



*Tickety boo*  
All good/pretty fine

# 151 — WATERMAN — FARRINGDON

# WELCOME TO THE WATERMAN

OVERVIEW



**70,000 SQ FT**

**VICTORIAN  
WAREHOUSE  
ISLAND SITE**

— with —

**BEST-IN-CLASS  
AMENITIES**

**6 PRIVATE TERRACES**

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

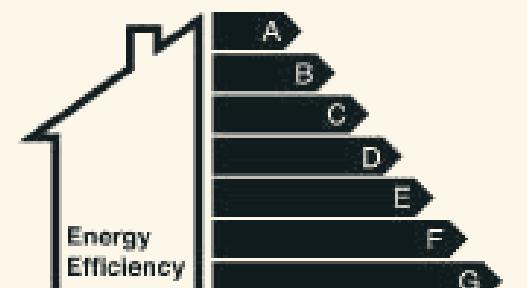
**4,000 SQ FT  
AMENITY  
CLUB SPACE**

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

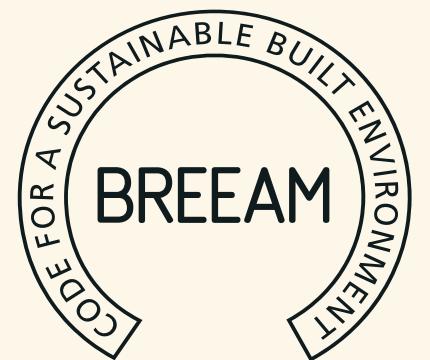
**5 MIN WALK  
FROM THE  
ELIZABETH LINE**



Enabled



EPC A



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.

OVERVIEW



# PERFECTLY PLACED

## OVERVIEW



# ARCHITECTURAL GRANDEUR, LIKE BUTTER ON BACON



*Butter on Bacon*  
Something that is extravagant

# AVAILABILITY

## THE BUILDING

	SQ FT
Communal Terrace	2,906
Level 6	6,553
Level 5	9,235
Level 4 <i>(Fully Fitted)</i>	9,531
Level 3	9,730
Level 2	9,975
Level 1	10,332
G & LG Office / Showroom 1*	5,946
Reception / Alfred's Club	3,709
G & LG Office / Showroom 2*	5,621
Total	73,538



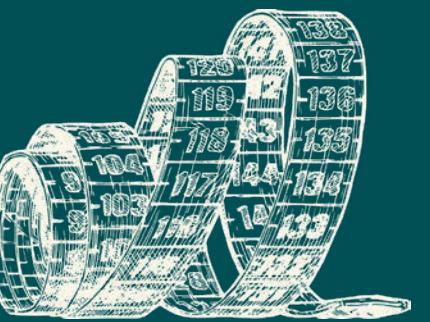
\* Ground / lower ground based on G.I.A.

# SPECIFICATION

## THE BUILDING



4,000 sq ft of amenity club space



10,000 sq ft average floor plates



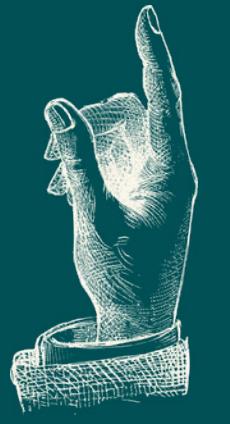
1 fitted floor with more on demand



3,000 sq ft communal terrace



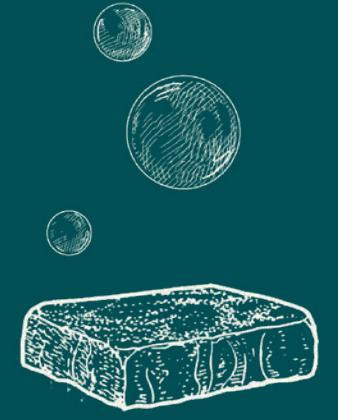
6 private terraces



Raised floors



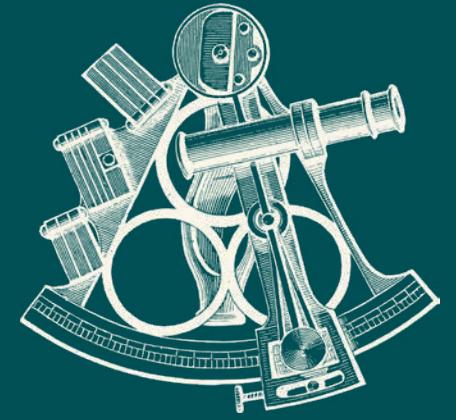
92 bike racks



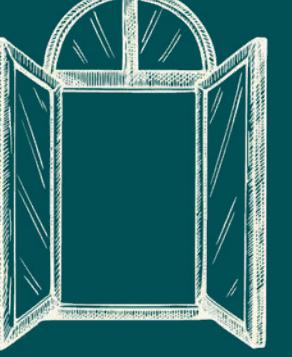
Changing, shower and towel service facilities



