



Ticky boo workspace
ready for you early Summer

THE WATERMAN

151 ————— FARRINGDON

WELCOME TO THE WATERMAN



70,000 SQ FT

VICTORIAN WAREHOUSE ISLAND SITE

— with —

**BEST-IN-CLASS
AMENITIES**

6 PRIVATE TERRACES

**10,000 SQ FT
AVERAGE
FLOOR PLATES**

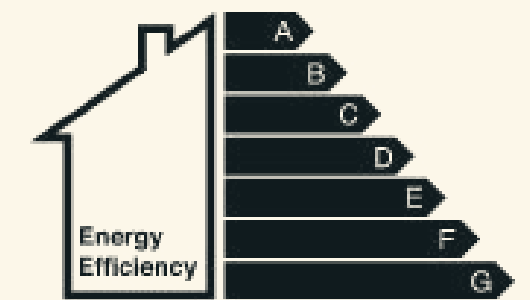
**4,000 SQ FT
AMENITY
CLUB SPACE**

**3,000 SQ FT
COMMUNAL
ROOF TERRACE**

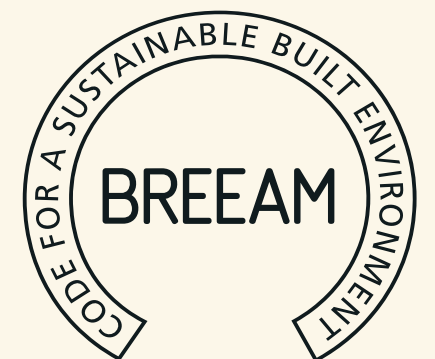
**5 MIN WALK
FROM THE
ELIZABETH LINE**



Enabled



Target: EPC A



Target: Excellent
New Build
and Refurbishment



WiredScore
PLATINUM

A FUSION OF VICTORIAN HERITAGE AND CONTEMPORARY SPIRIT.

Introducing The Waterman,
designed by Alfred Waterman in
1894, refined by Fathom Architects
- completing Q2 2024.

[OVERVIEW](#)

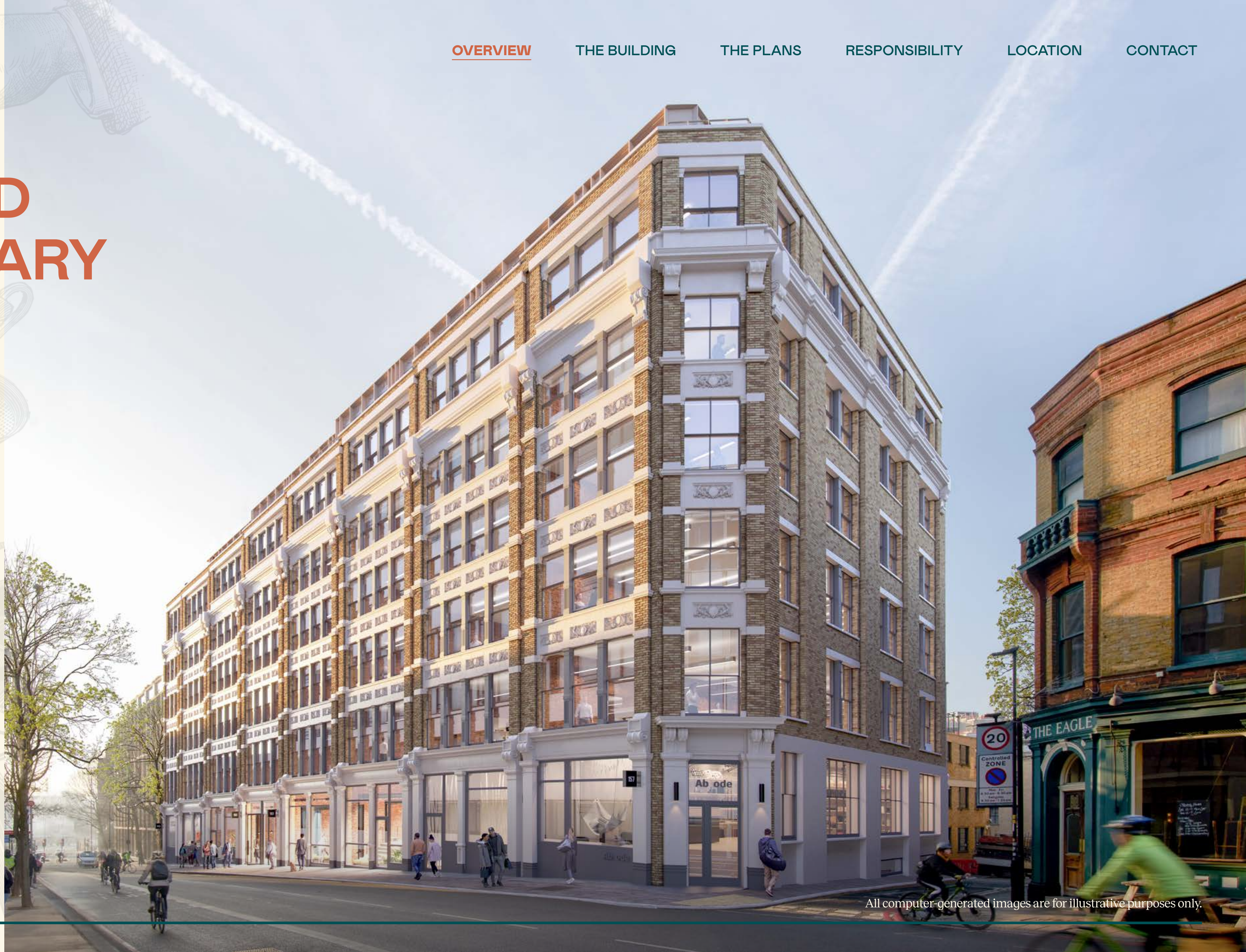
[THE BUILDING](#)

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THE WATERMAN 151 FARRINGDON

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ARCHITECTURAL GRANDEUR, LIKE BUTTER ON BACON



Butter on Bacon

Something that is extravagant

AVAILABILITY

	SQ FT
Communal Terrace	2,906
Level 6	6,328
Level 5	9,294
Level 4	9,367
Level 3	9,694
Level 2	10,022
Level 1	10,332
Ground / Lower Ground Office / Showroom 1*	6,337
Reception / Alfred's Club	3,660
Ground / Lower Ground Office / Showroom 2*	6,067
Total	74,007



*Ground GIA measurement: 14097 SQ FT, Lower Ground Office/ Showroom 1 & 2 GIA measurement: 13020 SQ FT. Subject to final survey. Plans not to scale. For identification purposes only.

SPECIFICATION

[OVERVIEW](#)

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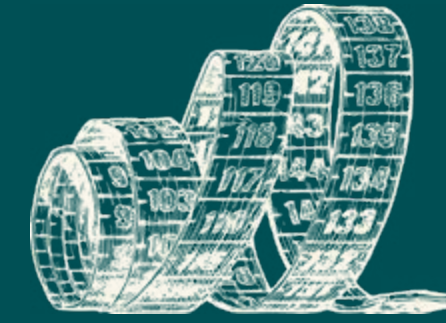
[RESPONSIBILITY](#)

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4,000 sq ft of amenity club space



10,000 sq ft average floor plates



1 fitted floor with more on demand



3,000 sq ft communal terrace



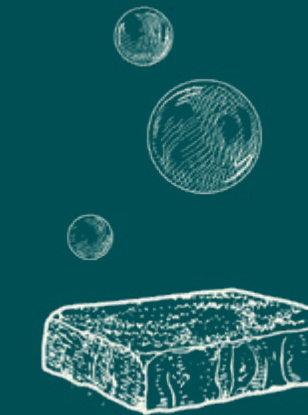
6 private terraces



Raised floors



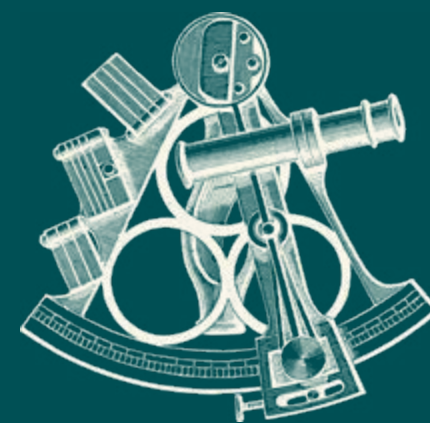
92 bike racks



Changing, shower and towel service facilities



4 passenger lifts



Occupancy ratio 1:10



Openable windows



LED lighting



Class E space on ground and lower ground with own entrances

STEP INTO ALFRED'S CLUB

Alfred's Club at The Waterman draws inspiration from the industrial heritage of the building's architecture and local area. Reclaimed, recycled and vintage finishes and furniture pieces have been chosen and styled by interior specialists Fettle.

The ground floor will include a mix of lounge seating, co-working, and meeting spaces.

