

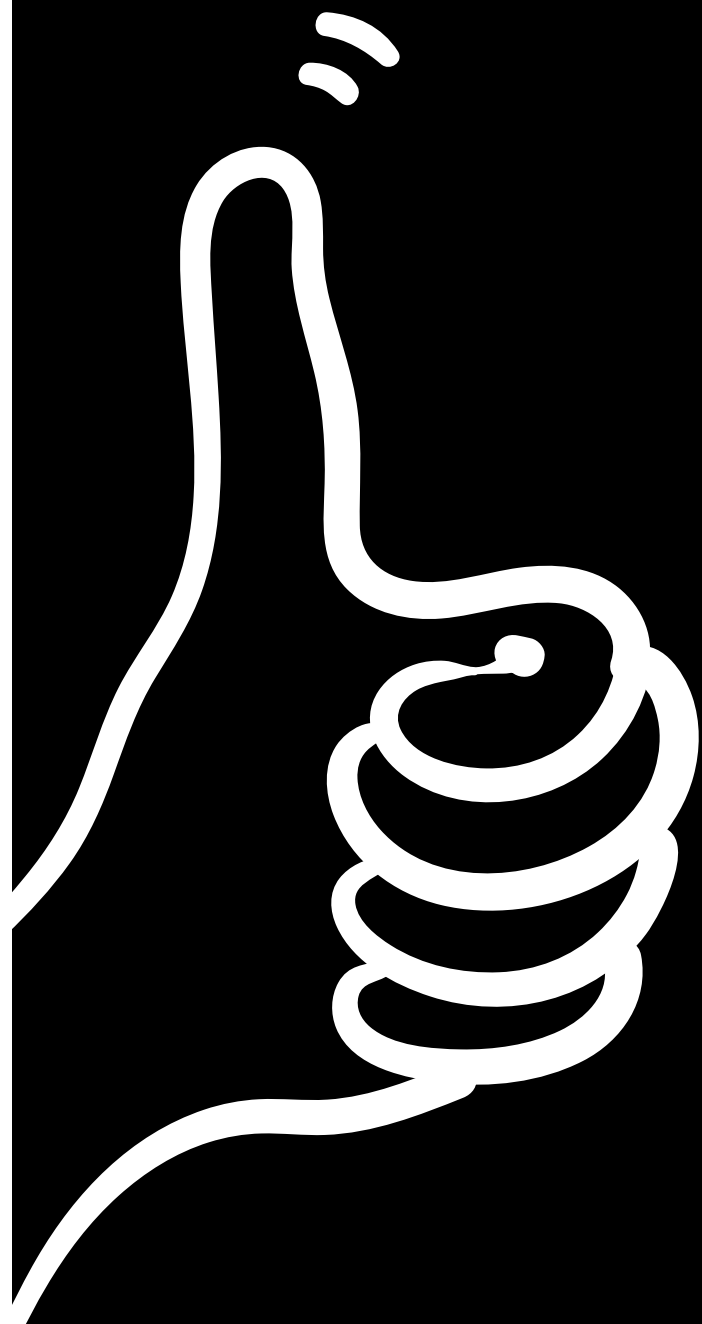
250

250  
WATERLOO  
ROAD



You want good connections.  
You want great amenities.