4 passenger lifts



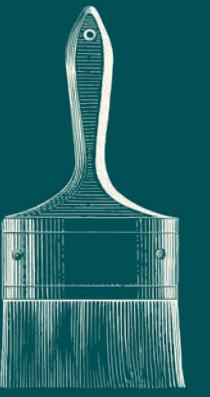
Occupancy ratio 1:10



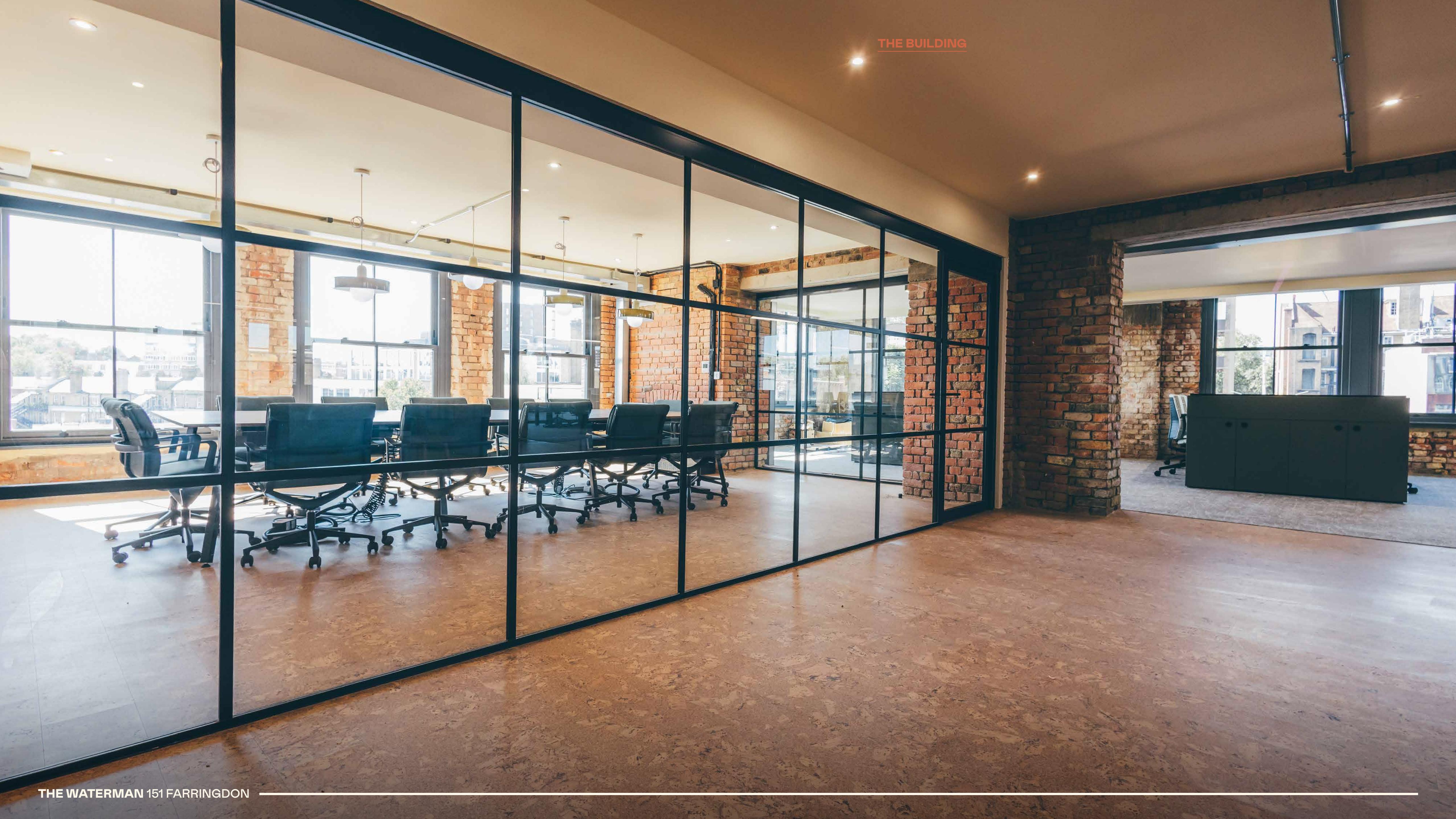
Openable windows

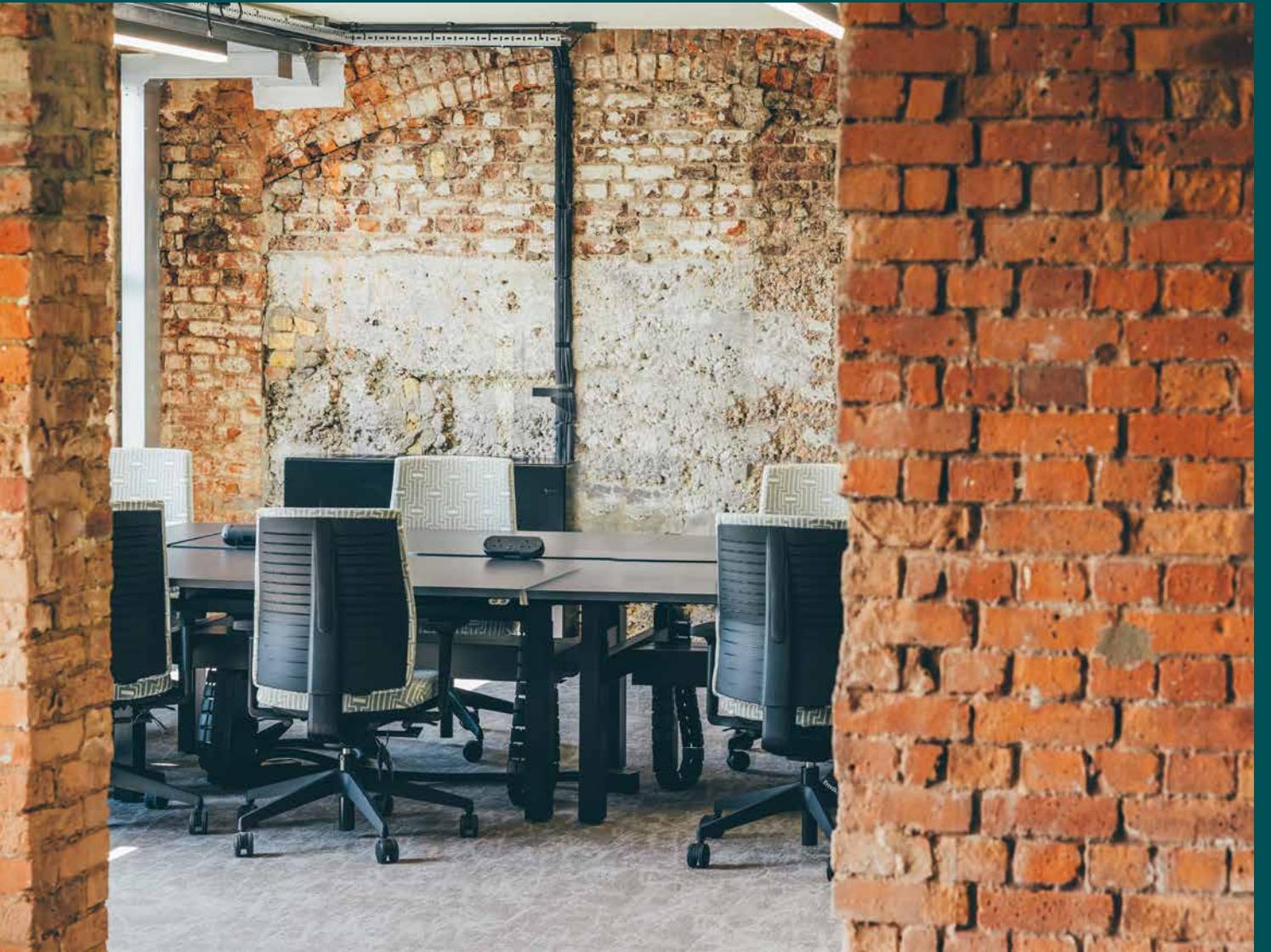


LED lighting



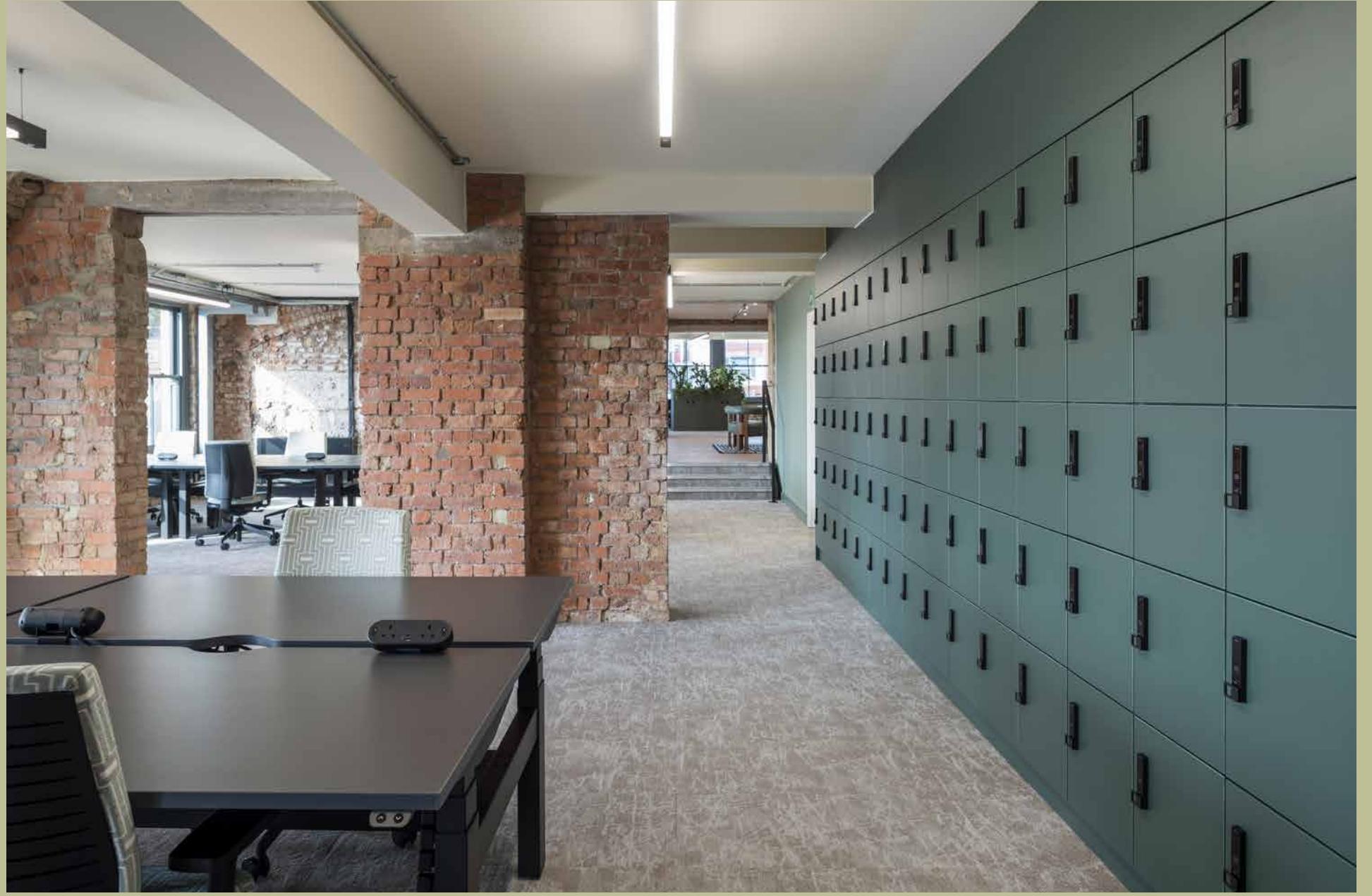
Class E space on ground and lower ground with own entrances





Step into a workspace that combines modern elegance with industrial charm. Our offices are designed to inspire productivity and creativity.