- 4,000 SQ FT OF SPACE
- BOOKABLE MEETING ROOMS
- COMMUNAL BREAKOUT SPACES
- SNUG ZONES
- BAR & CAFE

[OVERVIEW](#)

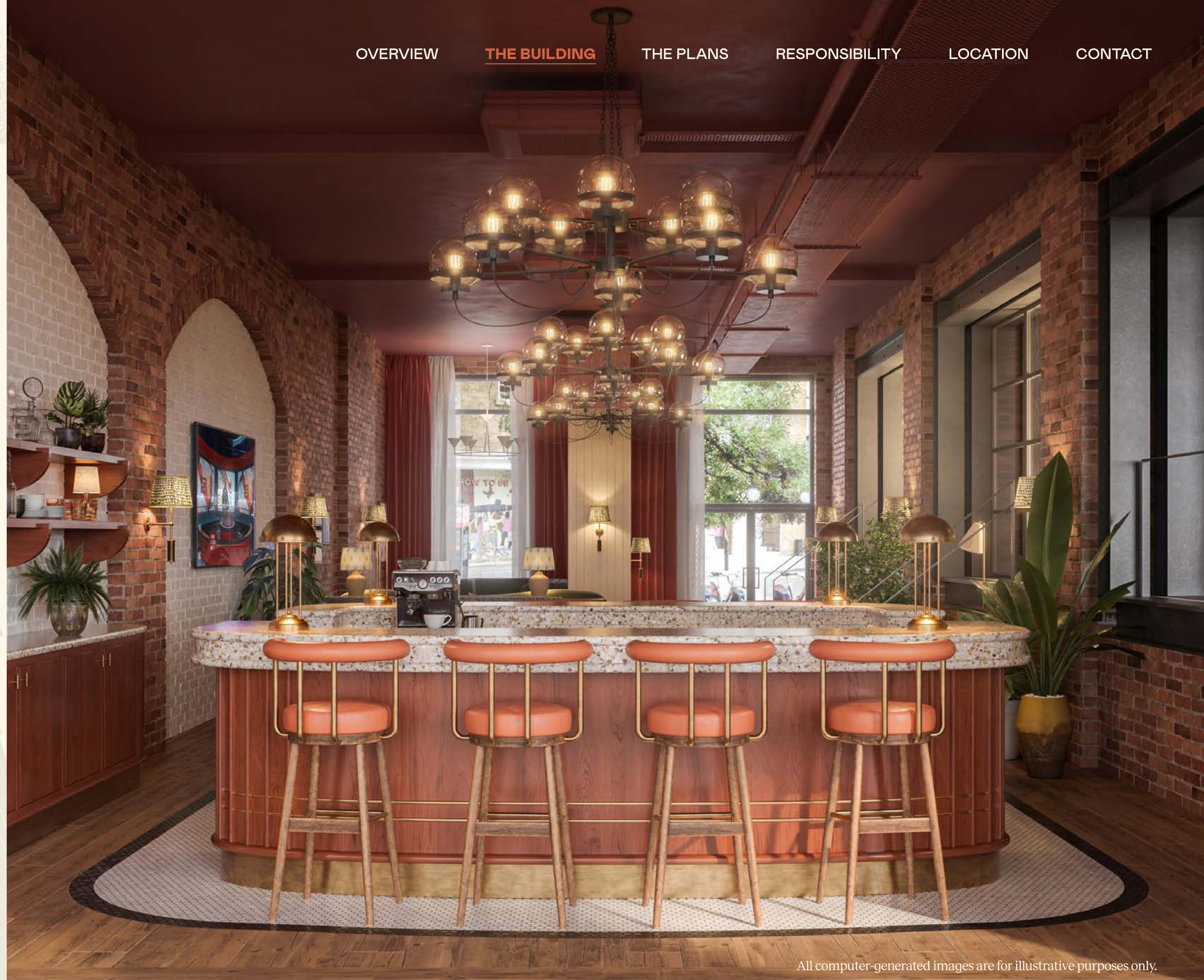
[THE BUILDING](#)

[THE PLANS](#)

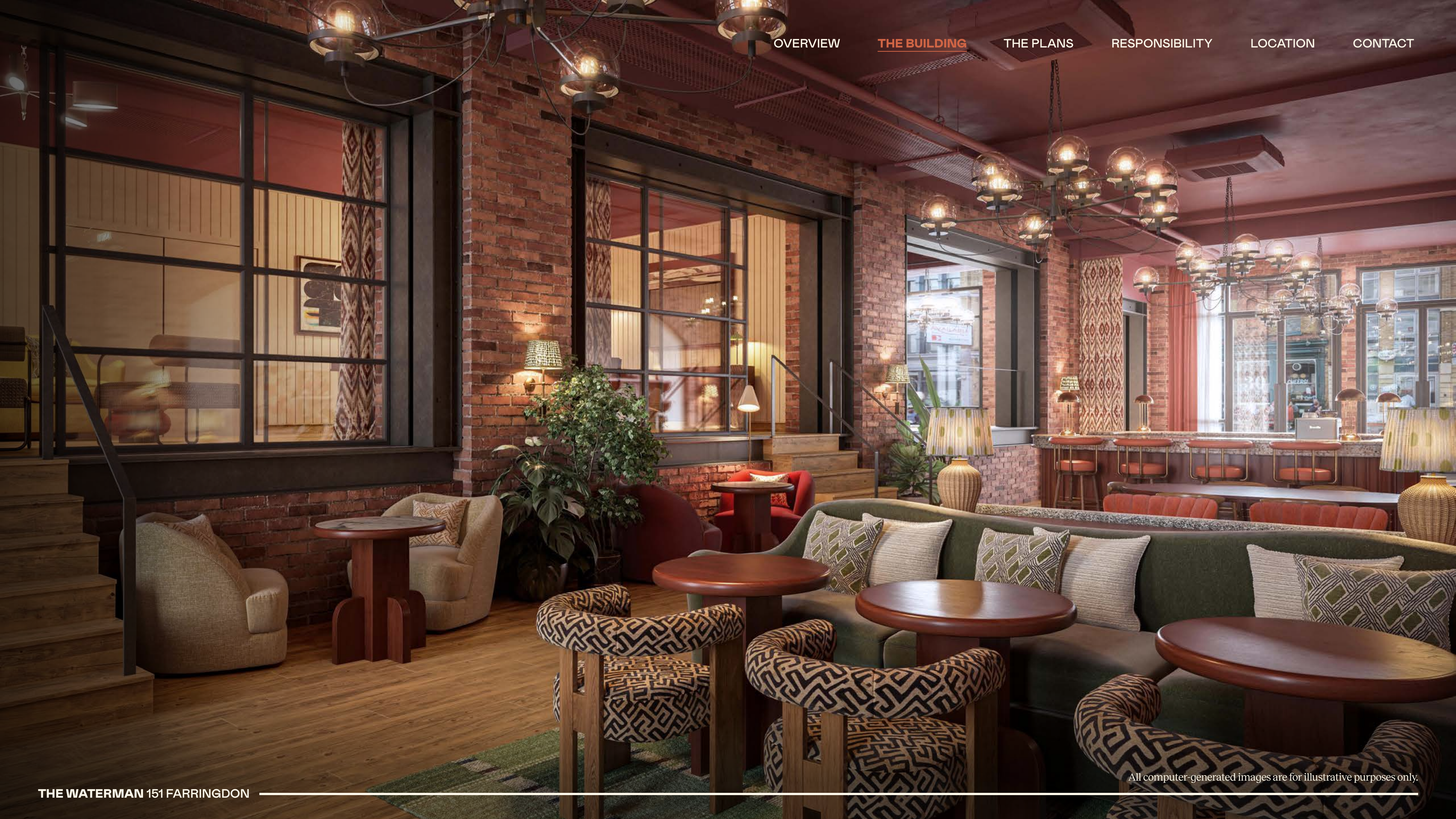
[RESPONSIBILITY](#)

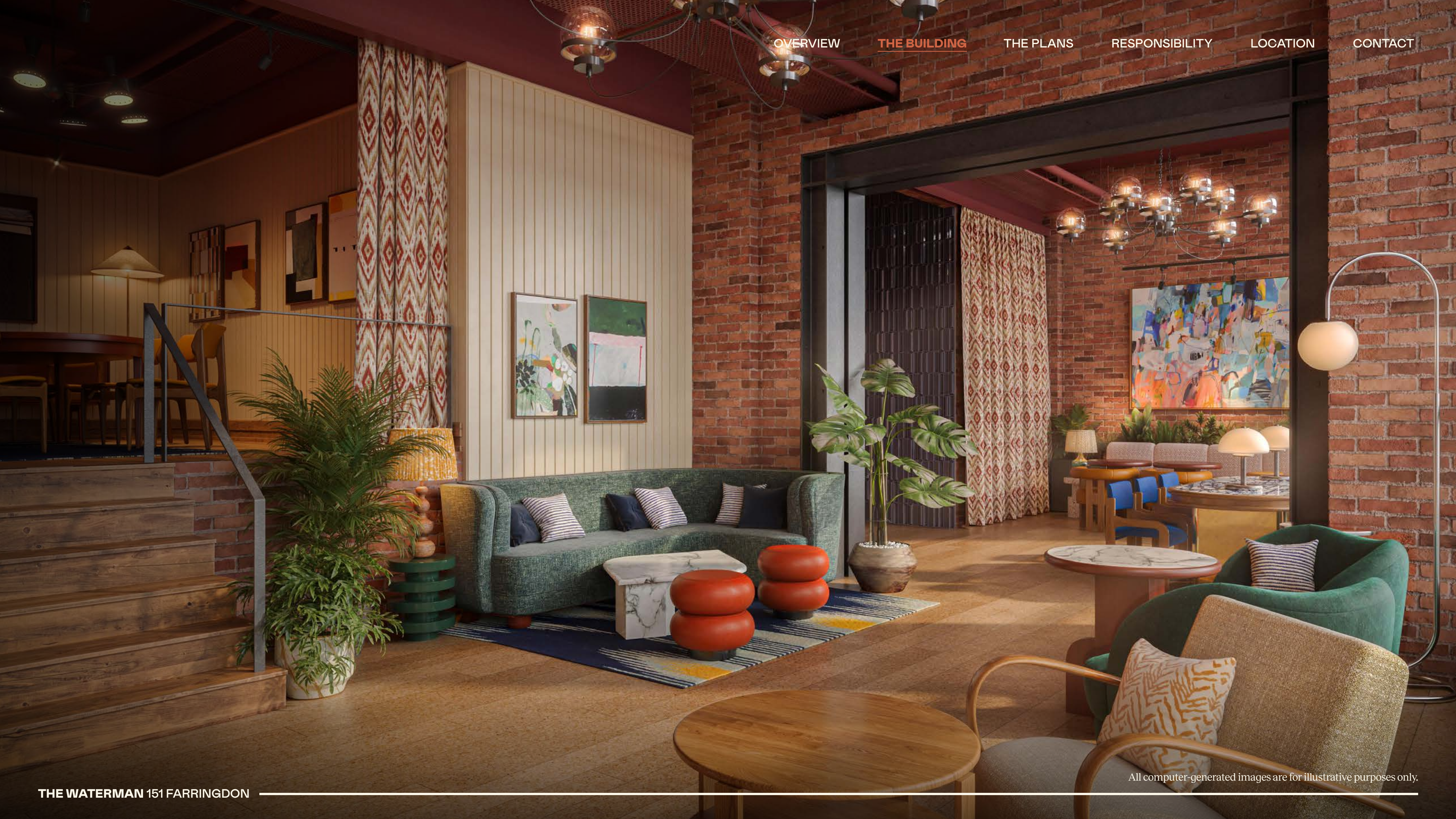
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GROUND FLOOR

