

# Compton

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## Farringdon

The Waterman  
151 Farringdon Road  
EC1R 3AF

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Sensational redevelopment of former Victorian Warehouse, offering over 70,000 Sq Ft of high quality workspace in the heart of Farringdon

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## For Rent

25,000 to 71,101 ft<sup>2</sup>

020 7101 2020  
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Tenant Lounge

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## Amenities

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## Description

ARCHITECTURAL GRANDEUR, LIKE BUTTER ON BACON.

INTRODUCING THE WATERMAN.  
DESIGNED BY ALFRED WATERMAN, REFINED BY FATHOM ARCHITECTS

Nestled in the heart of London's vibrant Farringdon and just a hop, skip and jump away (5 minutes, to be exact) from the Elizabeth line, The Waterman is a Victorian warehouse that blends old-world charm with modern amenities.

Spanning 70,000 sq ft with 10,000 sq ft floorplates, this exquisite office development is a sanctuary where inspiration will truly thrive.

- Former Victorian Warehouse
- Located on island site in Farringdon
- 4,000 Sq Ft communal reception lobby with business lounge and meeting room suites
- 3,000 Sq Ft communal roof terrace
- 6 private roof terraces throughout the building
- High quality refurbishment
- Air-conditioning
- Modern suspended lighting
- Net zero development powered by renewable energy
- Reduced carbon usage by retaining the original structure
- 40,000 penny-farthings' worth of carbon (700 tonnes) saved through use of alternative materials
- Bats, birds, bees, and at least 27 wildflower species introduced to the new green roof
- Newly installed windows will offset embodied carbon from their manufacture within 6 years
- All new MEP
- Target: EPC A
- Target: BREEAM Excellent New build
- Target: BREEAM Excellent Refurbishment
- 92 cycle spaces and best-in-class end of trip facilities

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## Content

Watch the film



View on Website





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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Communal Roof Terrace	2,906	269.98	Occupied
6th	6,328	587.89	Available
5th	9,294	863.44	Available
4th	9,367	870.22	Available
3rd	9,694	900.60	Available
2nd	10,022	931.07	Available
1st	10,332	959.87	Available
Ground - Office / Showroom 1	6,337	588.73	Available
Ground - Office / Showroom 2	6,067	563.64	Available
Ground - Reception / Business Lounge	3,660	340.03	Occupied

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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