# A WORKSPACE BURSTING WITH CHARACTER



Experience the perfect blend of form and function in a setting that combines breakout spaces with business.



## THE BUILDING





# 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**



THE BUILDING



THE BUILDING



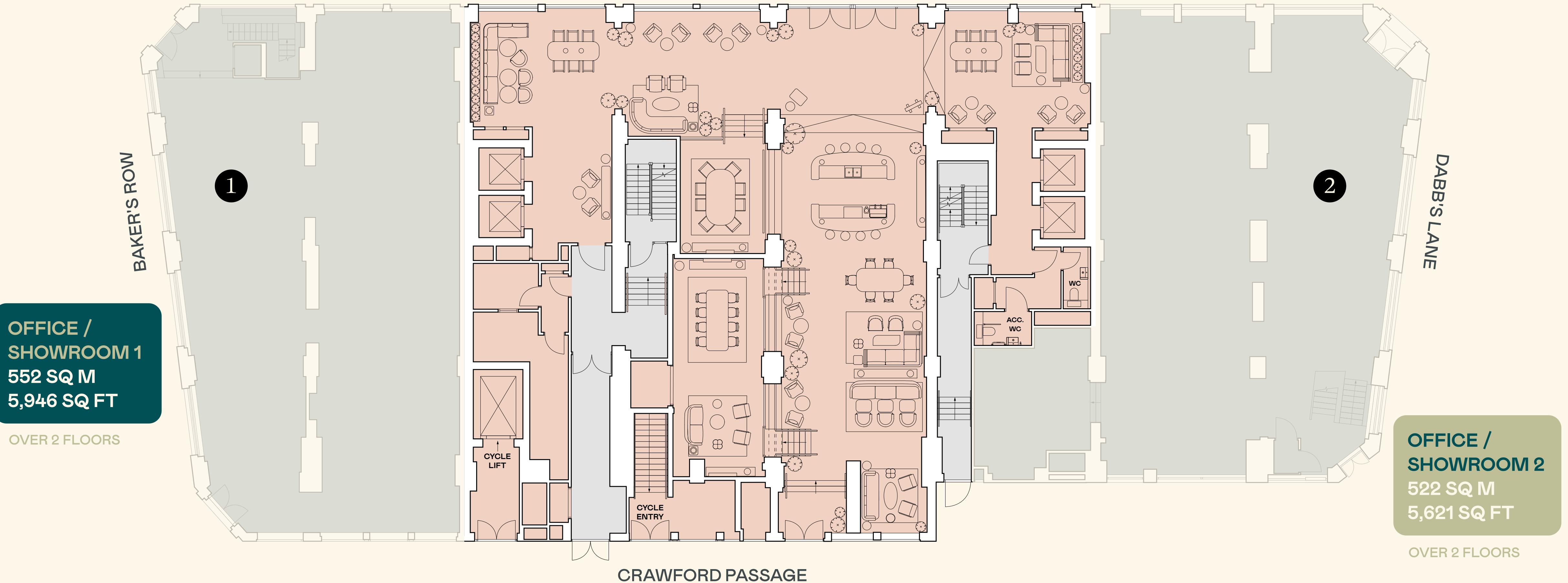
# GROUND FLOOR

THE BUILDING



FARRINGDON ROAD

RECEPTION /  
ALFRED'S CLUB  
345 SQ M  
3,709 SQ FT



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

# COMMUNAL ROOF AND PRIVATE TERRACES

THE BUILDING

- 3,000 SQ FT OF SPACE
- 3 TERRACE ZONES
- LAWNED TERRACE
- 360 DEGREE WALK WAY WITH SEATING
- WIFI ENABLED
- PANORAMIC VIEWS
- PRIVATE TERRACE TO EVERY FLOOR

All computer-generated images are for illustrative purposes only.