[OVERVIEW](#)

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RECEPTION /
ALFRED'S CLUB
340 SQ M
3,660 SQ FT

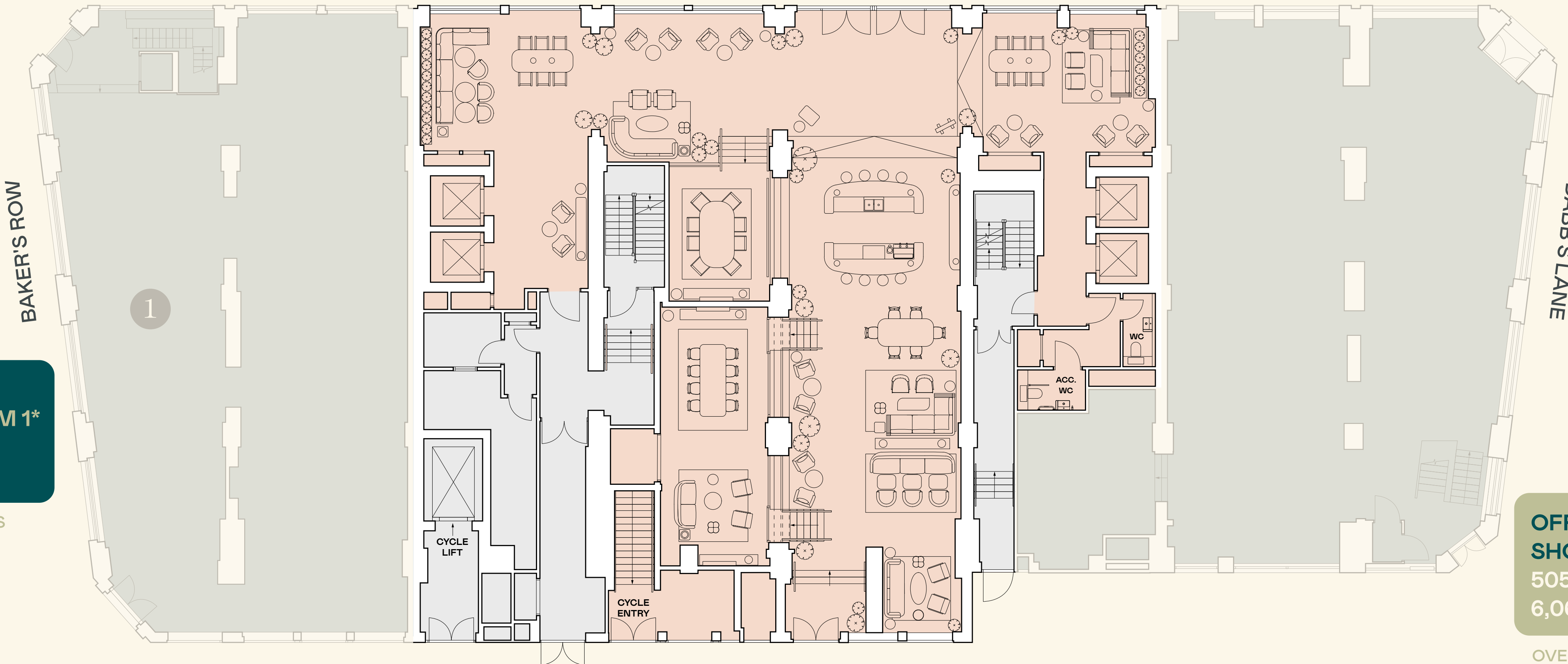
FARRINGDON ROAD

BAKER'S ROW

DABB'S LANE

OFFICE /
SHOWROOM 1*
530 SQ M
6,337 SQ FT

OVER 2 FLOORS



OFFICE /
SHOWROOM 2*
505 SQ M
6,067 SQ FT

OVER 2 FLOORS

CRAWFORD PASSAGE

● OFFICE / SHOWROOM* ● AMENITY / ALFRED'S CLUB ● PLANT / BACK OF HOUSE

*Class E use, measured in GIA. Remaining areas measured in NIA. Subject to final survey. Plans not to scale. For identification purposes only.

COMMUNAL ROOF AND PRIVATE TERRACES

[OVERVIEW](#)

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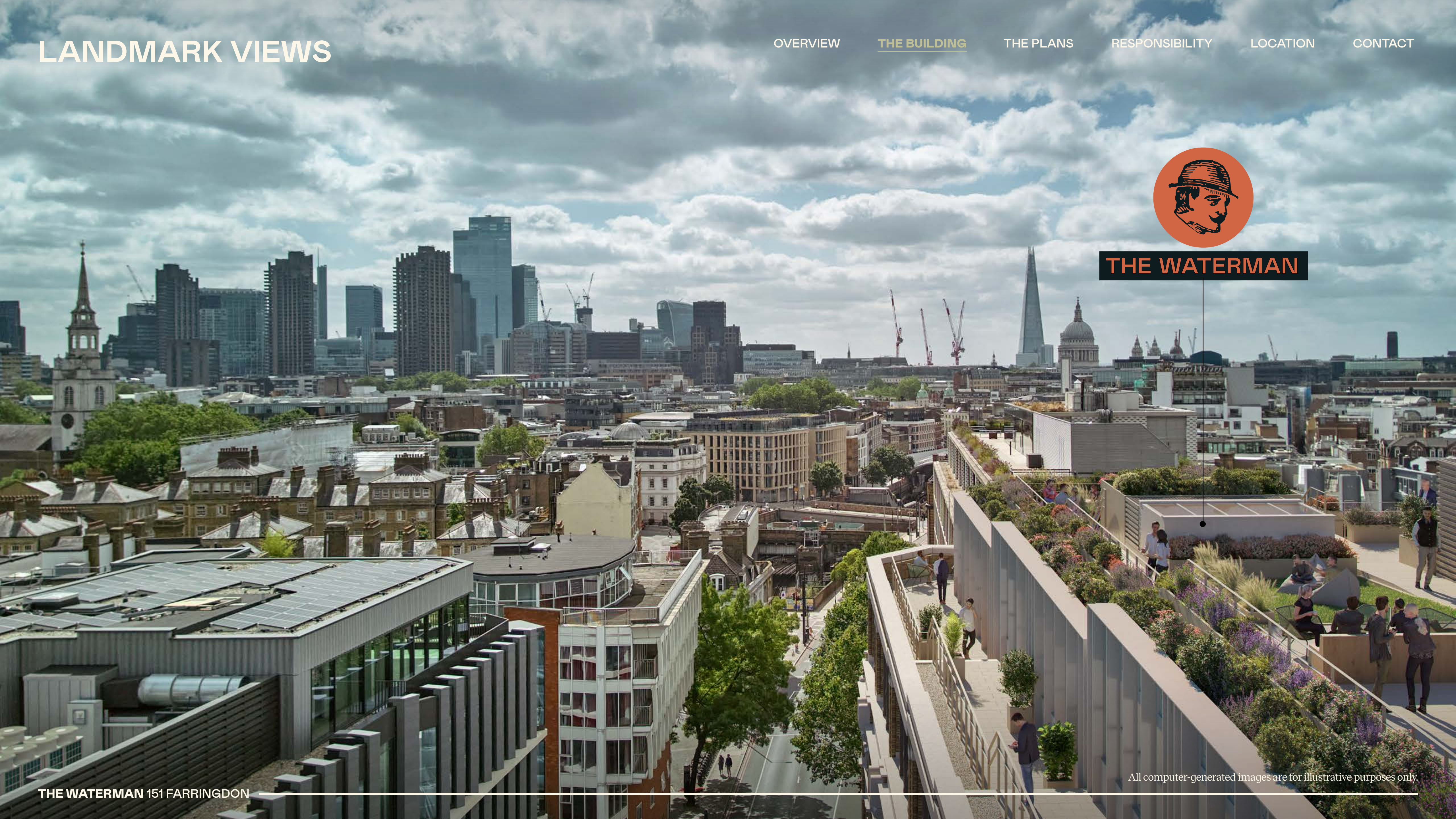
[LOCATION](#)

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- 2,906 SQ FT OF SPACE
- 3 TERRACE ZONES
- TERRACE LAWN
- 360 DEGREE WALK WAY WITH SEATING
- WIFI ENABLED
- PANORAMIC VIEWS



THE WATERMAN



COMMUNAL TERRACE

[OVERVIEW](#)