**It has to be Waterloo.**  
And here's why.

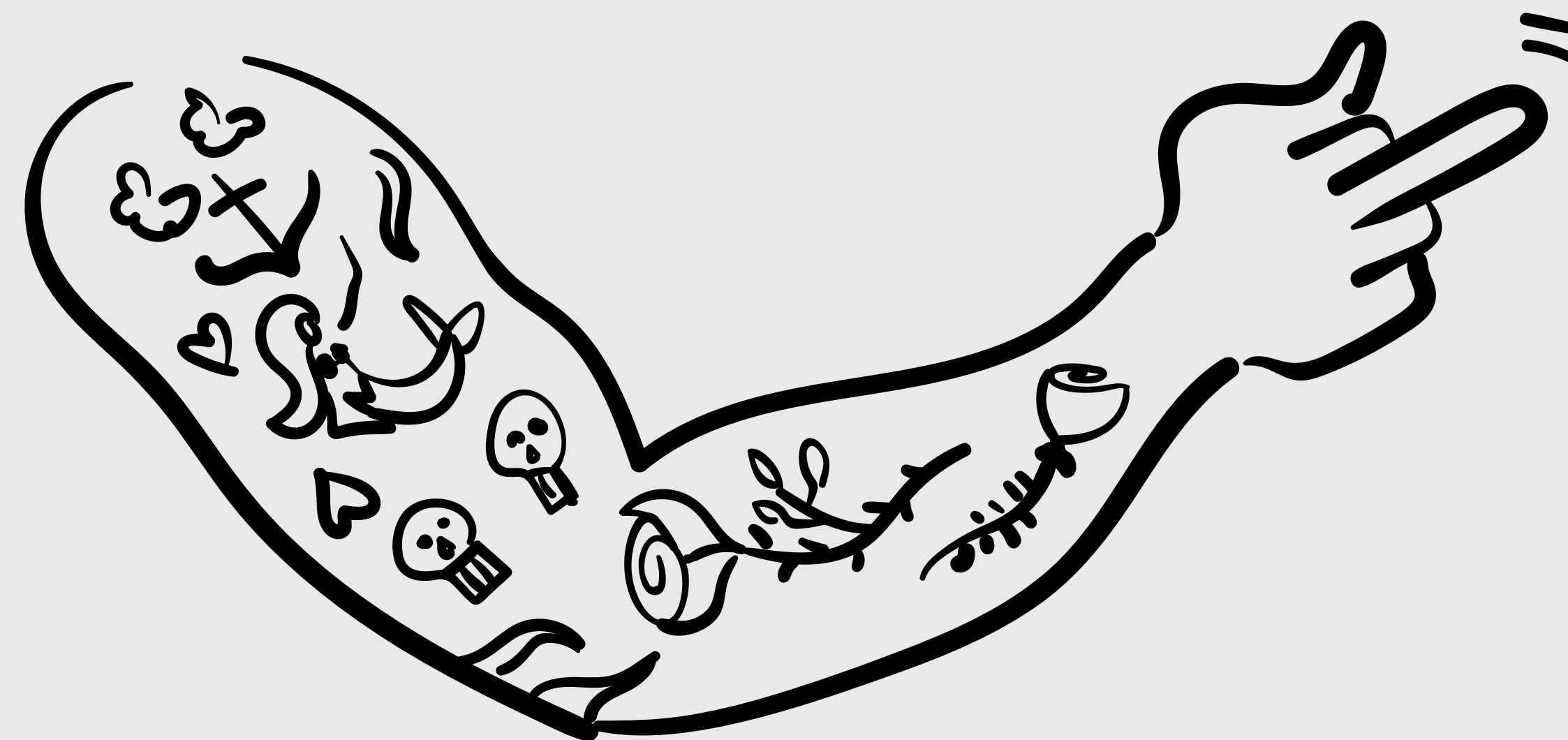


**IT'S**   
**EASY**

# B\*LL#CKS TO THE EAST

You want a café, you get a catwalk. You ask for a flat white, you get a sneer from a bearded barista who's starting up a drive-thru vegan bookies off the High Street. Because bad ideas stop being bad when you're sporting

an ironic Blue Peter tattoo, right? Transport-wise, you're in the wilderness. Central London? Get ready to make a dent in that Booker Prize winner; it's one long stint on the red line.



**All the transport,  
none of the tats.**

Three tube lines, one massive station, zero vegan bookies.

**It has to be Waterloo.**

**Behold what happens  
when City boys  
choose restaurants.**

Step away from the stiff collars, desk lunches and concrete monuments. The City's all very grown-up, we know, but we're offering a different kind of pace. Quirky, cool and, sure, a little bit weird.



Mooch about the second-hand book market beneath Waterloo Bridge, be dazzled in front of the UK's biggest cinema screen or smugly chow down on Scottish scallops with a view of St Paul's from the OXO Tower. A little something for every kind of customer.

**It has to be Waterloo.**

**WE  
DON'T  
DO  
GREY.**

# RIP

## **Pricey Central London**

Avoid the bright lights and Union Jack teddies because even the "cool" area round here's finished. It peaked with the Rolling Stones. Now it's shoe shops and quirky signs, a museum to its past. As for nightlife, you've got an irresistible choice between old-man boozers and sterile cocktail bars.



Why pick yesterday's London when you can have today's? Ditch the shabby, ditch the elite. Plump for cool bars with good beers and good wines.

