Like no other

London
The Place
Waterloo.London

Like no other London
100,000,000
Passenger journeys

135,000
Square Feet of Opportunity

3
Floors of Inspiration

1
Time Out Market
Offering the best of the city

This is Waterloo.London
London’s most dynamic retail, leisure and cultural destination

Delivery 2021
Clockwise from top left:

Musician / National Theatre
Dancer / South Bank
Skater / Leake Street
Commuter / Waterloo

Clockwise from top left:

Lower Marsh Market
The Old Vic
Leake Street
Lower Marsh Market
The Community
Waterloo has always welcomed and nurtured the creativity of politics, film, music, theatre, art and architecture.

Waterloo is and has always been a place of rebellion. Waterloo is diversity, equality and community.
Surrounding Area

Attractions
1. Buckingham Palace
2. The National Gallery
3. Royal Opera House
4. Palace of Westminster
5. Big Ben
6. Florence Nightingale Museum
7. Sea Life London Aquarium
8. London Eye
9. Jubilee Gardens
10. Hayward Gallery
11. Royal Festival Hall (National Theatre)
12. BFI IMAX
13. Imperial War Museum
14. Tate Modern

Accommodation
15. The Savoy
16. Shell Centre Development
17. Park Plaza Westminster Bridge London
18. Urbanist Student Accommodation
19. Park Plaza Country Hall London
20. The Bankside Hotel
21. The Mondrian Hotel
22. The Hoxton Hotel
23. Hotel Ibis London
24. Hilton London Bankside
25. CitizenM

Arts & Education
1. King's College London
2. Somerset House
3. Southbank Centre
4. London South Bank University

Business
26. Ministry of Defence
27. Elizabeth House
28. IBM Offices
29. ITV Offices
30. Oxo Tower Wharf
31. Sea Containers House
32. Bankside Quarter
Waterloo.London will be one of the UK’s best connected retail and leisure destinations, a short walk to the capitals leading attractions and landmark views.

Waterloo station is the busiest in the UK with over 100 million journeys (source: Network Rail) taken each year. Four London Underground lines connect to every corner of the city with rail links across London, the South and South West.

“More people visited the Southbank Centre, Tate Modern and Tate Britain combined than visited Hong Kong.”

Bernard Donoghue
Director of the Association of Leading Visitor Attractions
The South Bank is home to the great national centres of art and culture, a vibrant and growing community of residents and office workers.

With some of London's most iconic architecture such as the National Theatre, Southbank Centre and London Eye.
A celebration of urban art dining and entertainment.

Lying underneath Waterloo Station, Leake Street achieved international recognition as the location for Banksy’s Cans Festival in 2008.

Now eight former railway arches along the famous Graffiti Tunnel have been brought back to life by LCR as a collection of bars, restaurants and entertainment spaces.

New, independent occupiers have since joined the already established House of Vans and Vaults Theatre.

Today, Leake Street Arches remains home to London’s longest legal graffiti wall with artists working throughout the day and night to create an ever-changing canvas of street art that visitors can enjoy.

Leake Street Arches is now home to Aures London (an immersive events venue specialising in audio experiences), Banh Bao Brothers (a Vietnamese street food restaurant), Draughts (a board games café), Mamuska! (polish bar and kitchen) and 26 Leake Street (a multi-purpose event space that will become a bar, restaurant and microbrewery).
The neighbouring proposed redevelopment of Elizabeth House by international workspace providers, HB Reavis would complement Waterloo.London.

The proposed scheme would deliver around 1.2 million sq ft of workspace and around 80,000 sq ft of flexible retail and leisure space, supported by a transformed public realm to help draw the 100 million people who pass through Waterloo Station each year. A one-acre garden promenade would provide a direct connection to the station concourse, while the ‘Waterloo Curve’ would bring a new pedestrianised street animated with shops and cafés.

The proposed development will support new workspace for approximately 11,000 people at one of the best-connected sites, located directly next to Waterloo Station offering connections across London and beyond.

HB Reavis is seeking to attract a diverse range of businesses, from start-ups and scale-ups to larger corporations by providing a range of different workspaces.

This ecosystem of occupiers will sit alongside social and workspace spaces of benefit to the area’s existing business community, encouraging interaction and business growth.