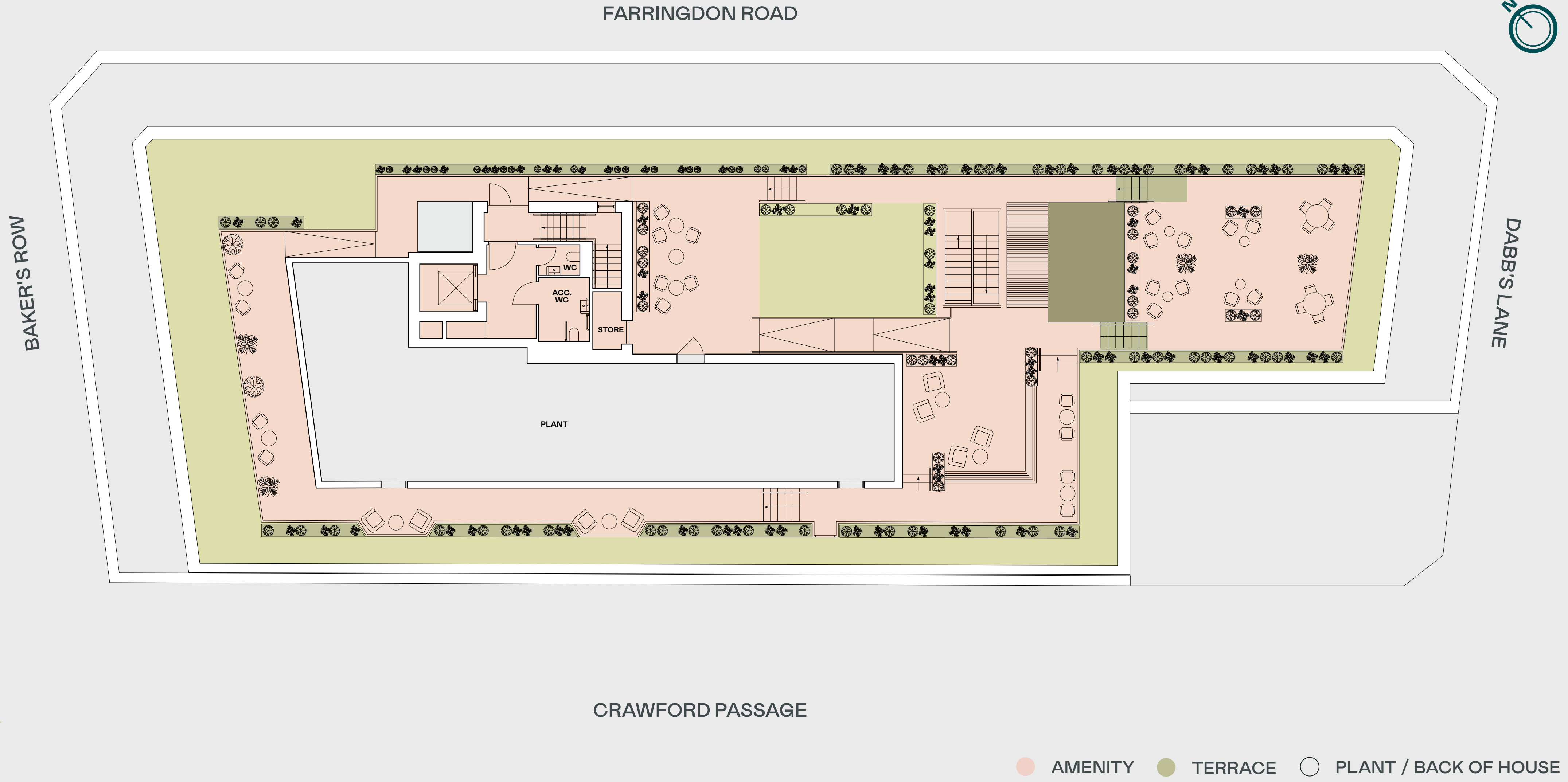
[THE BUILDING](#)

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TERRACE AREA
270 SQ M
2,906 SQ FT

● AMENITY ● TERRACE ○ PLANT / BACK OF HOUSE

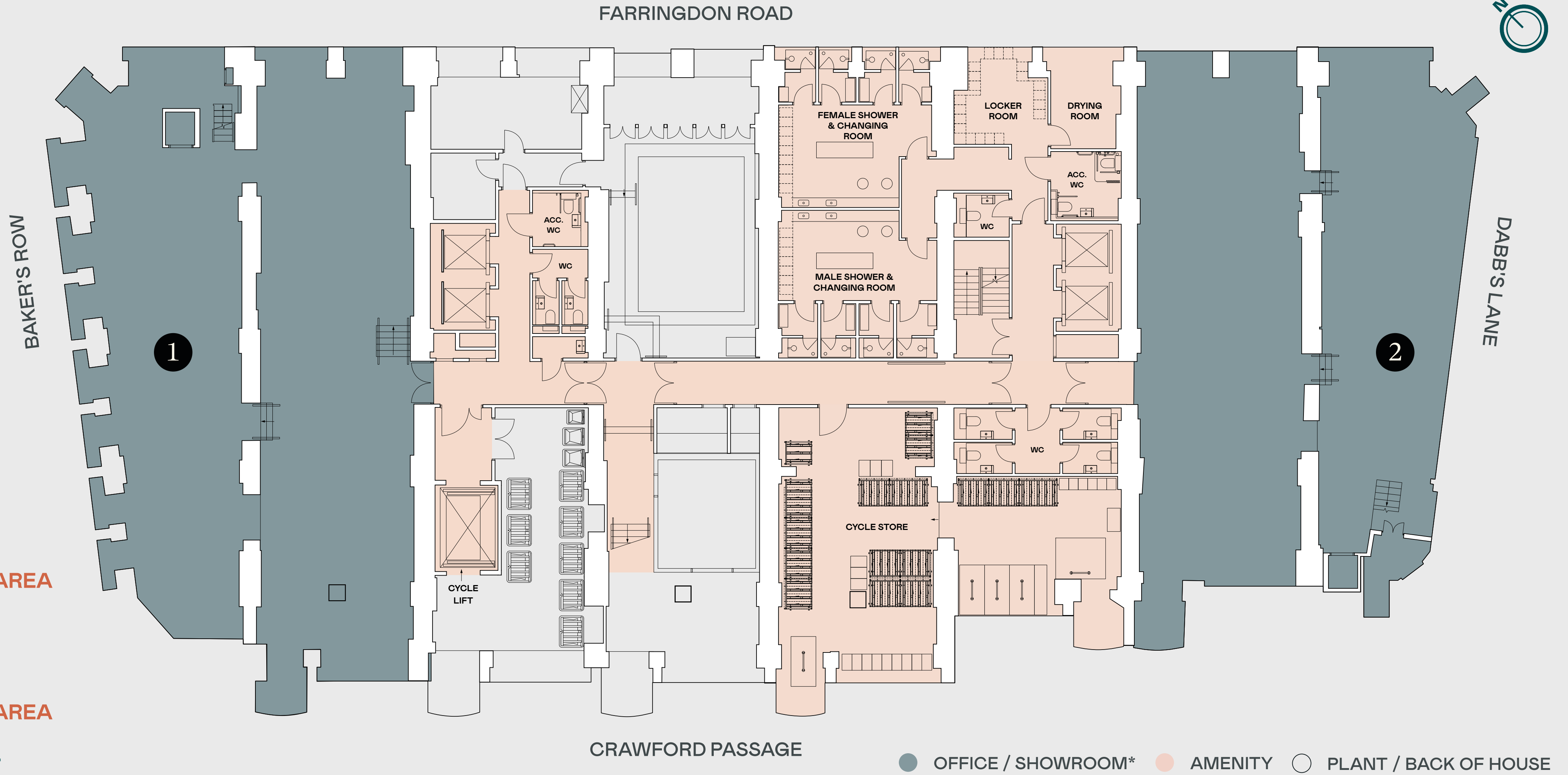
Plans not to scale. For indicative purposes only and areas are subject to final design scope.

70,000 SQ FT OF
ELEGANT WORKSPACE
THAT'S **TICKETY BOO**



Tickety boo
Pretty fine

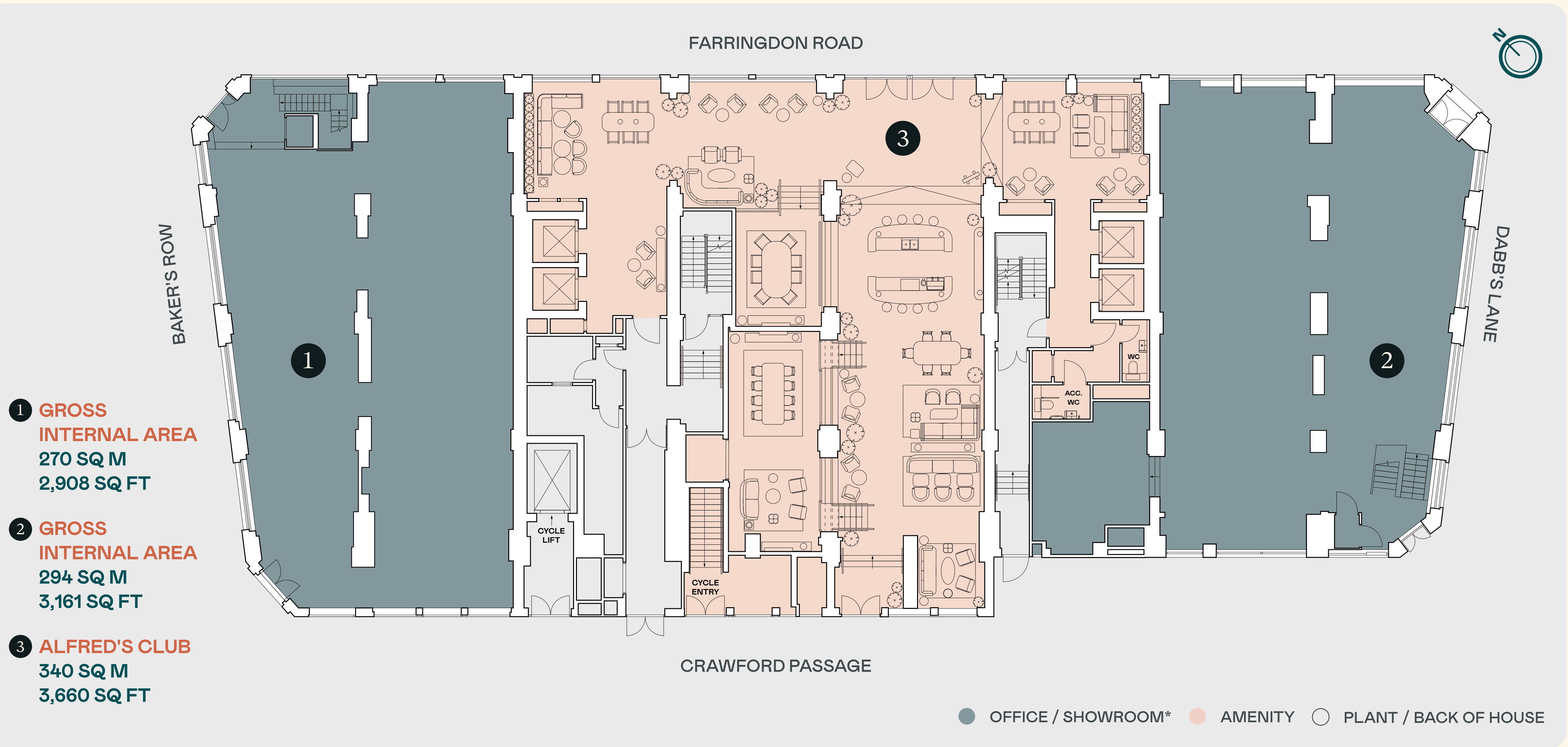
LOWER GROUND



1 GROSS
INTERNAL AREA
319 SQ M
3,429 SQ FT

2 GROSS
INTERNAL AREA
270 SQ M
2,905 SQ FT

*Class E use. Class E areas measured in GIA. Other areas in NIA. Subject to final survey. Plans not to scale. For identification purposes only.