# LANDMARK VIEWS

THE BUILDING



THE WATERMAN



THE WATERMAN 151 FARRINGDON

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# COMMUNAL TERRACE

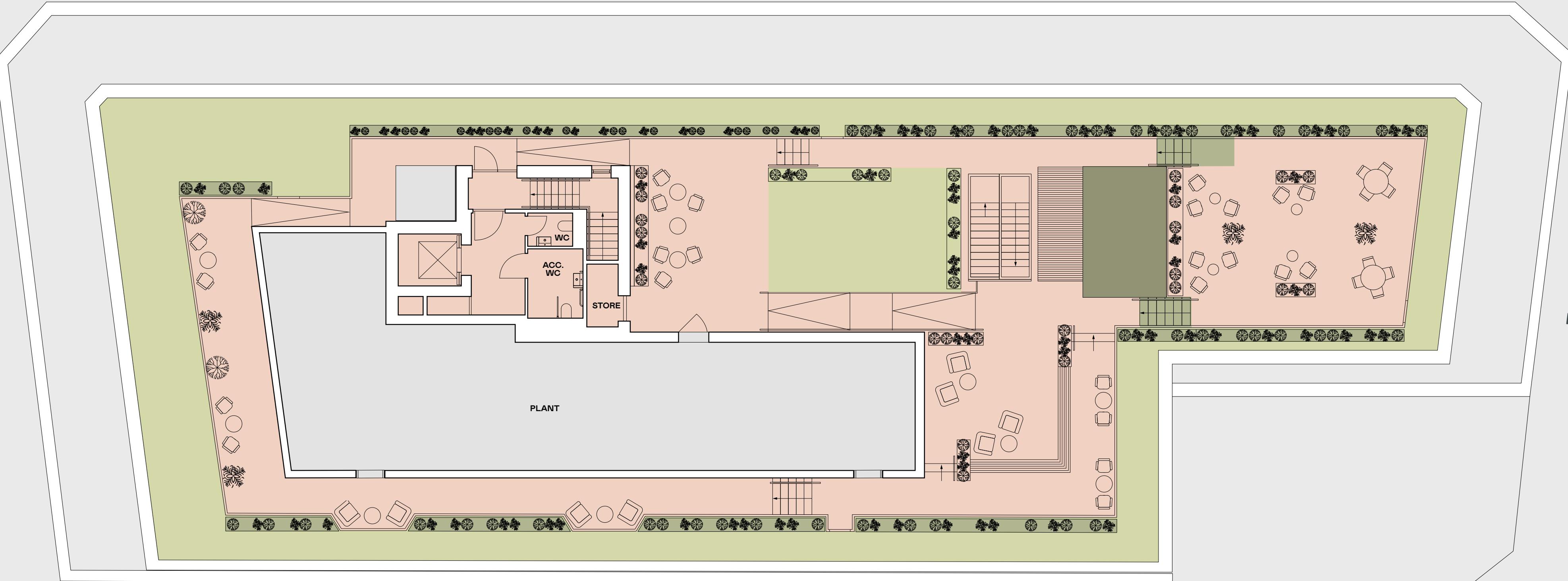
THE BUILDING

FARRINGDON ROAD



BAKER'S ROW

DABB'S LANE



TERRACE AREA

