR

NIA 7,384 sq ft  
Terrace 592 sq ft



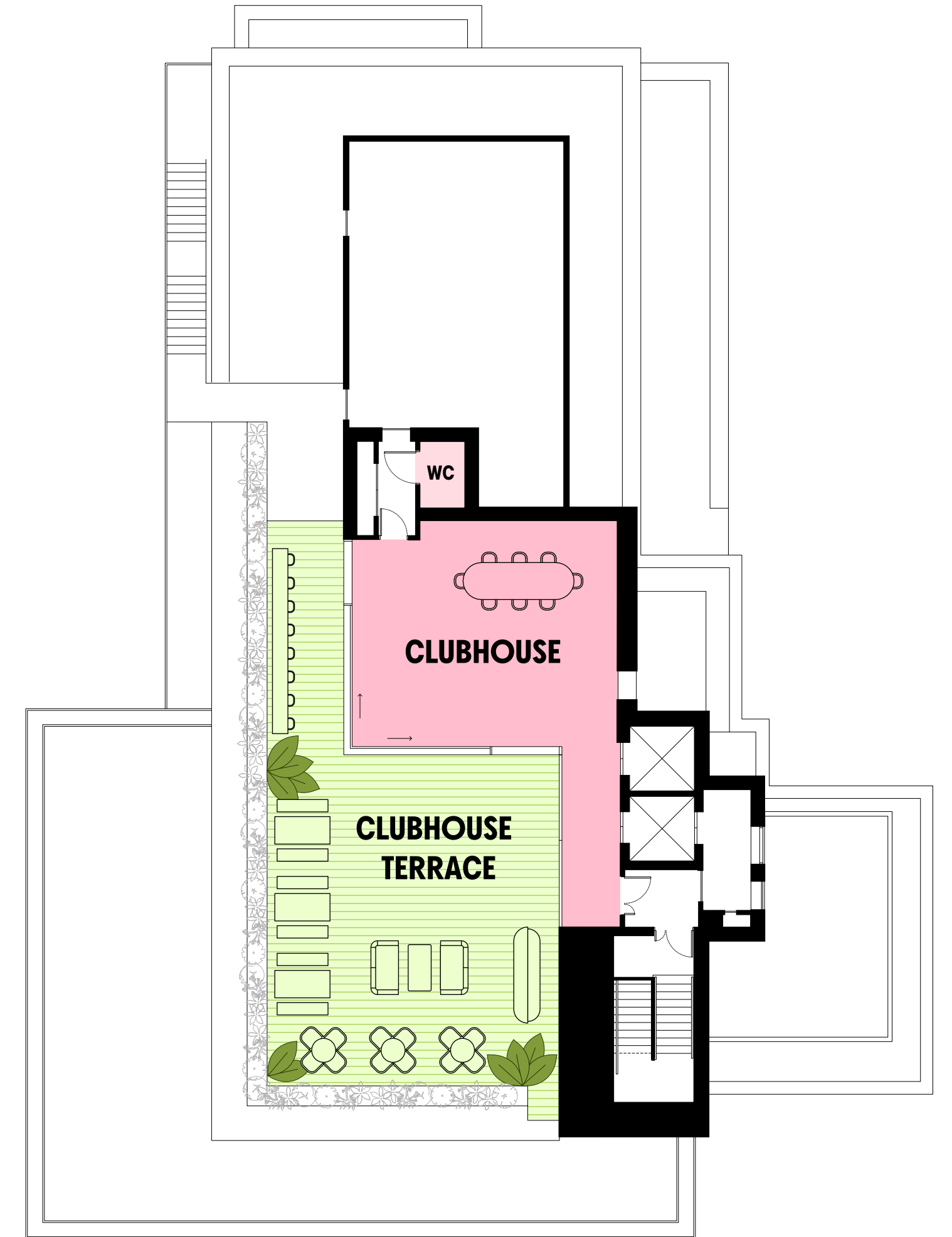
# FIFTH FLOOR

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



LOMA

1 LOWER MARSH · WATERLOO · 51°30'3.24"N

# 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:

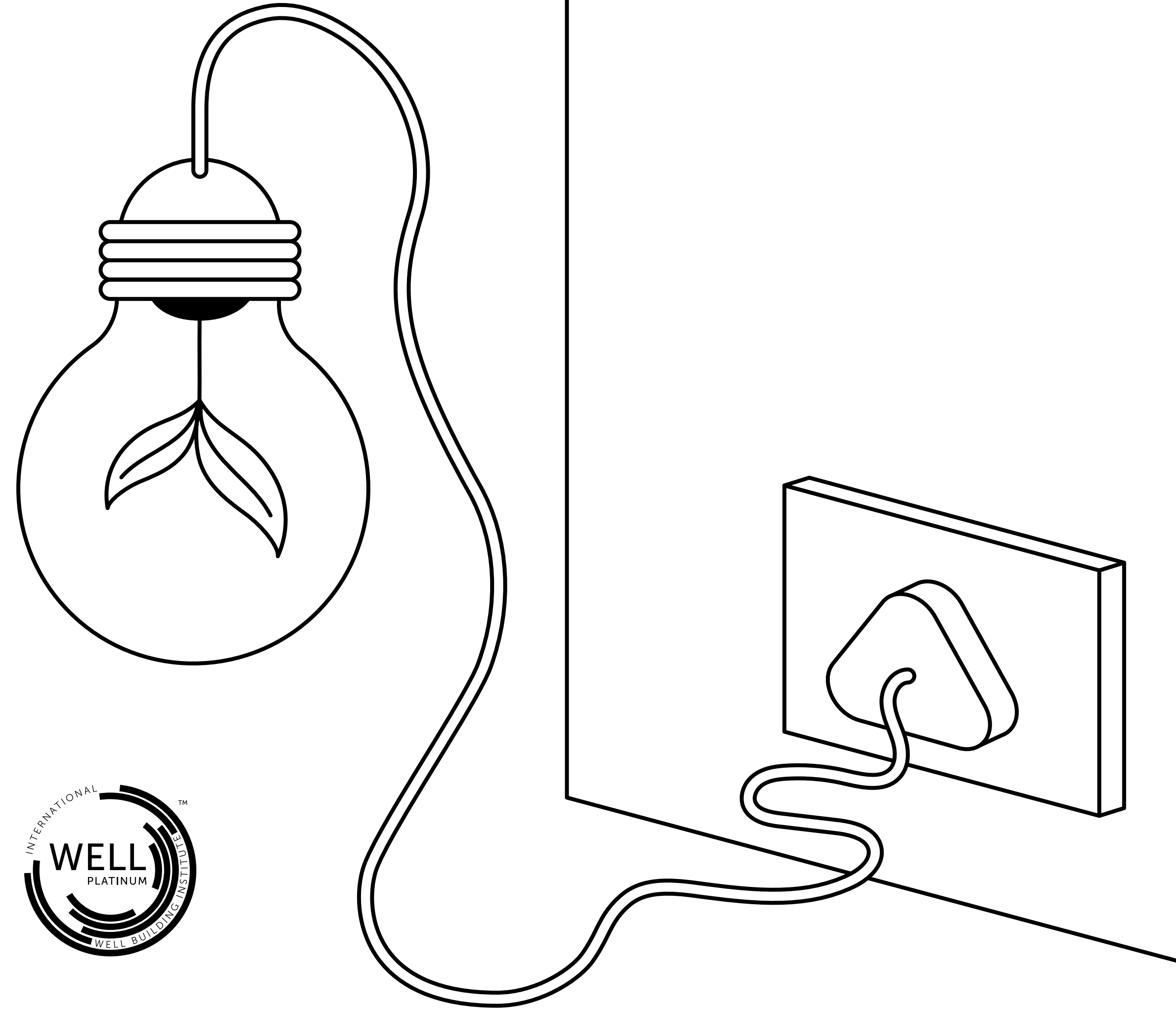
NET ZERO  
In operation



BREEAM®  
OUTSTANDING



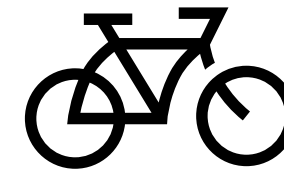
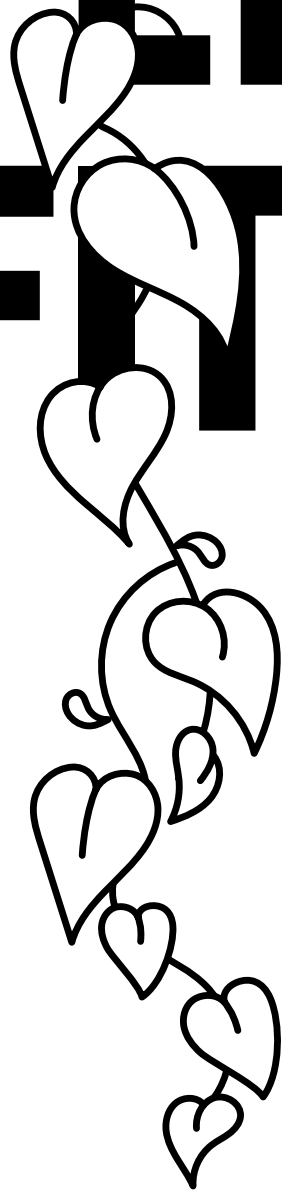
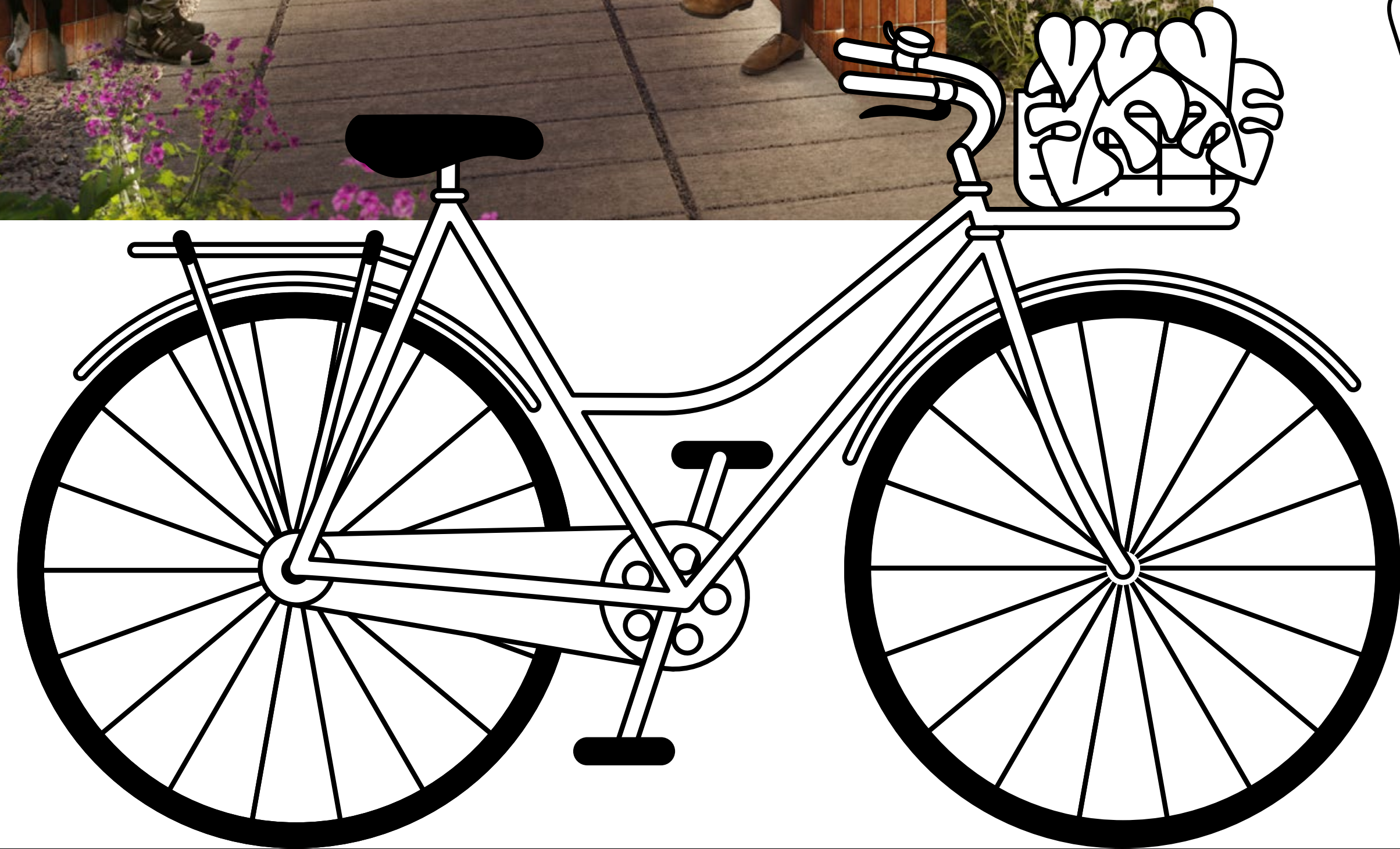
WiredScore  
PLATINUM