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LEVEL 1

OVERVIEW

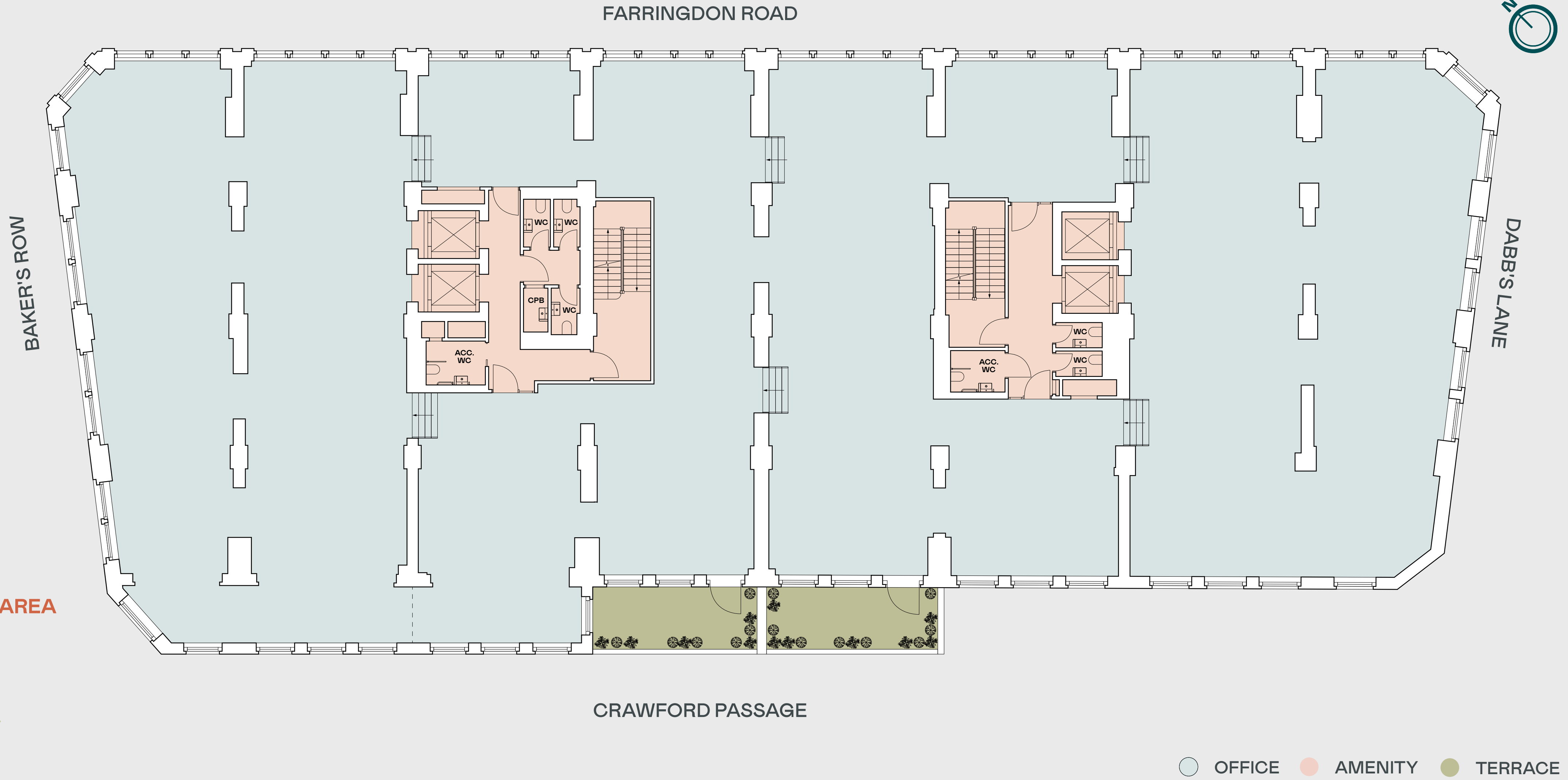
THE BUILDING

THE PLANS

RESPONSIBILITY

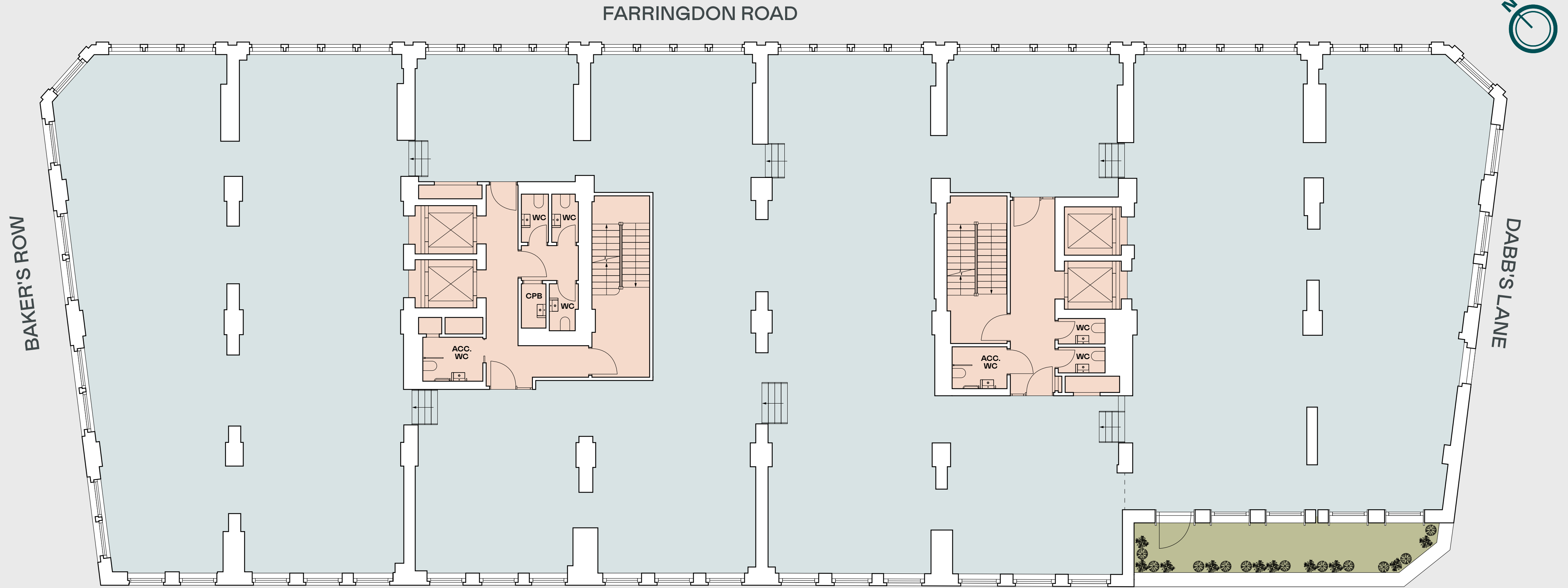
LOCATION

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LEVEL 3



NET INTERNAL AREA

901 SQ M
9,694 SQ FT

TERRACE AREA

14 SQ M
147 SQ FT

○ OFFICE ● AMENITY ● TERRACE

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LEVEL 4

OVERVIEW

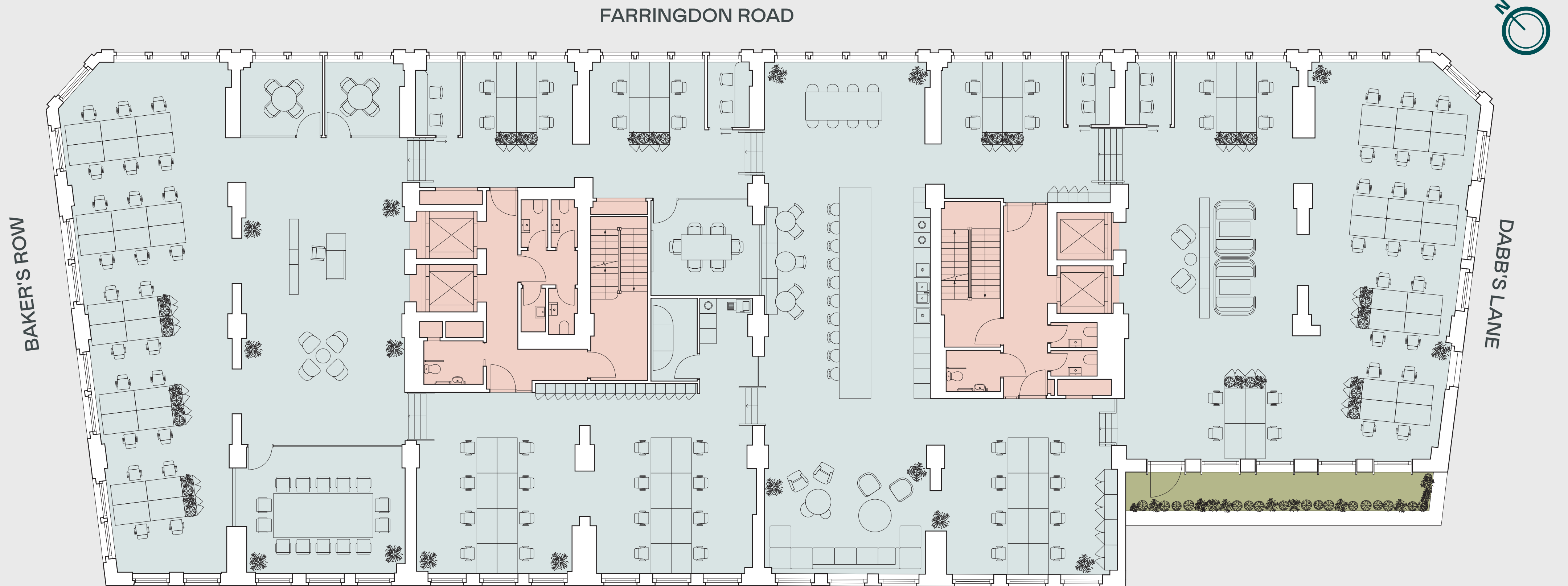
THE BUILDING

THE PLANS

RESPONSIBILITY

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NET INTERNAL AREA

870 SQ M

9,367 SQ FT

TERRACE AREA

14 SQ M

154 SQ FT

CRAWFORD PASSAGE

○ OFFICE ● AMENITY ● TERRACE

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LEVEL 5

OVERVIEW

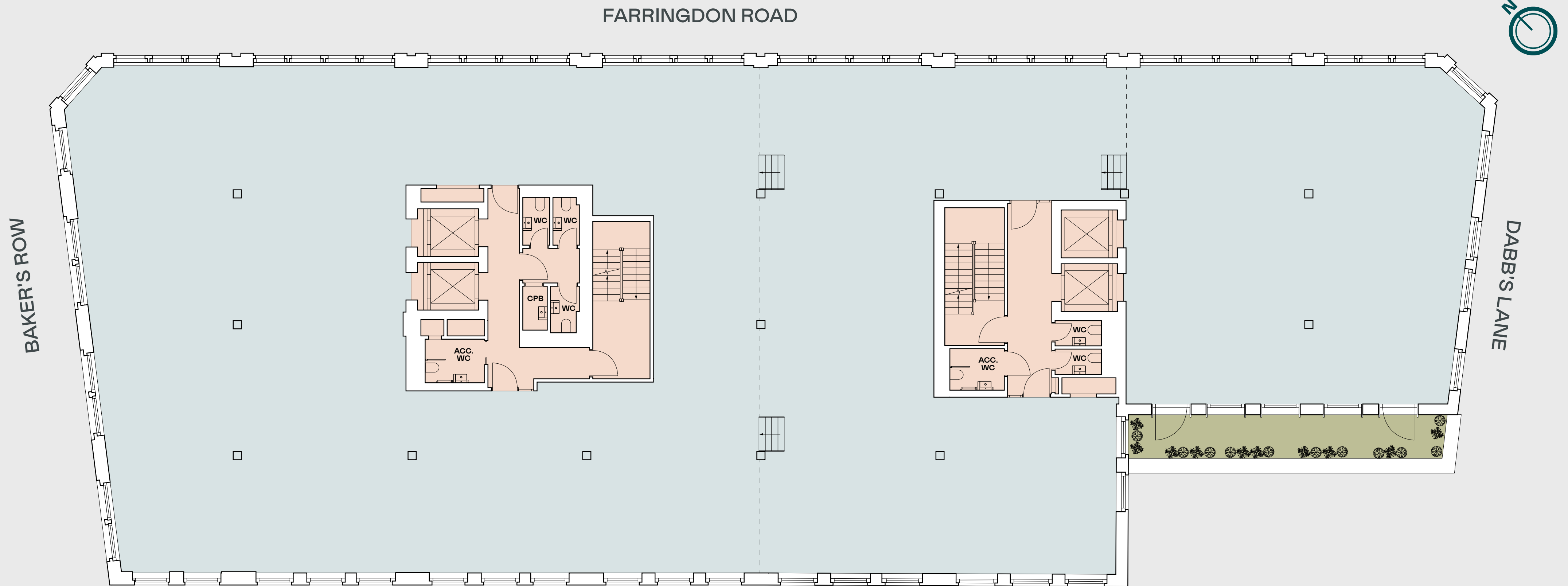
THE BUILDING

THE PLANS

RESPONSIBILITY

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CONTACT



NET INTERNAL AREA

863 SQ M
9,294 SQ FT

TERRACE AREA

15 SQ M
158 SQ FT

○ OFFICE ● AMENITY ● TERRACE

Plans not to scale. For indicative purposes only and areas are subject to final design scope.