270 SQ M

2,906 SQ FT

CRAWFORD PASSAGE

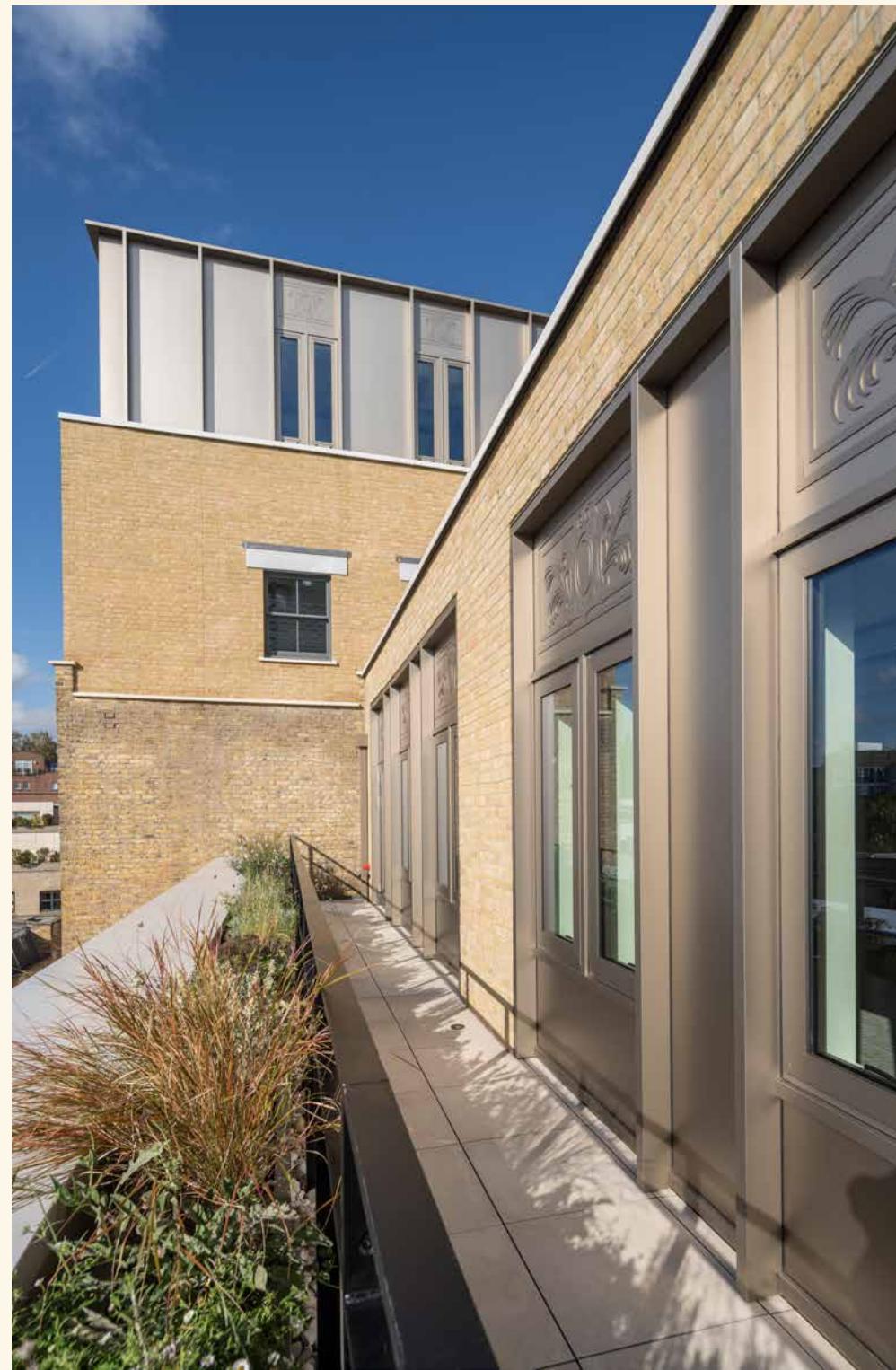
AMENITY

TERRACE

PLANT / BACK OF HOUSE



# OPPORTUNITY TO RELAX AND REFOCUS



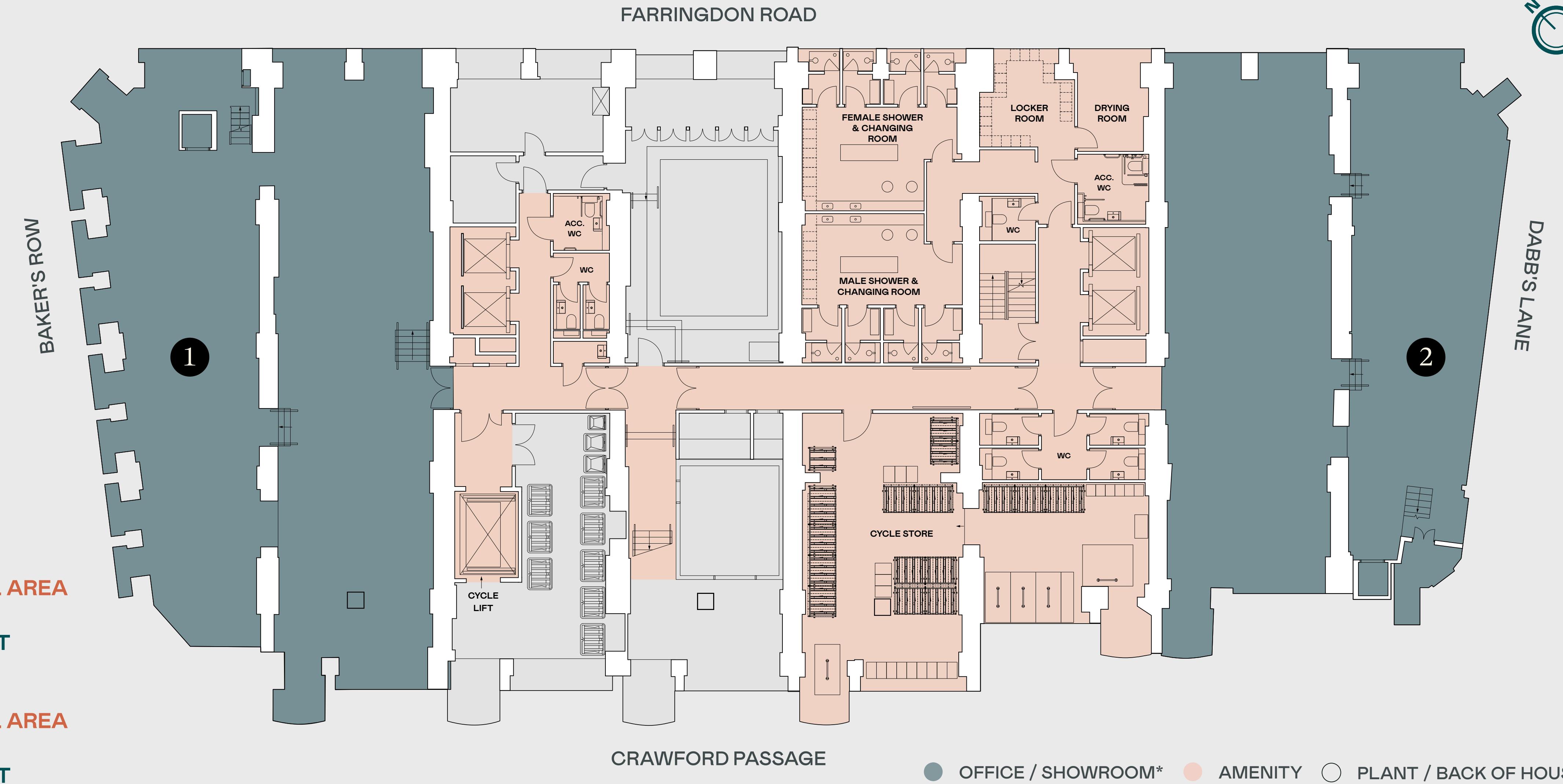
70,000 SQ FT OF  
ELEGANT WORKSPACE  
THAT'S **TICKETY BOO**