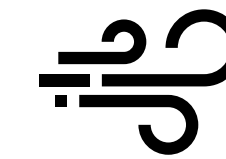


WELLBEING

# FEEL GOOD FITOUT



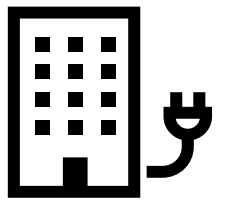
114 bike racks



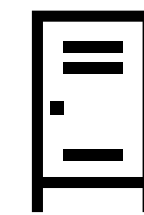
Fresh air ventilation



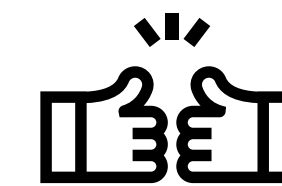
Biophilic design



All electric building



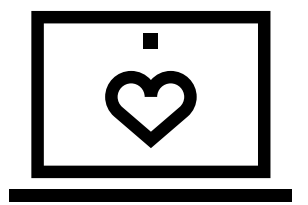
15 folding bike lockers



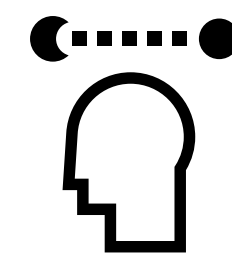
Spaces for focus and socialising



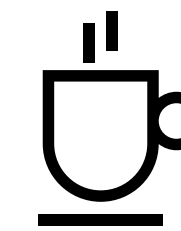
Encouraging active commutes



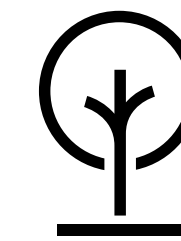
Inspiring place to work



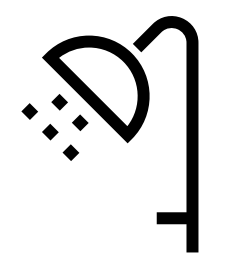
Circadian lighting