LEVEL 6

OVERVIEW

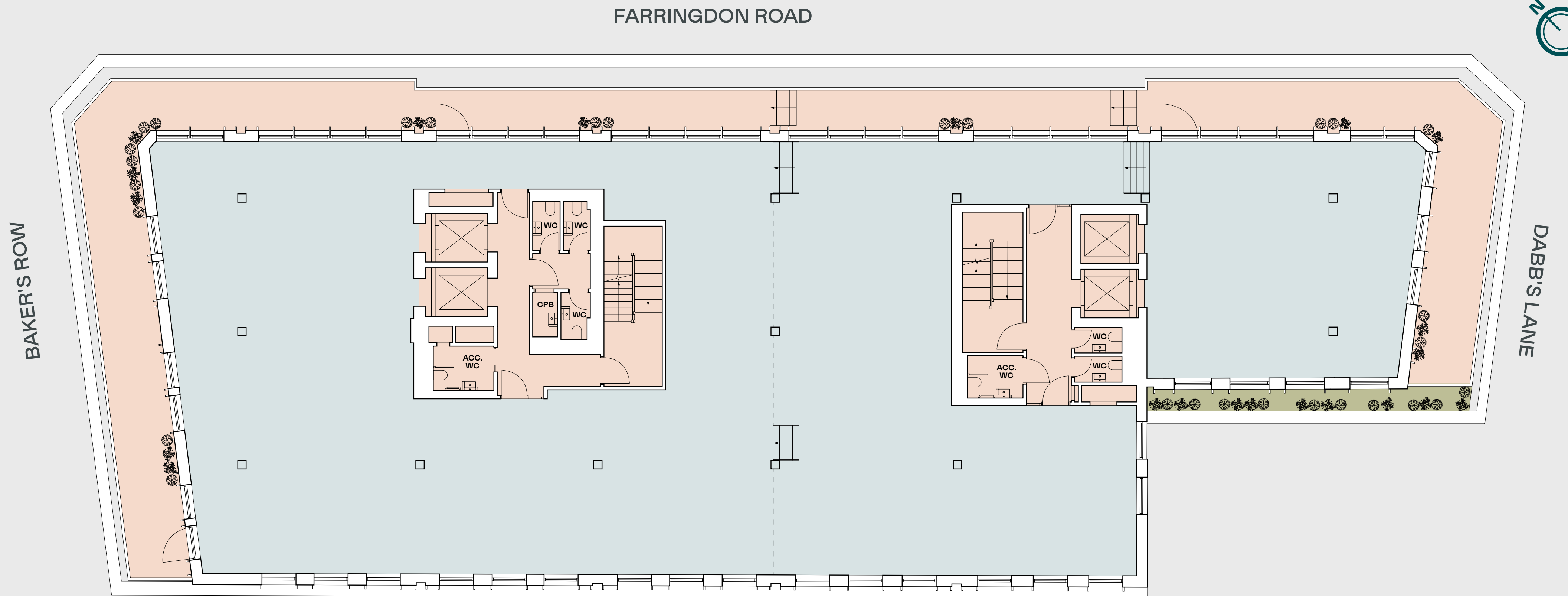
THE BUILDING

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NET INTERNAL AREA

588 SQ M
6,328 SQ FT

TERRACE AREA

126 SQ M
1,353 SQ FT

CRAWFORD PASSAGE

○ OFFICE ● AMENITY ● TERRACE

Plans not to scale. For indicative purposes only and areas are subject to final design scope.

Trustworthy Tumbler
Responsible and joyful people

TRUSTWORTHY 
TUMMLER'S WITH
ENDLESS COMMITMENT
TO THE FUTURE

ZERO **BALDERDASH.** WE LOOK AFTER OUR PEOPLE AND OUR PLANET.



Balderdash

Senseless talk or writing

Wherever we can – from fundamental refurbishments (225 tonnes of carbon saved through the re-use of raised access flooring) to smart design features (creating a green space on the roof) – we have taken steps to make a positive impact environmentally, socially, and on the well-being of everyone who uses The Waterman.



Key initiatives include:

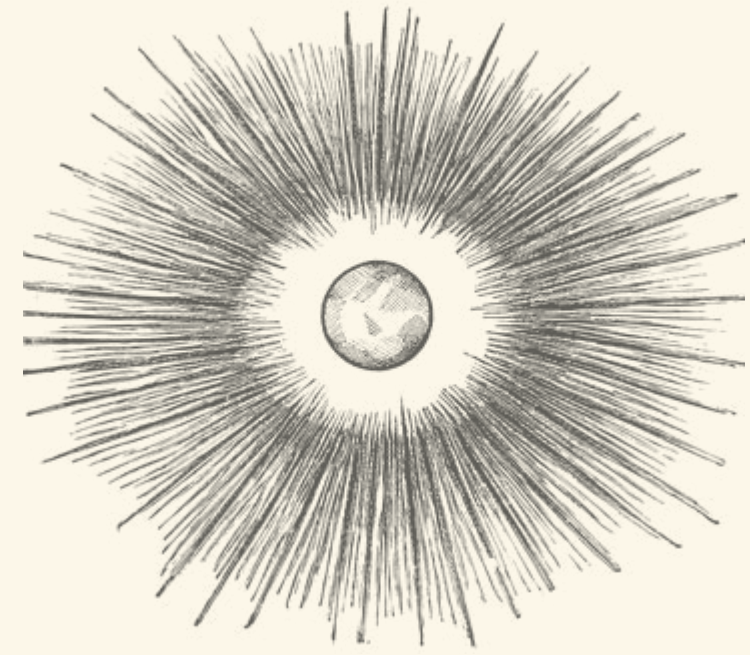
BUYING LOCALLY

We strive to maximise procurement from businesses in our neighbouring boroughs.