*Tickety boo*  
Pretty fine

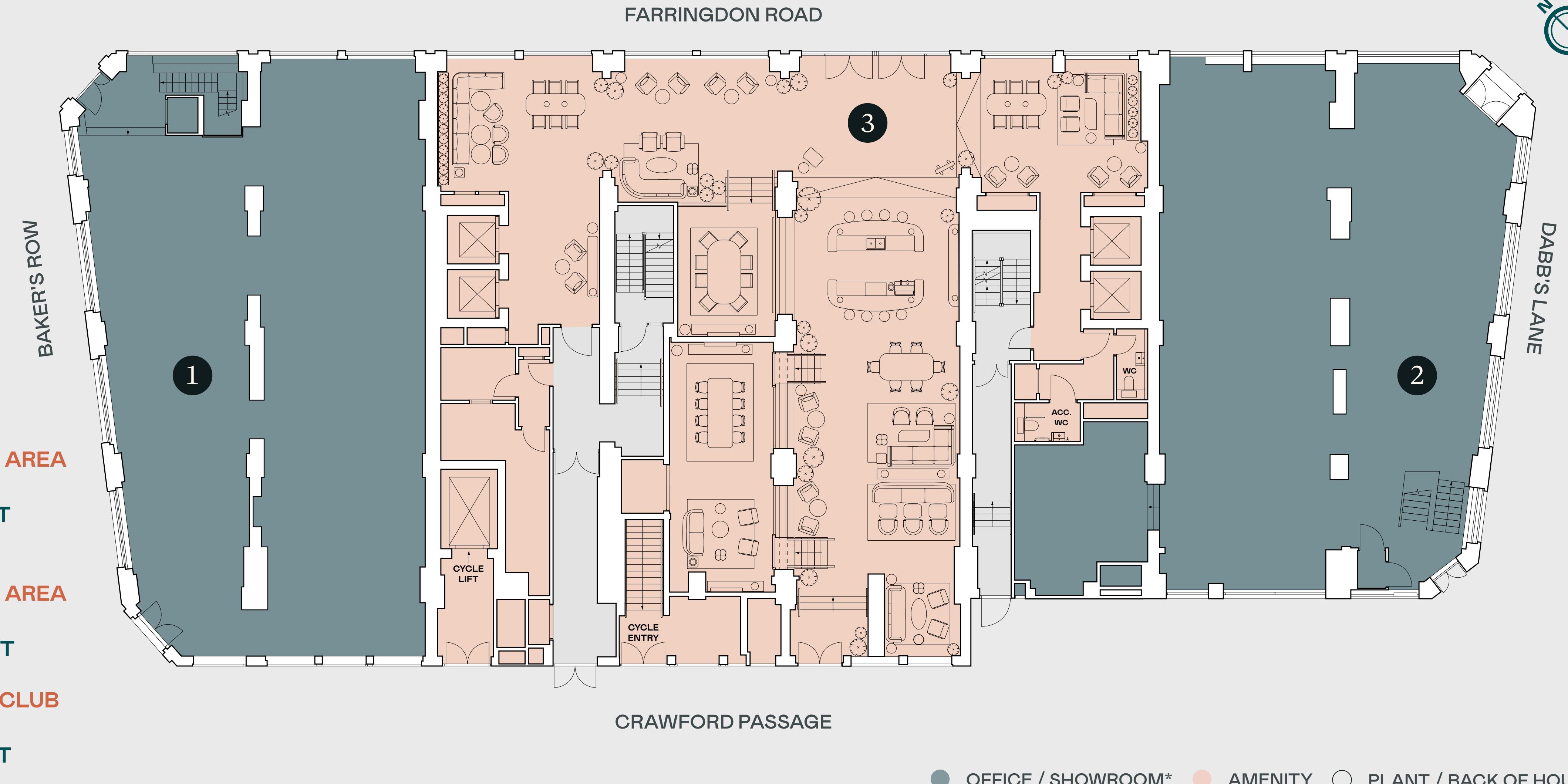
# LOWER GROUND

THE PLANS