Self-service coffee station

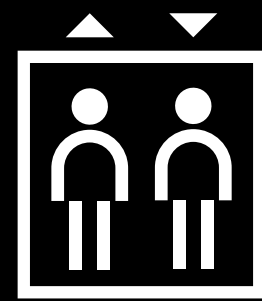
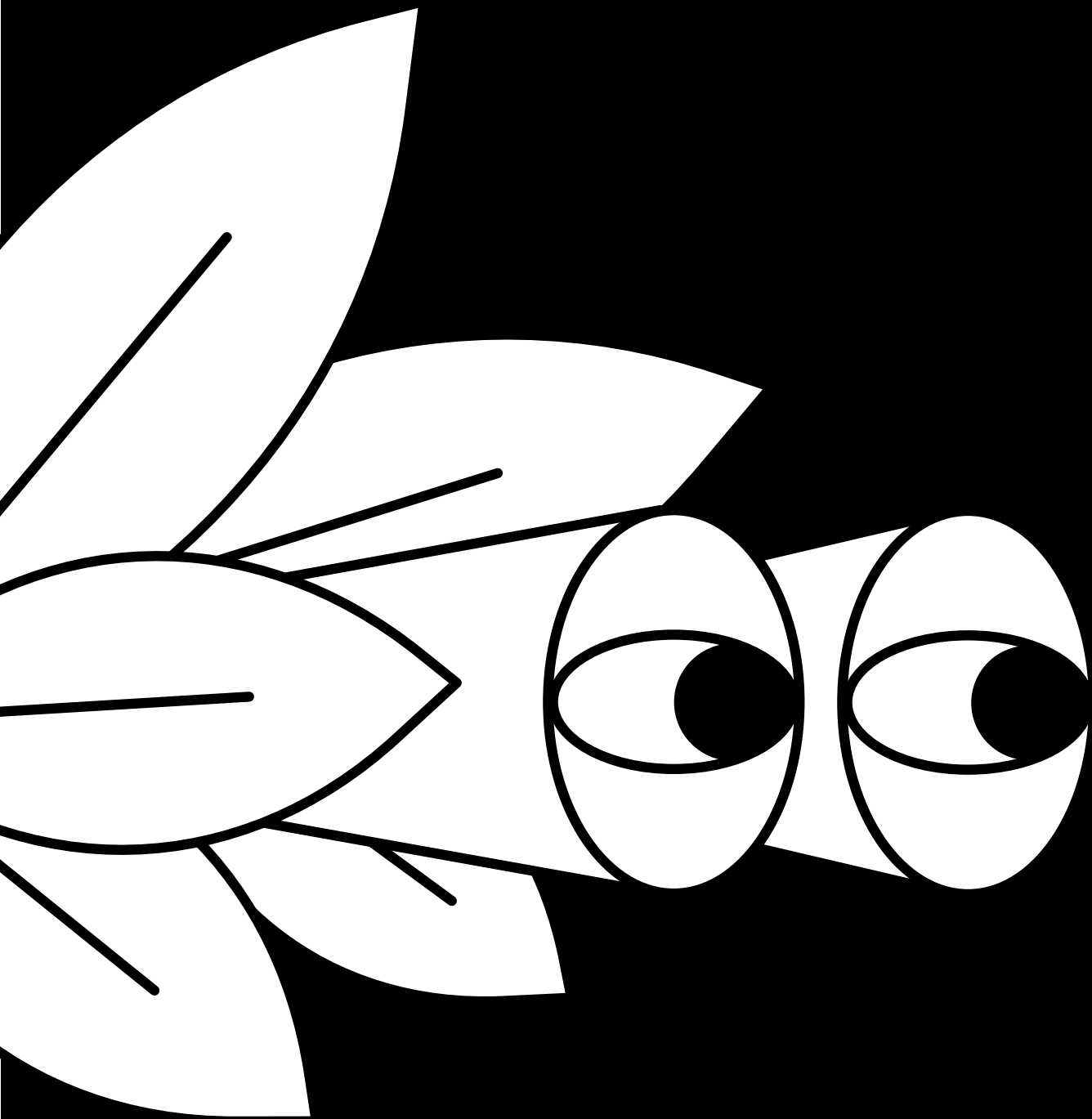


8,651 sq ft total outdoor space

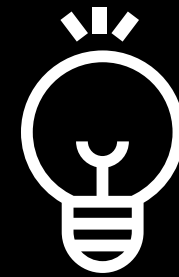


9 showers + 52 lockers

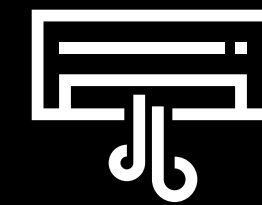
# THE NITTY GRITTY



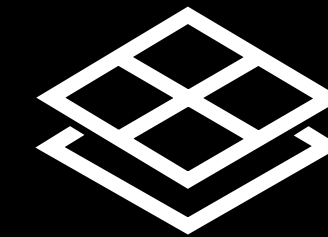
2 x 13 person  
passenger lifts  
(1000kg)



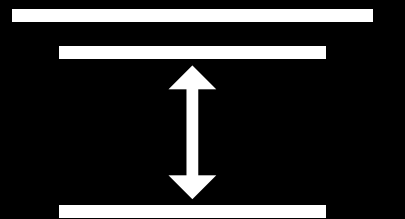
LED intelligent  
lighting



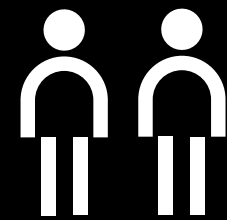
HVRF air  
conditioning  
(fan coil system)



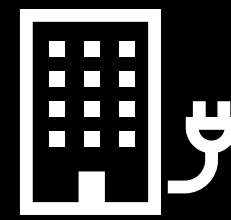
Raised floor  
150mm  
(minimum)



Raised access  
floor to soffit 3.2m  
(average)