RECRUITING LOCALLY

We work with both Islington and City of London councils to provide job opportunities, training and apprentices.



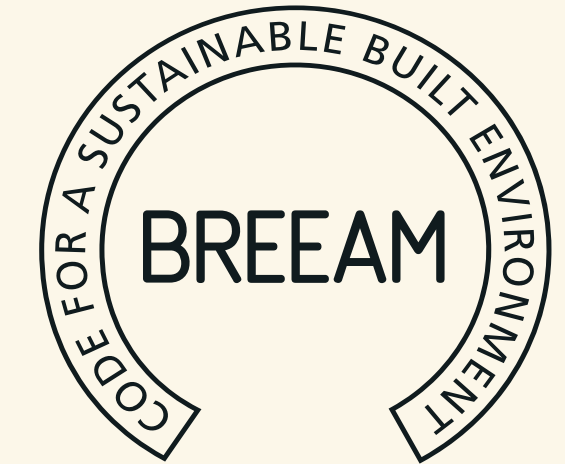
Fossil free development driven by renewable energy



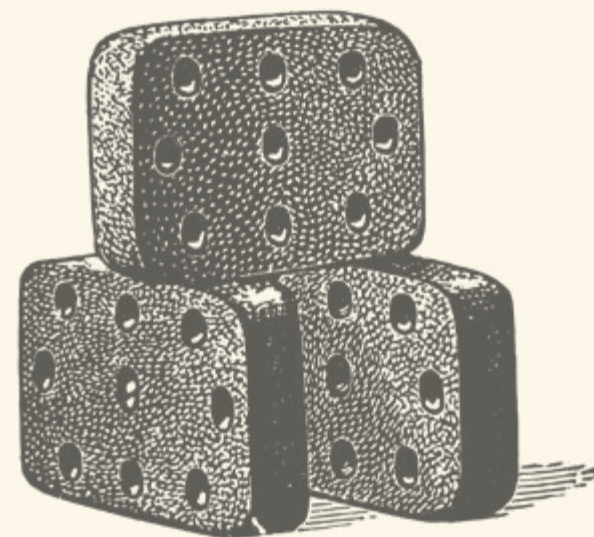
40,000 penny-farthings* worth of carbon (700 tonnes) saved through use of alternative materials



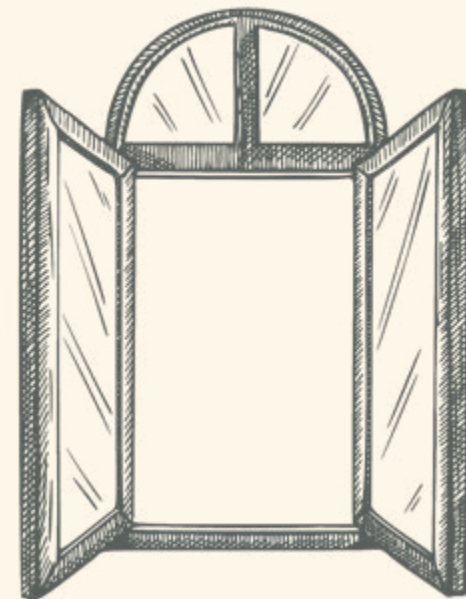
Bats, birds, bees, and at least 27 wildflower species introduced to the new roof garden



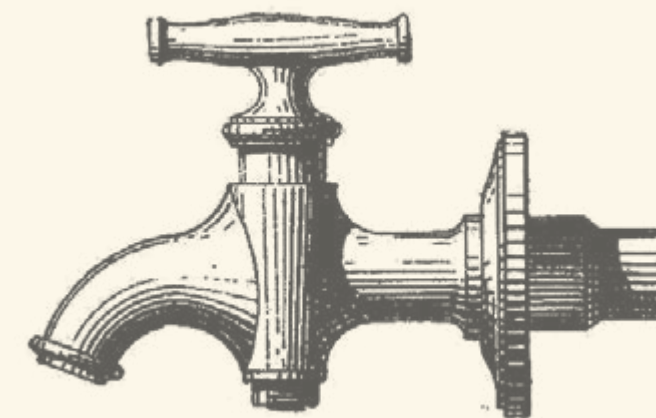
Target: Excellent new build & refurbishment



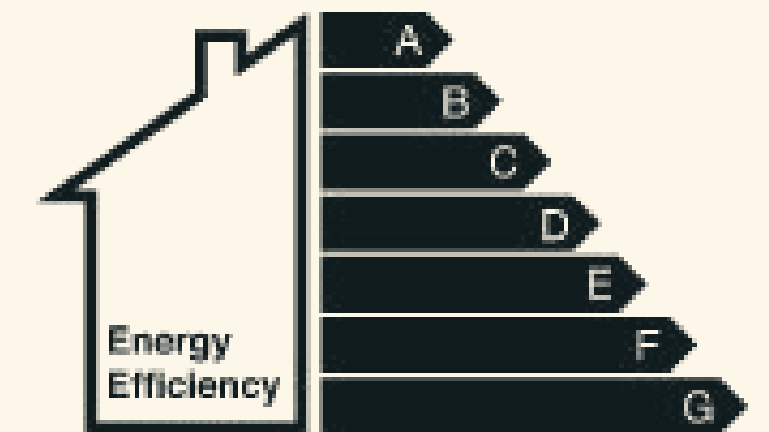
Reduced carbon usage by retaining the original structure



Newly installed natural ventilation via windows which will offset embodied carbon from their manufacture within 6 years



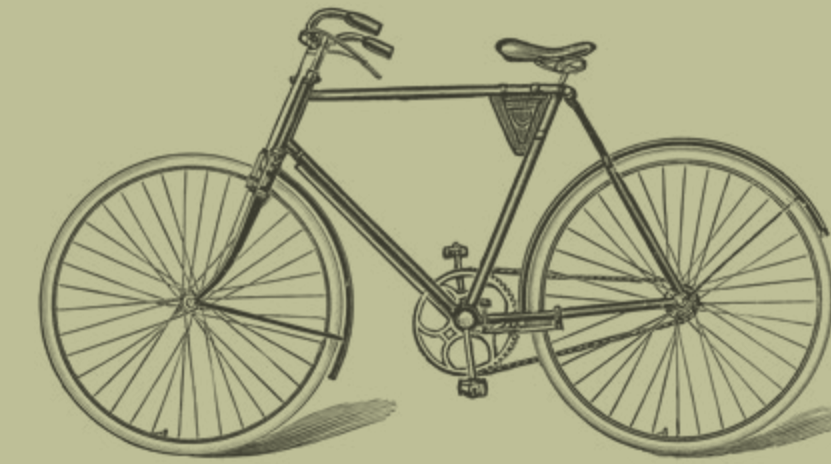
All new efficient MEP



Target: EPC A



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92 cycle spaces and best-in-class end of trip facilities



With terraces on every floor and a communal green space on the roof, there's ample opportunity to relax and refocus, surrounded by an abundance of plants and nature



Benefit from increased productivity and focus thanks to natural ventilation, extensive sunlight and more spacious floor plates



Feel well at work, thanks to a holistic approach to health and well-being, measuring and monitoring performance against WELL Building Standards

THE WHIMSICAL WAYFARER'S HANDBOOK



Wayfarer
A foot traveller on a journey

LOCAL AMENITY

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Step outside the wonder of The Waterman and you'll find even more excitement and entertainment. From hip bars and restaurants along Exmouth Market to peaceful pubs picnic spots by Clerkenwell Green, there are green spaces, gardens, and gyms galore to make every day a good day at this office.

FOOD & BEVERAGE

- 01 The Quality Chop House
- 02 St. John
- 03 Compton
- 04 Ngon Ngon
- 05 The Hope
- 06 Iberica
- 07 Luca
- 08 Powerhouse Coffee
- 09 The Salad Kitchen
- 10 Le Cafedu Marache
- 11 Brutto
- 12 Session Arts Club
- 13 Vinoteca
- 14 Piano Works
- 15 The Eagle Farringdon
- 16 The Easton Pub & Kitchen
- 17 Briki
- 18 FWD Coffee
- 19 Betsey Trotwood
- 20 Ninth Ward
- 21 The Clerkenwell Kitchen

GREEN SPACES

- 22 Spa Fields
- 23 St Andrews Gardens
- 24 Granville Square
- 25 Charterhouse Square
- 26 Lincoln's Inn Field