**It has to be Waterloo.**



**NOT TRY-HARD COOL.**

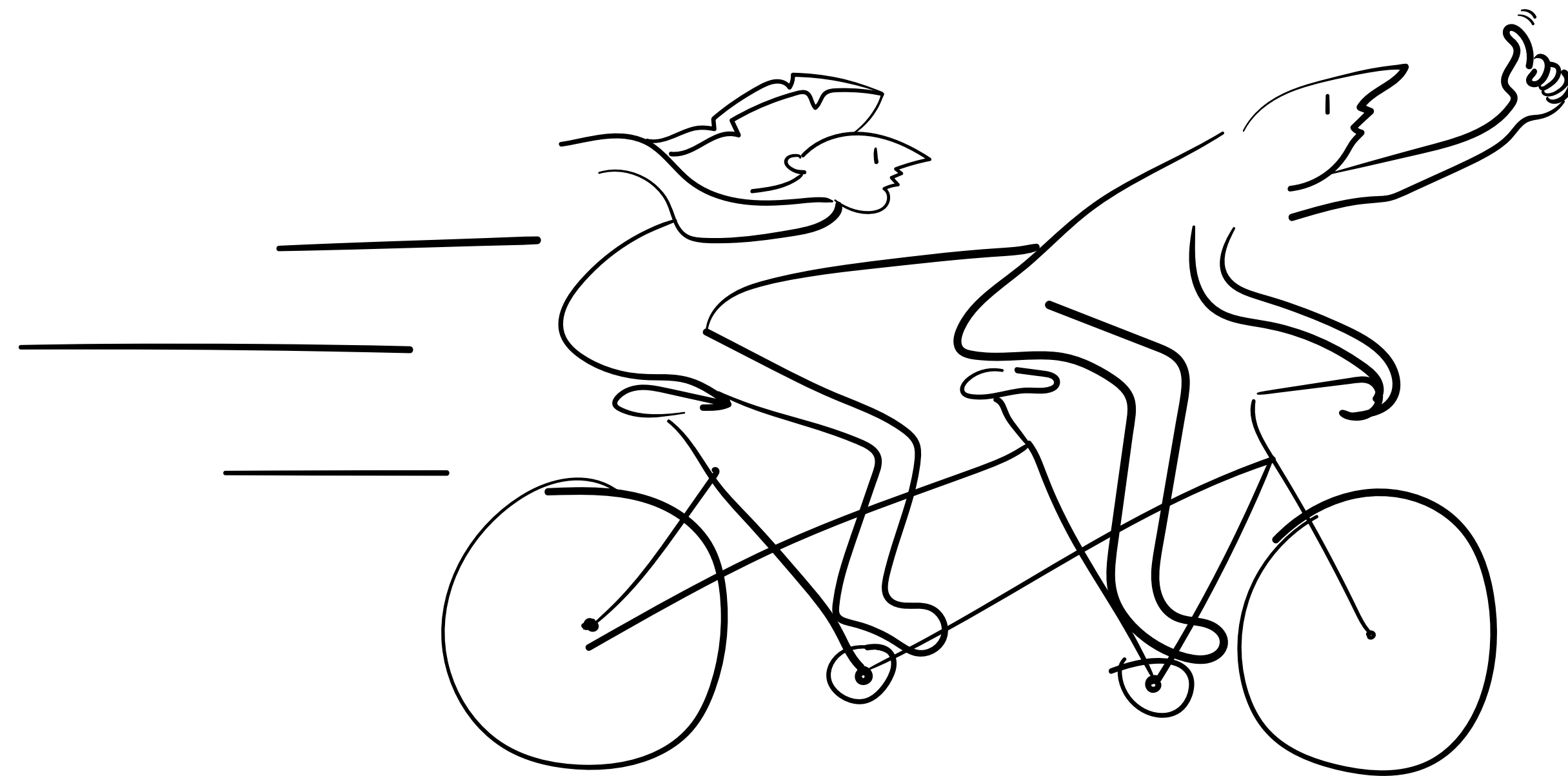
**NOT RIP-OFF COOL.**

**NOT HAS-BEEN COOL.**

**JUST COOL.**

**HE GOT IT.**

**FOR AN ALL-ROUNDER,  
FORGET THE PRETENDERS.**



IT HAS TO BE WATERLOO





# ECLECTIC



# COSMOPOLITAN

## Drinks

New client? Meera's 40th? Greg's finally been dismissed for gross misconduct? With the Cut and Lower Marsh on our doorstep, there's a bar to celebrate every occasion. Enjoy plantain with a piña colada (if you must) at Cubana or grab a beer at one of our favourites, Scooter Café.

## Food

Whether you like quinoa salads, beetroot brownies or even proper food, Lower Marsh Market is crammed with great stalls. We go for Cannon & Cannon and Boarstall Meats but concede that we're shameless carnivores. And at a five-minute walk from our door, there's really no excuse for the team not to be back behind their desks at 2pm. Sharp.

If the managers want to feel big and important, it's just a three-minute Tube journey to the Shard. Tuck into Chinese dumplings from 33 floors above the Thames.




**FOR  
CRAPPY  
CHAINS,  
JOG ON.**

## Entertainment

Waterloo has good theatres, good acting and good plays, thanks to the Young Vic, the Old Vic and the Vaults. At the risk of sounding pretentious, this is seriously good theatre.

Nothing stuffy and old, nothing gut-wrenchingly avant garde. Just good, good theatre. After all, we had Kevin Spacey directing here for 11 years.

For those who do love a bit of Hakuna Matata (and when we've had a few, don't we all?), then it's a short stroll over Waterloo Bridge.

A photograph of two men in a rehearsal space. The man on the left has a beard and is wearing a black t-shirt. The man on the right has curly hair and is wearing a grey t-shirt. Both have their arms crossed and are looking towards the right. The background is a blurred rehearsal space with wooden chairs and equipment.