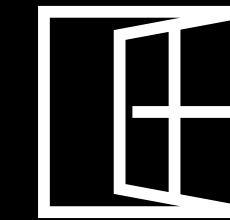
Occupational  
density 1:8 sqm\*



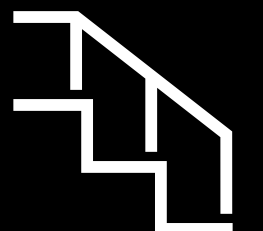
All electric  
building



Fresh air  
provision at  
15 l/s/person



New open-able  
windows  
throughout

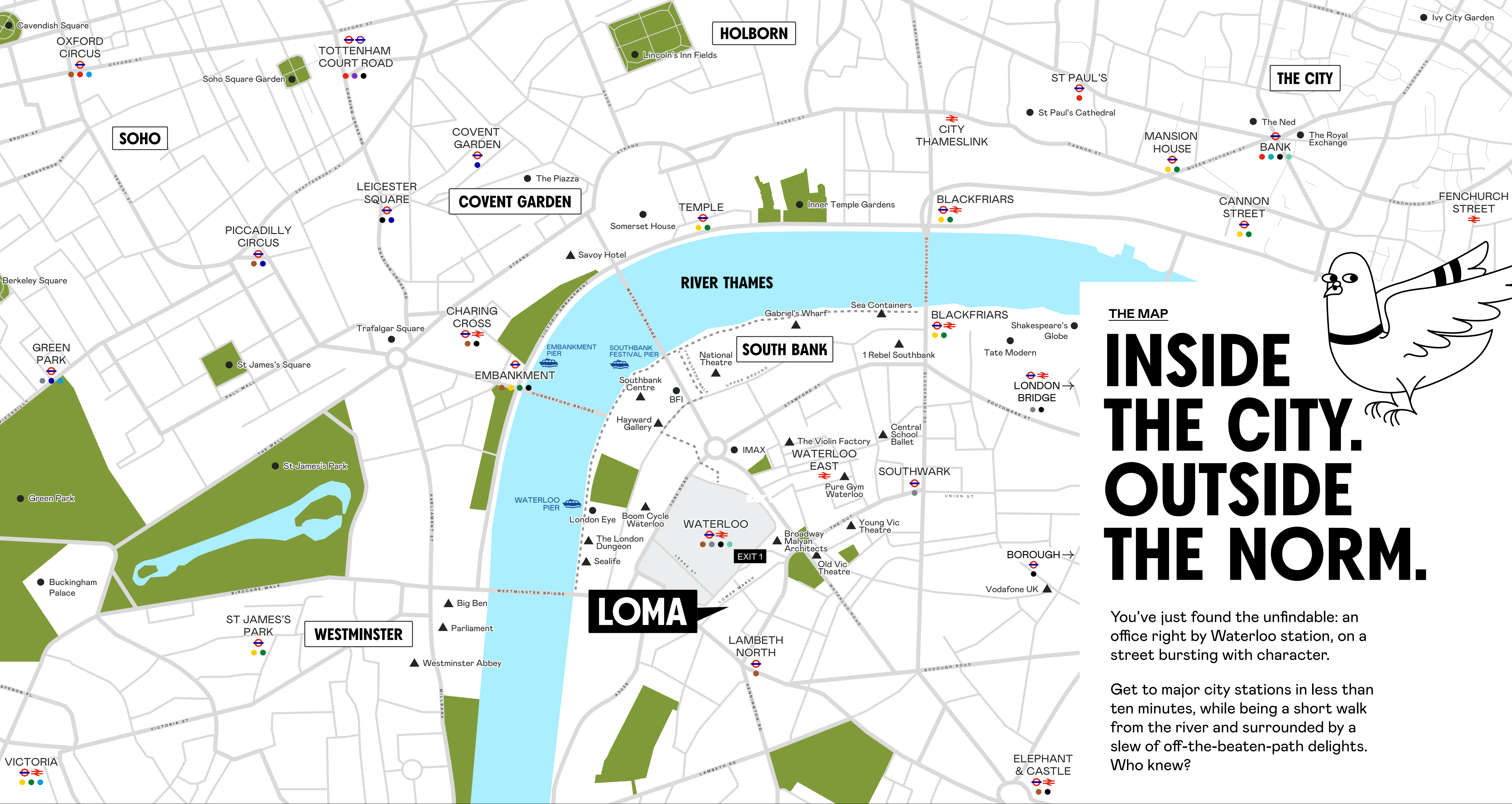


Ground  
floor feature  
staircase

\* assuming 20% absenteeism

Secure cycle store with lockers



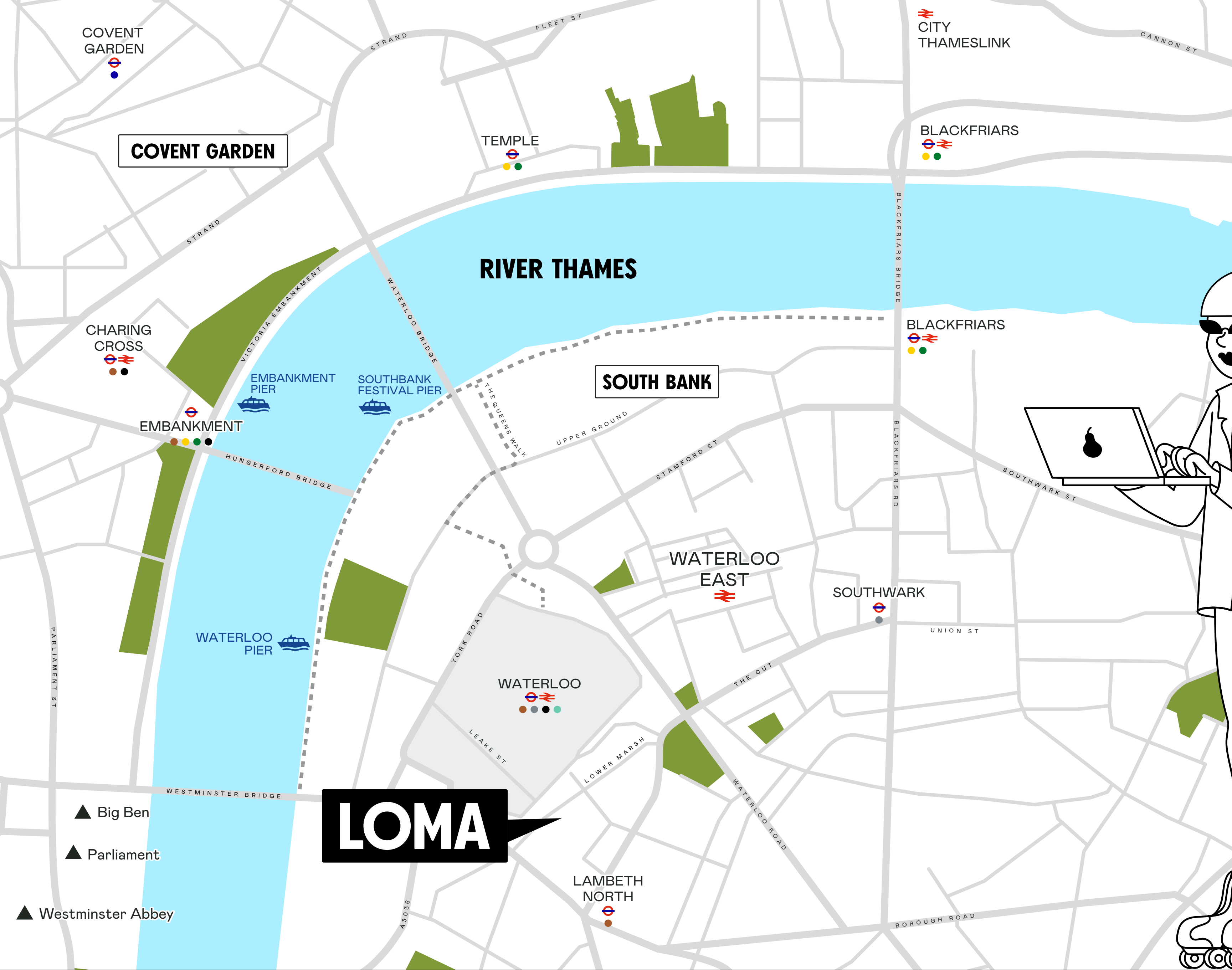


**THE MAP**

# 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

COVENT GARDEN

SOUTH BANK

**LOMA**

- ▲ Big Ben