MARKETS

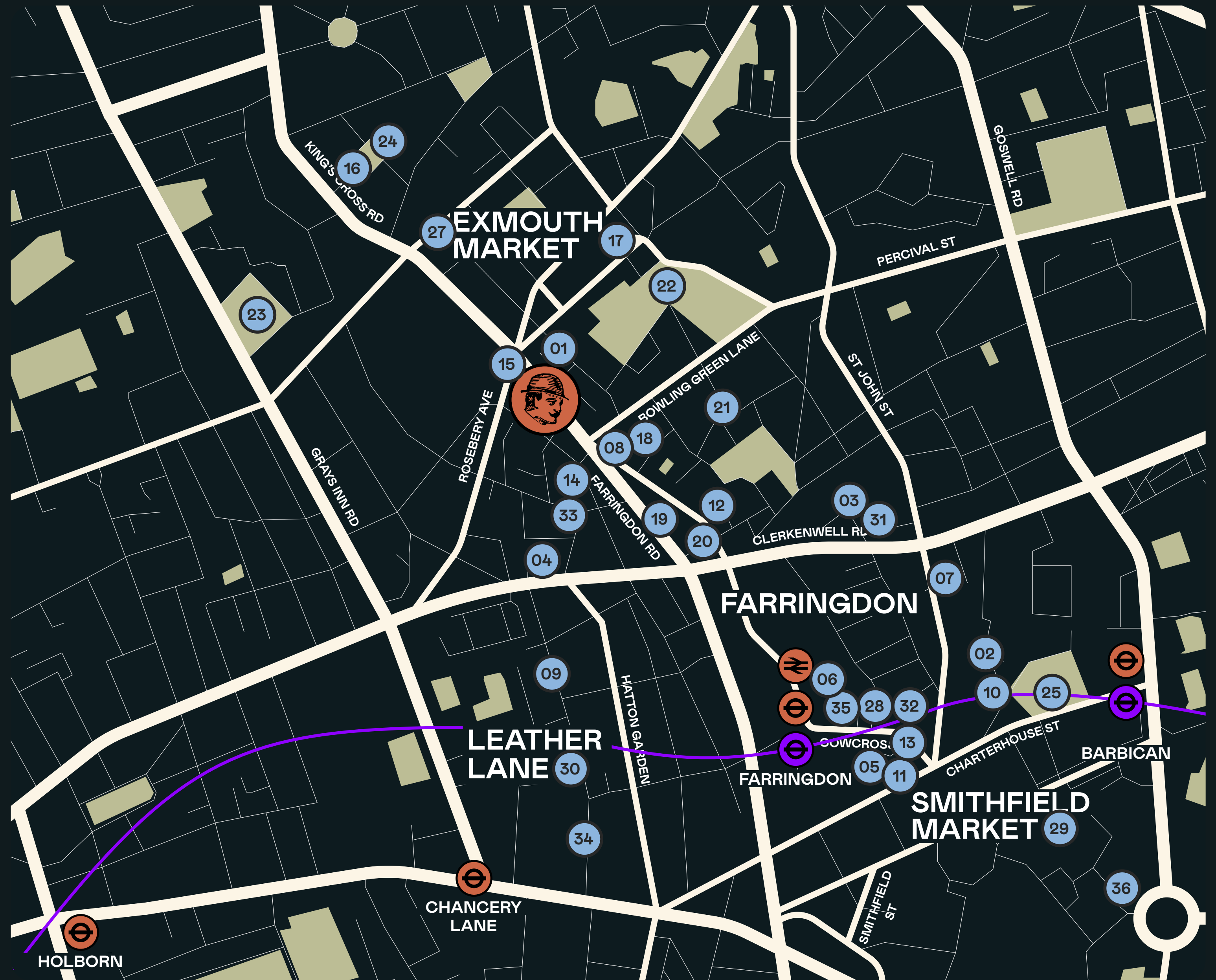
- 27 Exmouth Market
- 28 Kerb Market
- 29 Smithfield Market
- 30 Leather Lane Market

STAY

- 31 The Zetter Townhouse
- 32 The Rookery
- 33 The Coach

EXERCISE

- 34 The New Gymbox
- 35 F45 Training
- 36 Virgin Active Classic



WANDERLUST?

ALFRED'S GOT YOU.



Wanderlust
A strong desire for someone to travel

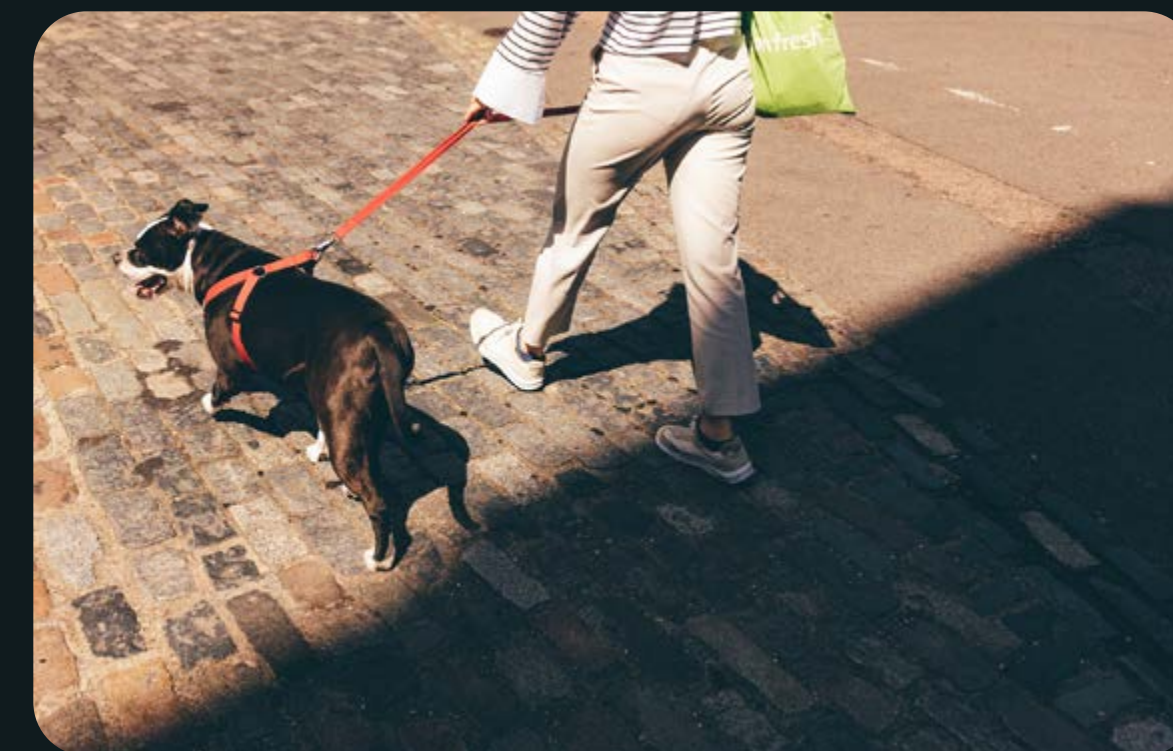
Alfred Waterman, the intrepid gadabout has scouted the finest locations for you to explore.

Grab something a little more interesting for lunch, or maybe let the cheeky pint after work turn into a full-on dinner and drinks. You can always walk it off the next day as you stroll from one park to the next, exploring the impressive green spaces in all directions. Alfred knows good living.

Clerkenwell & Social



Vinoteca



St. John's Square



Spa Fields

MEET OUR CHUCKABOO'S — THE DELIGHTS OF FARRINGDON.



Chuckaboo's
Close friend

Luca



Magma Books



Le Cafe Du Marche



Exmouth Market



St. Andrews Gardens

GET TO KNOW YOUR LOCAL DENIZENS



Denizens
Occupiers of an area

From global brands to local legends, you'll take your place among market leaders, innovative thinkers, and ground-breaking start-ups.



CONNECTIONS

WANDERLUST?

ALFRED'S GOT YOU.



Wanderlust

A strong desire to travel

Farringdon, the only transport hub serviced by the Elizabeth Line, London Underground and Thameslink is just a five minutes walk away. So whether it's a short dash across London, or you're coming in from further afield, the countless connections and key stations in walking distance mean you're perfectly placed and never far away.



KINGS CROSS

— in —

09 MINS

via Circle, Hammersmith & City or Metropolitan lines



GATWICK

— in —

40 MINS

via Thameslink



BLACKFRIARS

— in —

04 MINS

via Thameslink



CITY AIRPORT

— in —

36 MINS

via the Elizabeth line & DLR



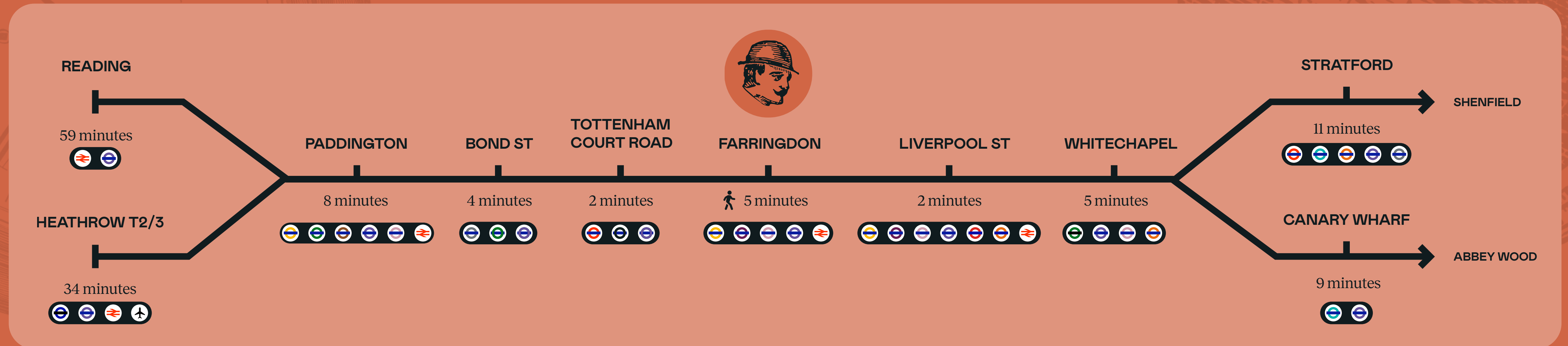
HEATHROW

— in —

34 MINS

via the Elizabeth line

ELIZABETH LINE



DON'T SIT ON YOUR DADDLES GET IN TOUCH TODAY!



If you want to find out more about The Waterman, please get in touch via the contact details right. If you want to find out more please visit our website for more information.

[THEWATERMAN.LONDON](https://www.thewaterman.london)

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A DEVELOPMENT UNDERTAKEN BY