**GIRL FROM  
THE NORTH  
THE LORAX  
THE PITMEN  
PAINTERS**

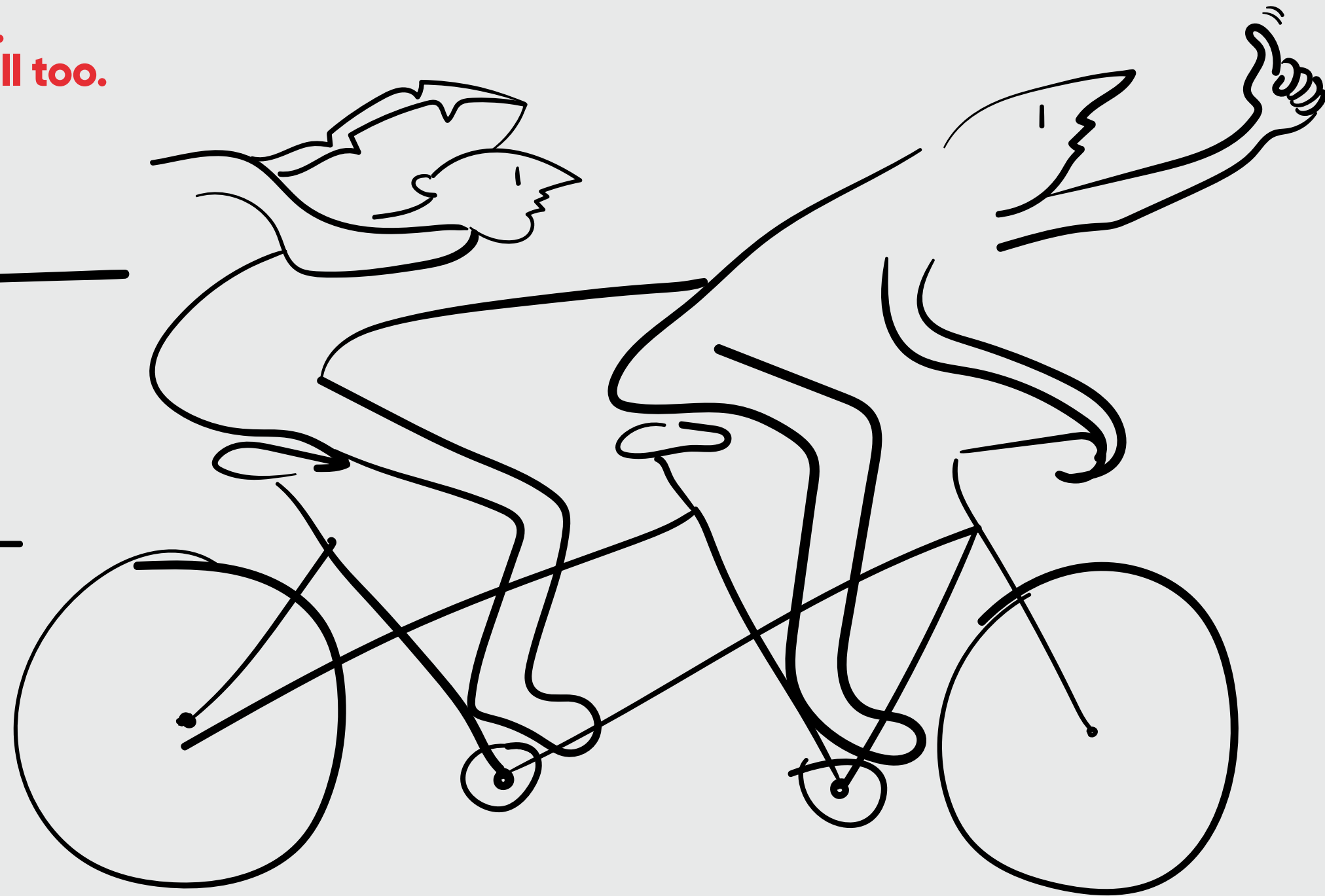
## Transport

You really can't beat Waterloo for transport – whether you're crossing London, the UK or the world.

Waterloo's the busiest station in the country and it serves the Jubilee, Northern, Bakerloo and Waterloo & City lines. And it's there, on your doorstep. Whether you're heading to Malaysia, Manchester or Marble Arch, this is London's transport hub.

Three stops to Piccadilly Circus, one stop to Bank. The fun stuff, the work stuff – all of it's just moments away.

**You'll love it.  
Your staff will too.**



# DAMN

# QUICK



Forget your Prets and your Caffè Neros; this isn't an airport. We can do better than that. Much better. Grab a coffee and carrot cake down at the quirky Four Corners or the perennially cool Scooter Café.



Jam? Jerk chicken? Japanese burgers? Whether you're after firm favourites or new finds, Lower Marsh Market is the place to be in your lunch break. Not only is it open six days a week, it's a five-minute walk from our front door.