- ▲ Parliament
- ▲ Westminster Abbey

# ZIPPING AROUND TOWN? EASY PEASY.

## BY BIKE



WESTMINSTER  
6 MINS



CHARING CROSS  
8 MINS



BOROUGH MARKET  
10 MINS



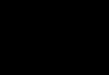
## ON FOOT



WATERLOO  
3 MINS



LAMBETH NORTH  
5 MINS



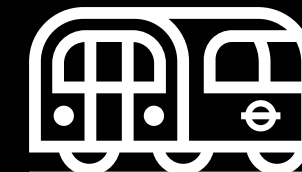
SOUTH BANK  
6 MINS



WATERLOO EAST  
7 MINS



BLACKFRIARS  
12 MINS



## BY TUBE



LONDON BRIDGE  
3 MINS



BANK  
4 MINS



BOND STREET  
6 MINS



CLAPHAM JUNCTION  
8 MINS



CANARY WHARF  
9 MINS



COVENT GARDEN  
13 MINS



KING'S CROSS  
15 MINS



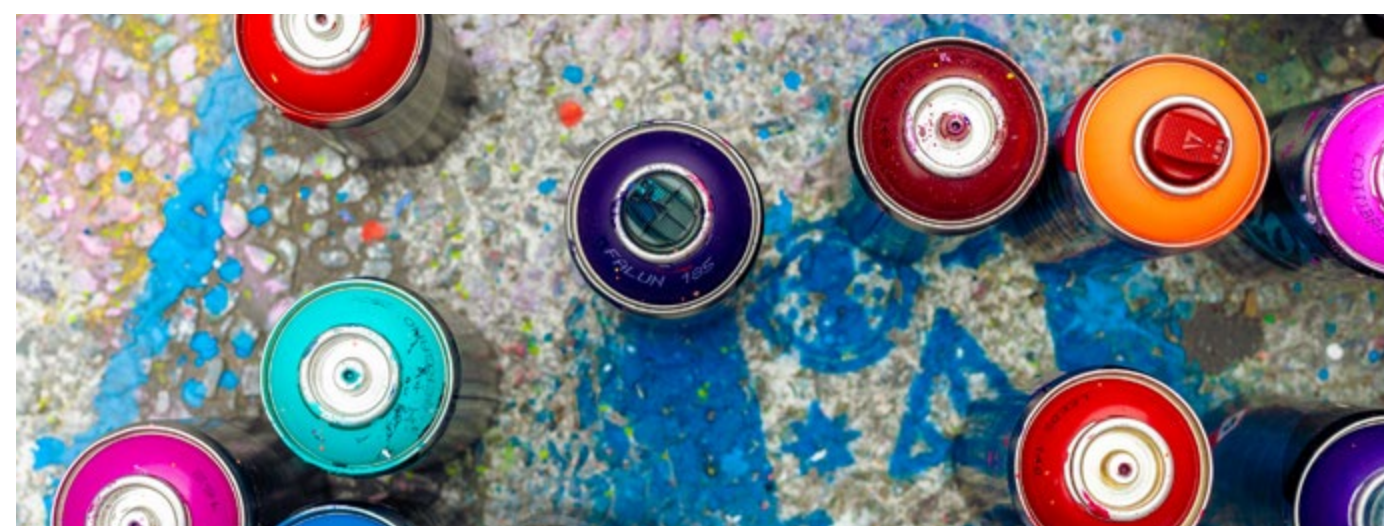
LIFESTYLE

# 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.



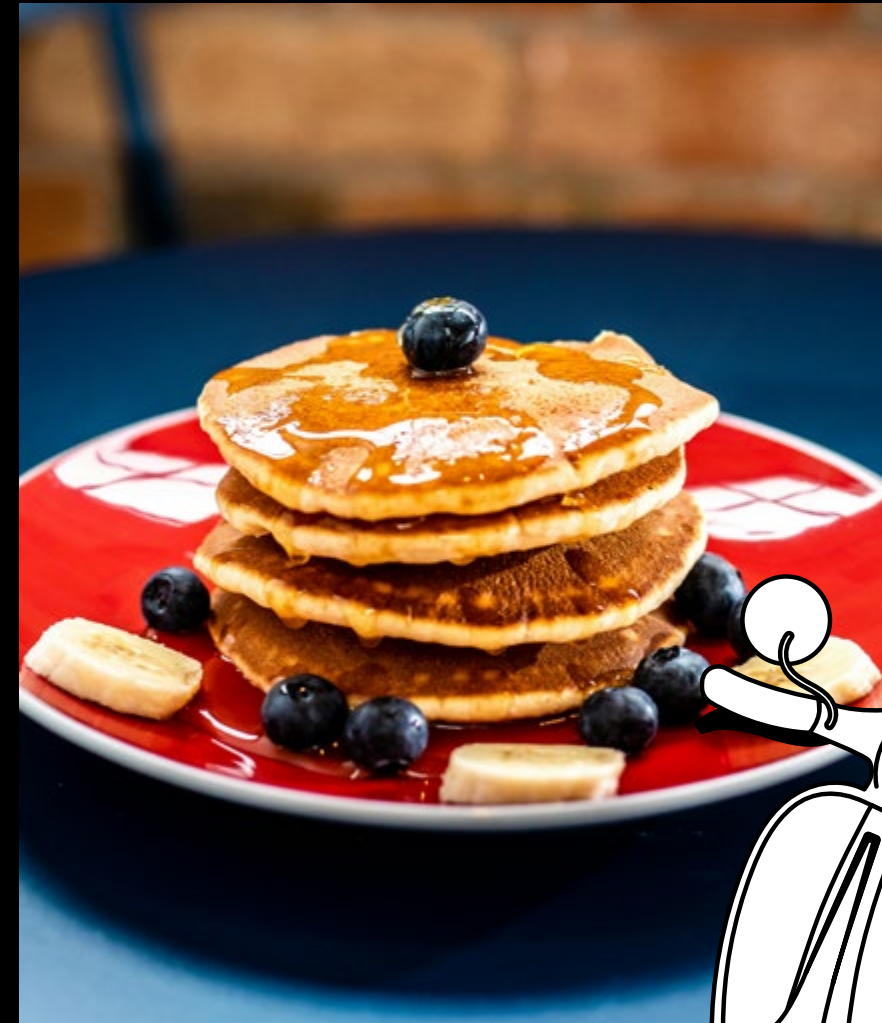


**SMALL  
COMMUNITY  
FEELS**



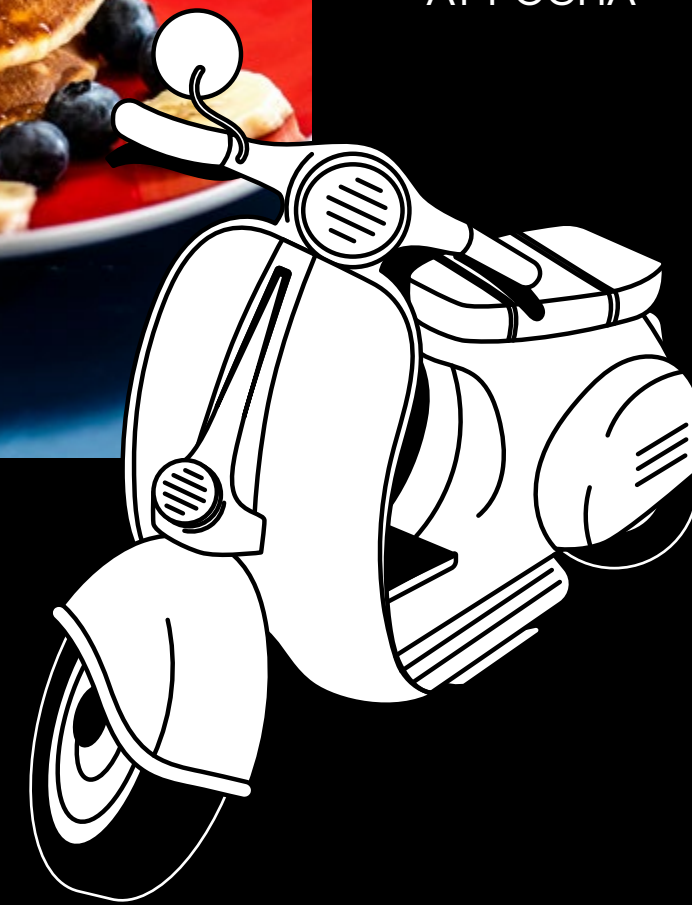
RECOMMENDATIONS

# GOOD THINGS COME IN THREES



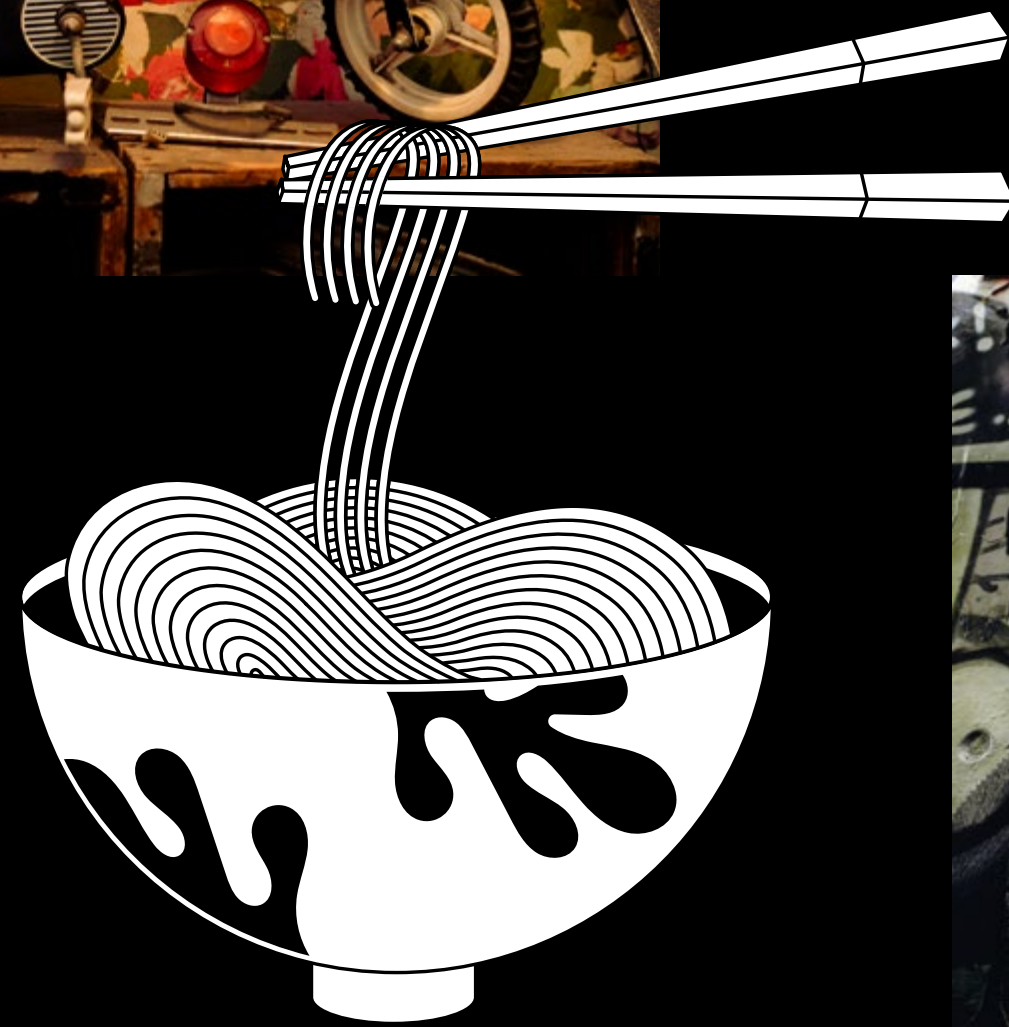
## TOP 3 EATS & TREATS

- 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 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

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.