A new public square outside the station’s main entrance at Victory Arch will enable step-free access from the South Bank to Waterloo Station and improve the setting of the Grade II listed Victory Arch. Highway improvement works to York Road and Leake Street would also provide an enhanced experience for public access.
“It’s the building that I’m most proud of.

It’s wonderful to feel that it can be brought into full use and will continue as a useful structure”

— Sir Nicholas Grimshaw

In 1994, the Waterloo International Terminal, designed by Sir Nicholas Grimshaw, opened as the terminus for Eurostar services.

Admiration for the terminal was reflected in the high profile awards it received, including the RIBA President’s Building of the Year and the Mies van der Rohe Award for European Architecture.

The former International Platforms have been converted to provide commuter services. LCR is transforming the remainder of the building to provide the South Bank's major retail, leisure and cultural destination.
The Development
Challenging operators to create a unique destination defying convention through innovation.

London's new retail, leisure and cultural destination.

A destination of diversity.

A destination of difference.

A destination of defiance.

**£1.9-2.4bn**
Annual spending potential in Waterloo
Source: Harper Dennis Hobbs

**135,000**
(sq ft) over three levels

**£1,473** psf
Average station retail & leisure spend
Source: Harper Dennis Hobbs

**38%**
AB social grades passing station
Source: Harper Dennis Hobbs

**32,500**
(sq ft) Anchor Tenant

40 prime retail and leisure units

Source: Harper Dennis Hobbs
Waterloo.London is a retail, leisure and cultural destination adjacent to the busiest station in the country.

Set within the RIBA award-winning former Eurostar terminal, Waterloo.London takes in three floors and features a dynamic new pedestrian street - the Waterloo Curve.

Anchored by Time Out Market, a food and cultural market. It represents a unique opportunity for brands to position themselves in an environment that reflects the independent and creative spirit of Waterloo.

Waterloo Station has an unrivalled retail catchment of predominantly social Grade AB (wealthy urbanites, maturing affluence and prosperous families) at 38%.

Waterloo.London will draw large numbers of people to dine, shop, explore and engage with a curated collection of inspiring brands.

The latest phase of developer LCR’s vision to assist the transformation of Waterloo into an eclectic food, drink, shopping and cultural experience. Waterloo.London will set a new benchmark for progressive retail and transport development.
A space of contemporary style. This is Waterloo.London at its most inspiring.

The Scheme

The upper ground floor will have significant footfall, with stair and lift access from the main station concourse as well as escalator links from the five new rail platforms above, down to ground level.

Occupiers from contemporary style and fashion will be a complementary extension to the station’s existing shopping. The scheme will blend exclusive elegant and iconic retail and food offers, providing the opportunity for impulse buys and fast fashion.

Unit sizes are ideally suited to retailers of gifts, accessories, jewellery, health and beauty, progressive fashion and footwear.

Opportunities are available for on-the-go food operators and a diverse mix of retail brands. Waterloo.London will deliver a real point of difference for their local and commuter market.
Waterloo.London’s ground floor provides connectivity from the station and underground to street level. The surrounding road network leads to the South Bank and beyond via Waterloo, Westminster and Hungerford Bridges.

To the south and east, Leake Street, Lower Marsh and the Cut provide links to some of London’s world renowned cultural destinations, as well as offering distinctive shopping and eating locations.

The redeveloped Elizabeth House will add a further 80,000 sq ft of retail, food and beverage opportunity beneath 1.2 million sq ft of new office space.

This will complete the northern side of the Waterloo Curve and deliver additional pedestrian permeability between the station, York Road and the Thames riverside.

Where we celebrate originality in all its forms.

This is Waterloo.London at its most vibrant.

Internal Layout
A continuation of the brand offering at upper ground floor with a diverse mix of retail for athleisure, sports, stationery, lifestyle, fashion, technology and beauty brands.

The opportunity exists for independent and unique experiences, combining glamour and quality.

Street Frontage Restaurants
Sitting alongside London’s first Time Out Market, this level offers the opportunity for both external-facing casual dining restaurants onto street level, as well as the entry point to the basement area.

With a direct link between the external and internal spaces the Waterloo Curve will create a lively new street for London where people will come together to dine, shop and explore.
A place to live in the moment.
This is Waterloo.London

at its most engaging.