From Shakespearean tragedies to contemporary comedies, Waterloo is the true home of London theatre. With the Old Vic, Young Vic and Waterloo East Theatre around the corner, you'll have plenty to show off about to your culture-culture friends.



...oh, and we have that big juicy IMAX cinema right on our street for movie buffs.



Crossing the city? The Jubilee, Bakerloo and Northern lines are here to serve. Heading out of town? You don't become the nation's busiest station without being bloody useful. Quick, convenient connections up and down the UK are just moments away from us.

Why Waterloo? The short answer: because we've got it all. Great bars, great restaurants, great theatres, great connections. It's cool and convenient, fun and functional. You don't need an encyclopaedia to order a coffee or a small fortune to buy a beer. We do things the right way.

**That's why it has to be Waterloo.**



It's Friday afternoon and your colleagues have already got you started on the G&T's. Luckily, there are tonnes of other drinking holes within stumbling distance of 250. In warmer weather, we'd plump for the outdoor areas at The Stage Door or The Duke of Sussex. But for something a bit different, try Cubana or Vaulty Towers down Lower Marsh.

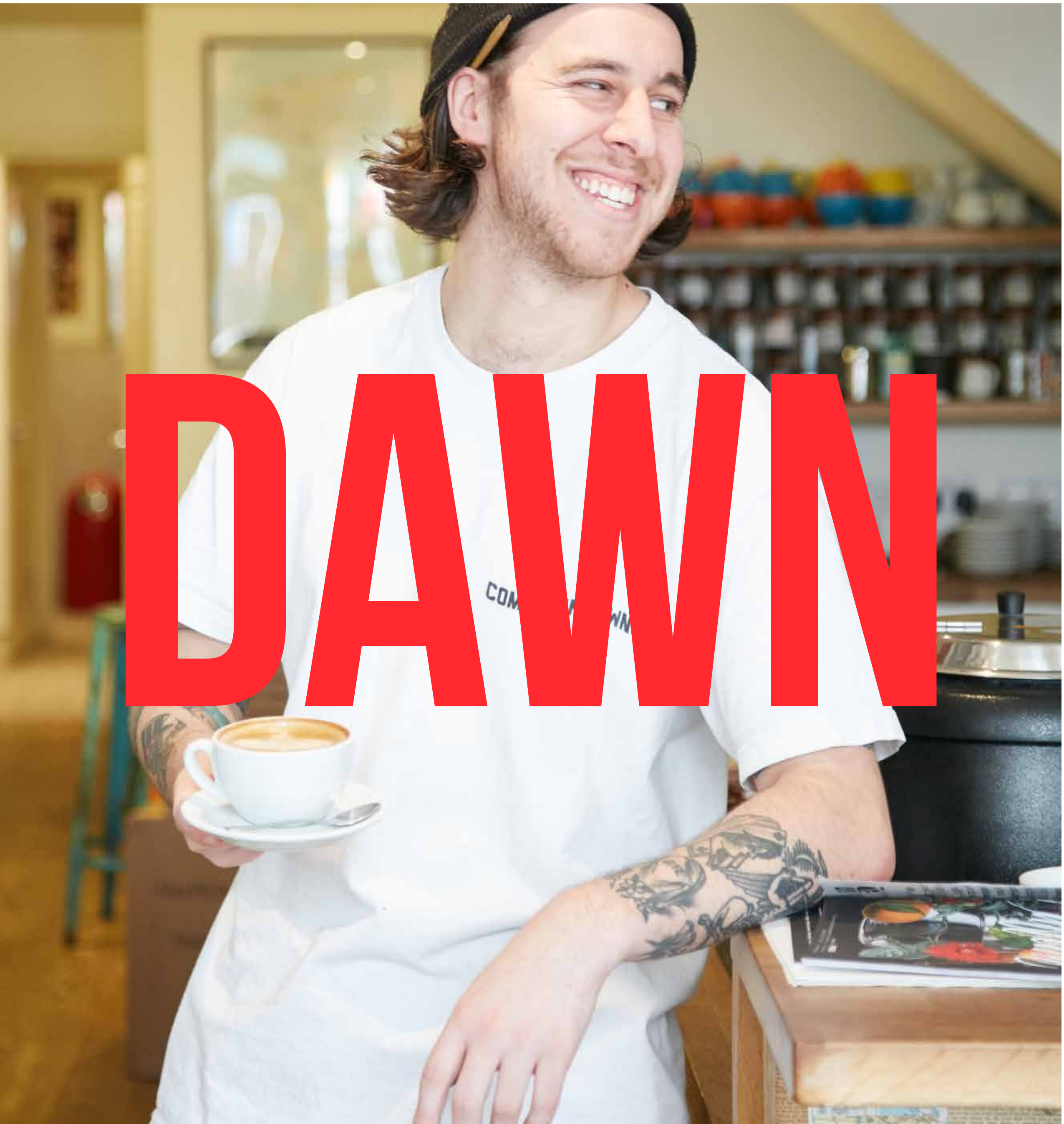
# EASY PEASY

It is just across the river to Covent Garden. And if the sun's just right, you can snap a golden-hour shot of St Paul's for Instagram on the way. Because no-one's ever done that before. **#blessed**