## MORGAN CAPITAL



53 Great Suffolk Street, South Bank

## FATHOM ARCHITECTS



The Waterman, Clerkenwell



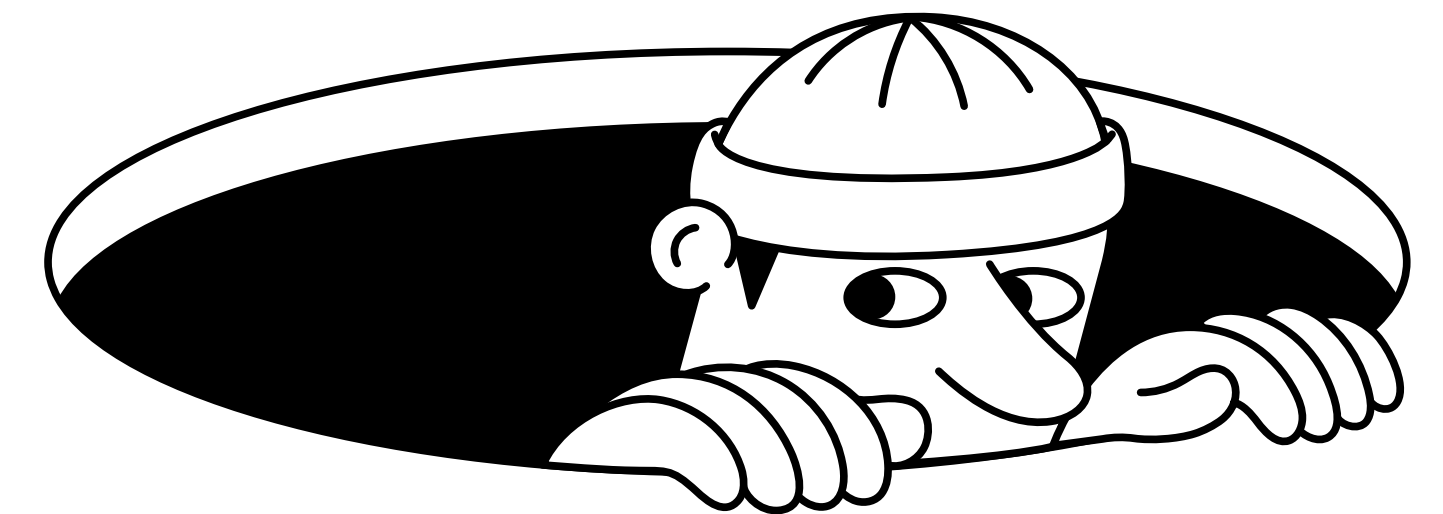
6 Babmaes Street, St James's



161 Oxford Street, Soho



220 Blackfriars Road, Southwark



# INTRIGUED?

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



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A development by:



Lead architect:

Fathom Architects

**DISCOVER MORE AT LOMA.LONDON**

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