Partially occupied by Time Out Market which will showcase the city’s most acclaimed chefs and restaurateurs, bars and cultural experiences.

A flexible space capable of accommodating a unique collection of curated retail brands to engage and inspire our shoppers, rail commuters and office workers.

With access from above via the central atrium and street level units, the basement level will become home to a range of leisure uses from the health and fitness and competitive socialising sectors.

This will be an innovative space where visitors come to relax with a compelling range of playful brands reflecting the defiant heritage of Waterloo.London.
Time Out Market will bring the capital’s best food, drinks and cultural experiences under one roof: opening 2021.

Time Out Market London – Waterloo will bring the best of the city under one roof: its best food, drinks and cultural experiences – based on the editorial curation that Time Out has been known for since it first started in London in 1968.

Across 32,500 sq ft and over two floors, visitors will get to enjoy 17 of the city’s most acclaimed chefs and restaurateurs, three bars and cultural experiences – a handpicked mix showcasing outstanding local talent.

Right at the heart of the city in a location attracting huge footfall, Time Out Market will be a great addition to Waterloo and London’s South Bank – the much-loved neighbourhood with fantastic restaurants, bars, galleries, theatres and more.

The first Time Out Market opened in 2014 in Lisbon and is now the country’s most popular attraction with 3.9 million visitors in 2018.

New Time Out Markets have opened in Miami and New York in May 2019, and are set to open in Boston, Chicago, Montreal, Dubai and Prague.

Didier Souillat, CEO of Time Out Market said:

“London was the birthplace of Time Out in 1968 so it is a true milestone to open a Time Out Market here in Waterloo.London - where almost 100 million passengers flow through every year - is a fantastic location for us.

It is right at the heart of the city and the popular South Bank neighbourhood which is already attracting locals and visitors with fantastic restaurants, bars, galleries, theatres and more.”
Future Developments

Locations

1. Wedge House
   - 42,000 ft²
   - Q2/Q3 2019
2. 20 Blackfriars
   - 275,000 ft²
   - 2024/2025
3. Friars Bridge Court
   - 196,820 ft²
   - 2021+
4. Paris Gardens
   - 600,000 ft²
   - 2026
5. Bankside Quarter
   - 302,400 ft²
   - 2021/22
6. 135 Park Street
   - 130,000 ft²
   - 2020+
7. 133 Park Street
   - 179,017 ft²
   - 2020+
8. 25 Lavington Street
   - 171,000 ft²
   - Q1 2023
9. Parkside
   - 62,000 ft²
   - Q2 2021
10. ITV Studios
    - 500,000 ft²
    - Q1 2021
11. 105 Summer Street
    - 134,000 ft²
    - Q1 2022
12. Stoney Street
    - 65,000 ft²
    - 2021
13. 10-18 Union Street (PWC)
    - 74,282 ft²
    - 2019/20
14. South Bank Place
    - 530,000 ft²
    - 2019/20
15. Elizabeth House
    - 1,200,000 ft²
    - 2025 projected
16. Landmark Court
    - 130,000 ft²
    - 2022+
17. New City Court
    - 322,000 ft²
    - Q1 2023
18. Colechurch House
    - 165,000 ft²
    - 2021+
19. Hays Wharf
    - 156,000 ft²
    - Q1 2020
20. Elephant Park
    - 491,000 ft²
    - Q1 2021
Tenure
The units within Waterloo.London are available to let by way of effective full repairing and insuring leases for terms to be agreed. The leases will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

Service Charge & Insurance
The service charge and insurance will be charged separately from rent.

Business Rates
Each new shop unit will be assessed for business rates. Interested parties are advised to verify any figures provided with the local authority.

EPC
An EPC certificate will be available on request.

Legal Costs
Each party is responsible for its own legal costs.
LCR is a skilled commercial developer and the UK Government’s placemaking expert. We take the lead on regenerating complex sites, delivering homes and jobs and creating value from transport-linked land and property assets.

Our 20 year track record includes the multi-billion pound, mixed-use developments at King’s Cross and Stratford City two of London’s most successful regeneration stories and the rebirth of St. Pancras International station.

Through imaginative placemaking we develop transport-linked sites into progressive new destinations for people to experience, work and live.