**WATERLOO.**

**THEY'LL  
COME  
TO YOU.**





**LIKE THE AREA?**

**YOU'LL LOVE THE BUILDING.**

250  
WATERLOO  
ROAD

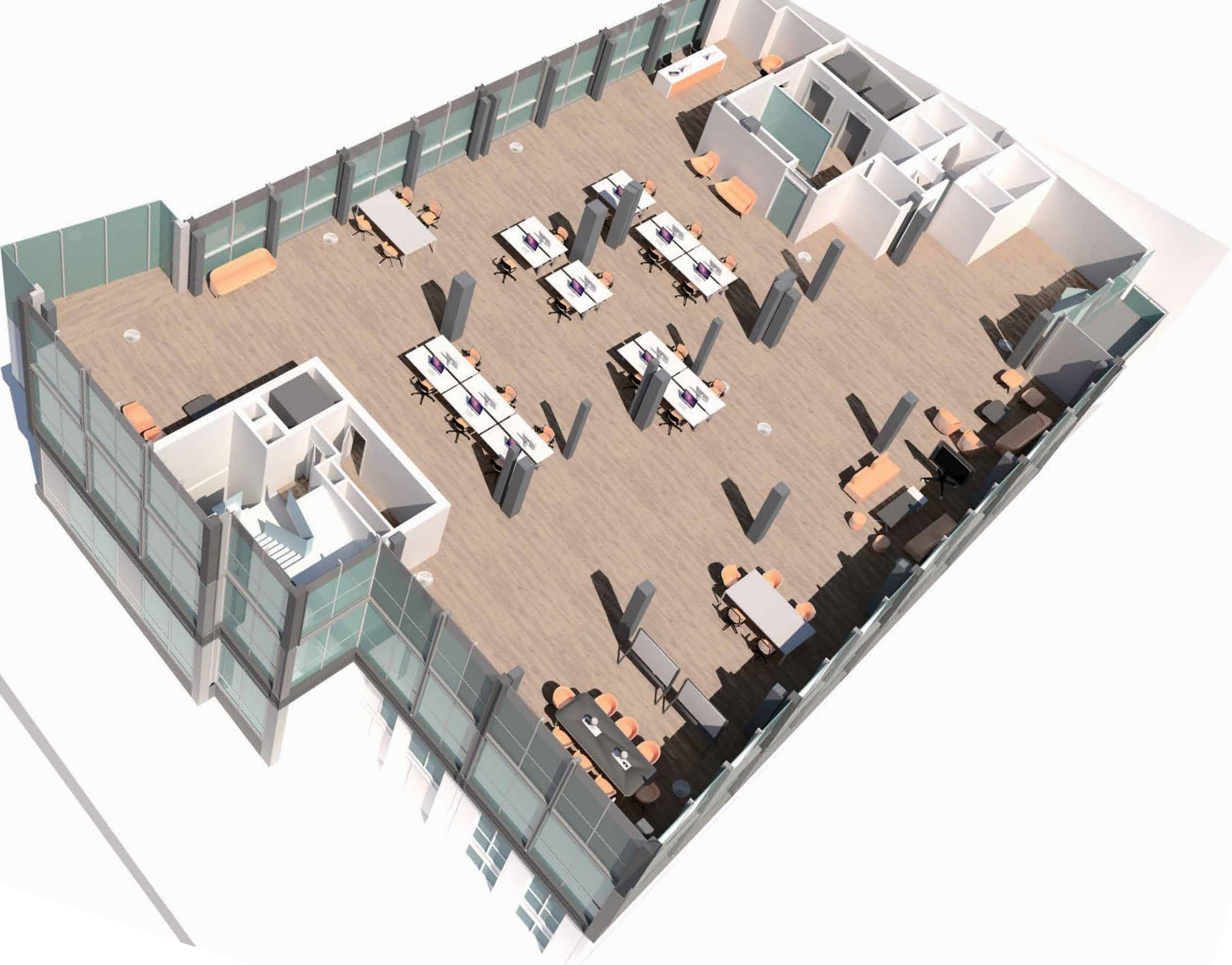


CGI of external street view

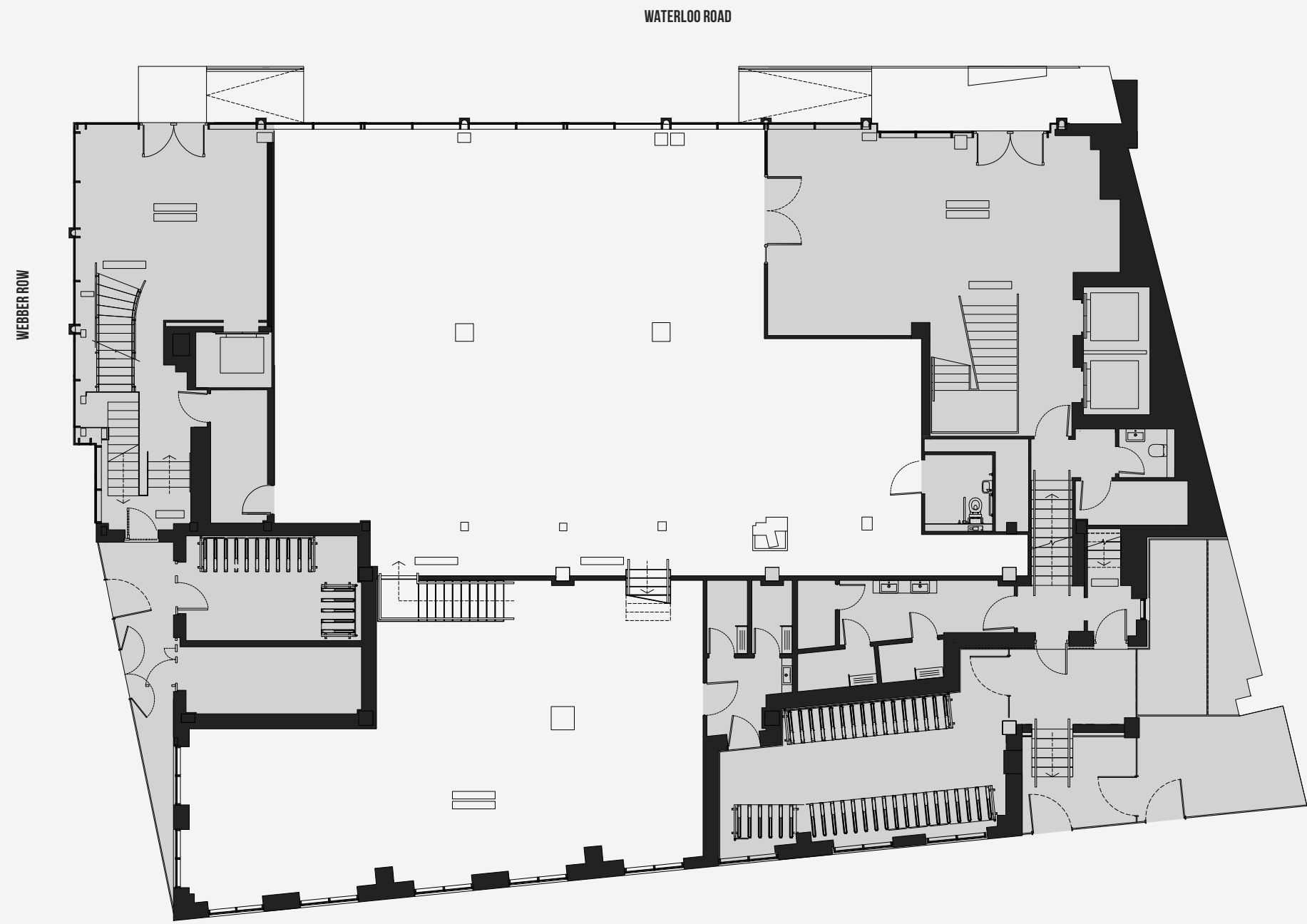
CGI of reception



CGI of internal space



# FLOOR PLANS



**LOWER GROUND FLOOR**

**1,249**  
SQ FT

**GROUND FLOOR**

**1,830**  
SQ FT

FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.



**UPPER GROUND FLOOR**

**2,454**  
SQ FT



FLOOR 1

**6,039**  
SQ FT

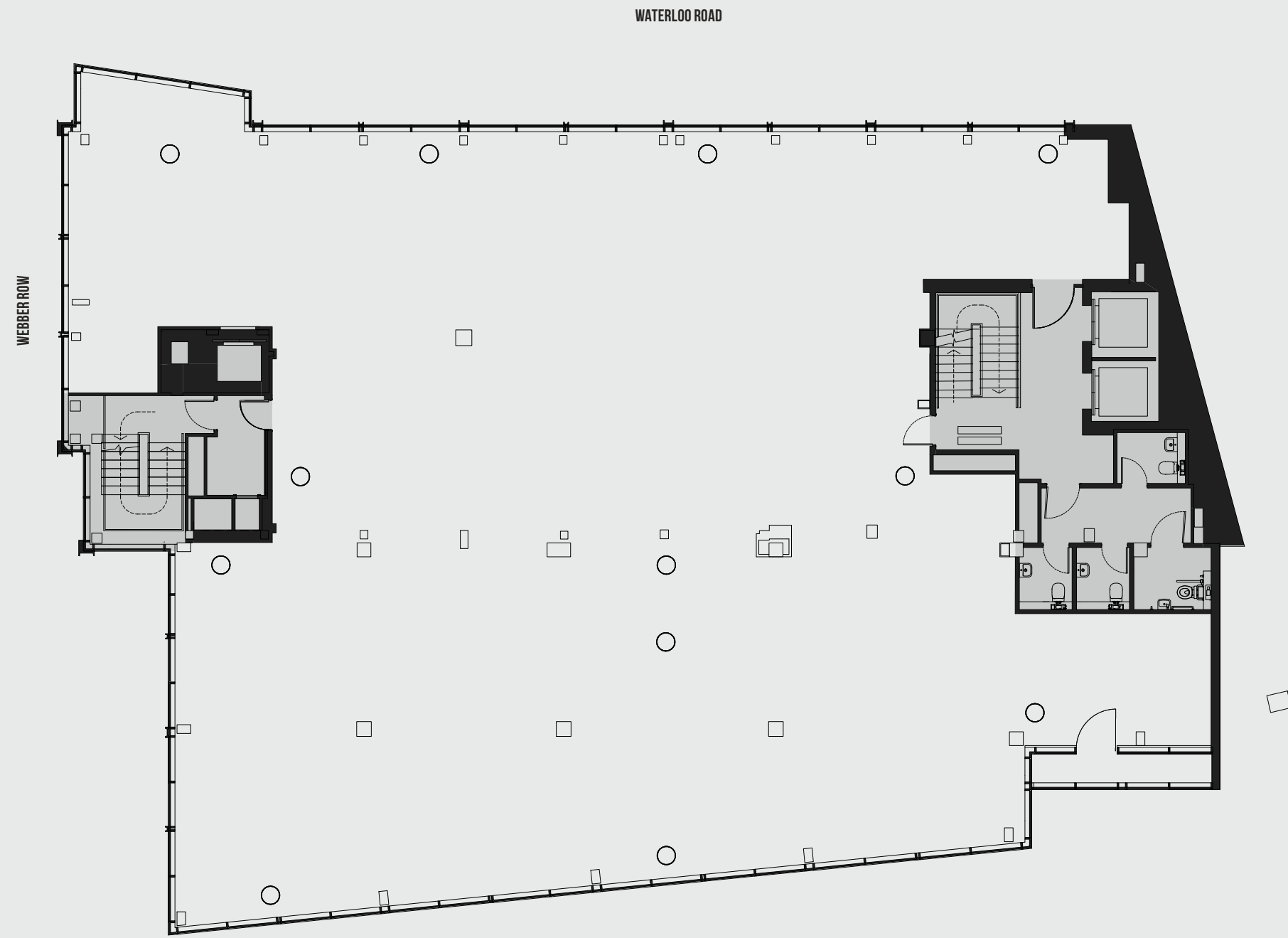
FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.



FLOOR 2

**6,060**  
SQ FT





**FLOOR 3**

**6,006**  
SQ FT

FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

	SQ FT	SQ M
Floor 3	6,006	558
Floor 2	6,060	563
Floor 1	6,039	561
Upper Ground Floor	2,454	228
Ground Floor	1,830	170
Lower Ground Floor	1,249	116
<b>Total:</b>	<b>23,638</b>	<b>2,196</b>



# LOCAL AMENITIES

- |                            |                        |
|----------------------------|------------------------|
| 1. Southbank Centre        | 15. Young Vic theatre  |
| 2. National Theatre        | 16. The Cut Restaurant |
| 3. The Green Room          | 17. Meson Don Felipe   |
| 4. Lower Marsh Street Food | 18. Olivelli           |
| 5. Scooter Caffè           | 19. Baltic             |
| 6. Love & Scandal          | 20. The Ring           |
| 7. Cubana                  | 21. Thai Silk          |
| 8. Greensmith Food         | 22. Jack's Bar         |
| 9. Marie's Café            | 23. The Fire Station   |
| 10. Radio Days             | 24. Canteen            |
| 11. Four Corners           | 25. Skylon             |
| 12. La Barca               | 26. The Vaults         |
| 13. Café del Marsh         | 27. IMAX Cinema        |
| 14. The Old Vic Theatre    |                        |

# LOCAL OCCUPIERS

1. Outward Bound Trust
2. Centre For Literacy In Primary Education
3. Pinnacle Communications
4. A K T Productions Ltd
5. SecureLink UK
6. Rooster PR
7. Groundwork London
8. Barracuda Digital
9. Christian Aid
10. NHS Improvement
11. KKVSM LLP
12. The Green Recruitment Co.
13. Interserve
14. Panacea Software



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CALL US**

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**TIM WADHAMS**

**SAVILLS**

**020 7409 8803**

**TWADHAMS@SAVILLS.COM**

**RHYS EVANS**

**MONMOUTH DEAN**

**020 7025 1393**

**REVANS@MONMOUTHDEAN.COM**

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