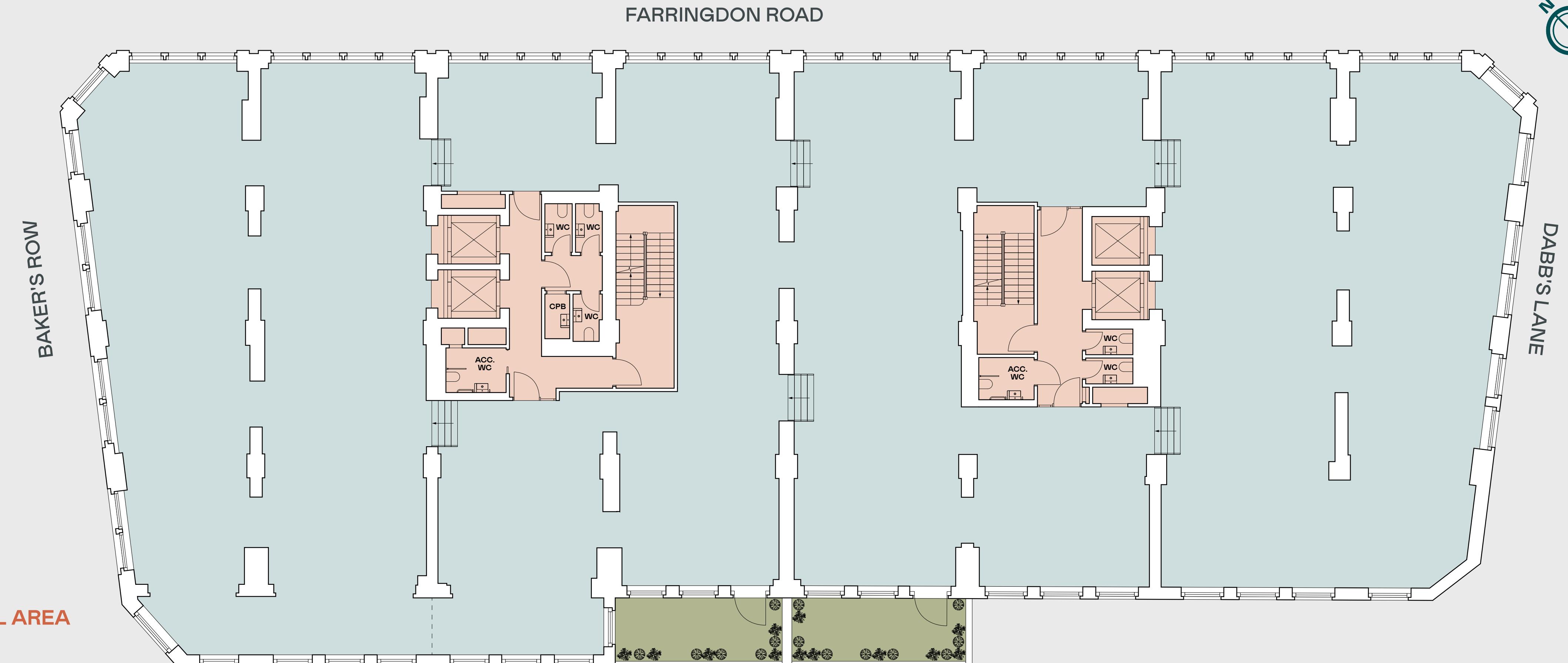
# GROUND

## THE PLANS

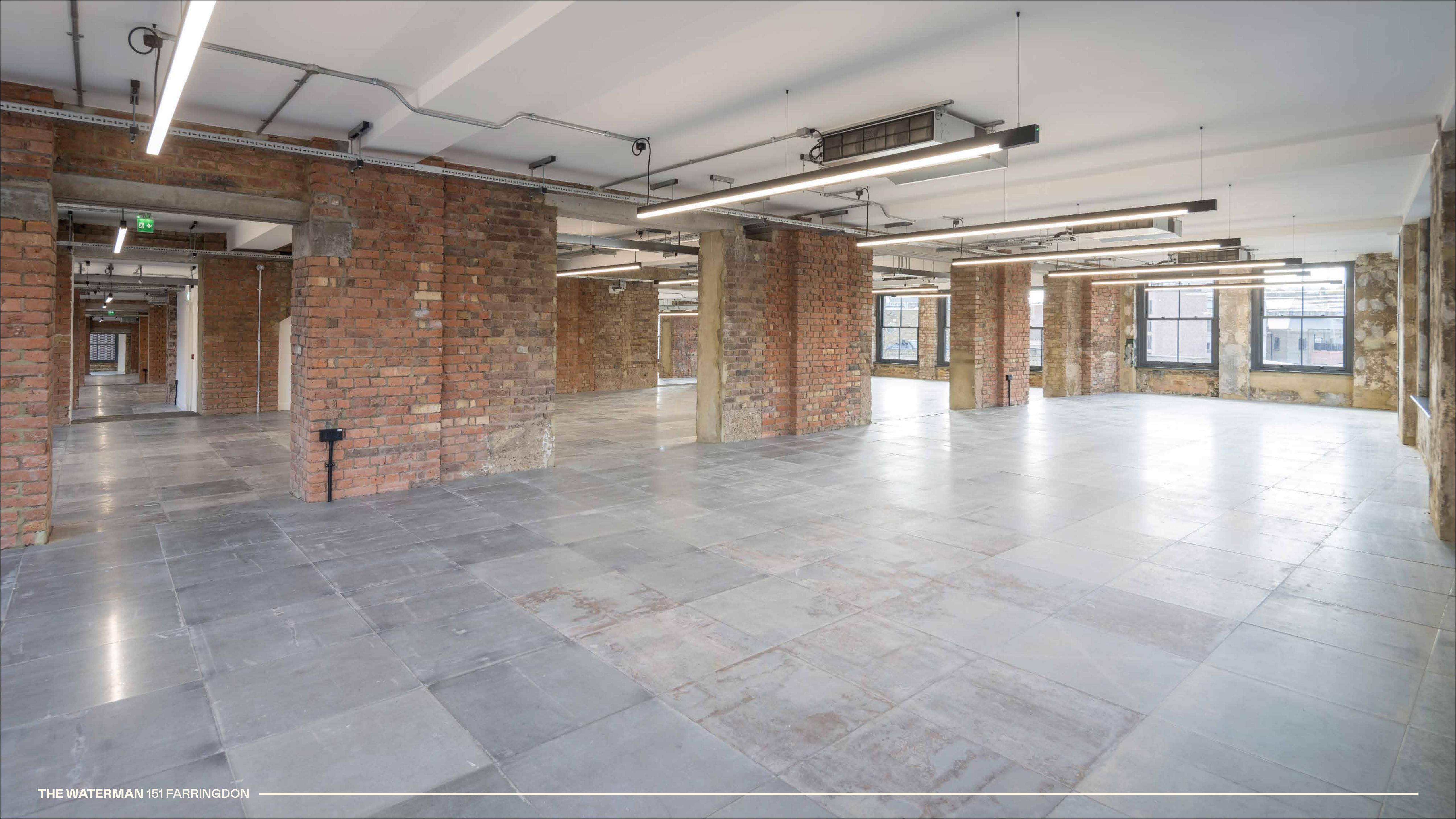


# LEVEL 1

## THE PLANS

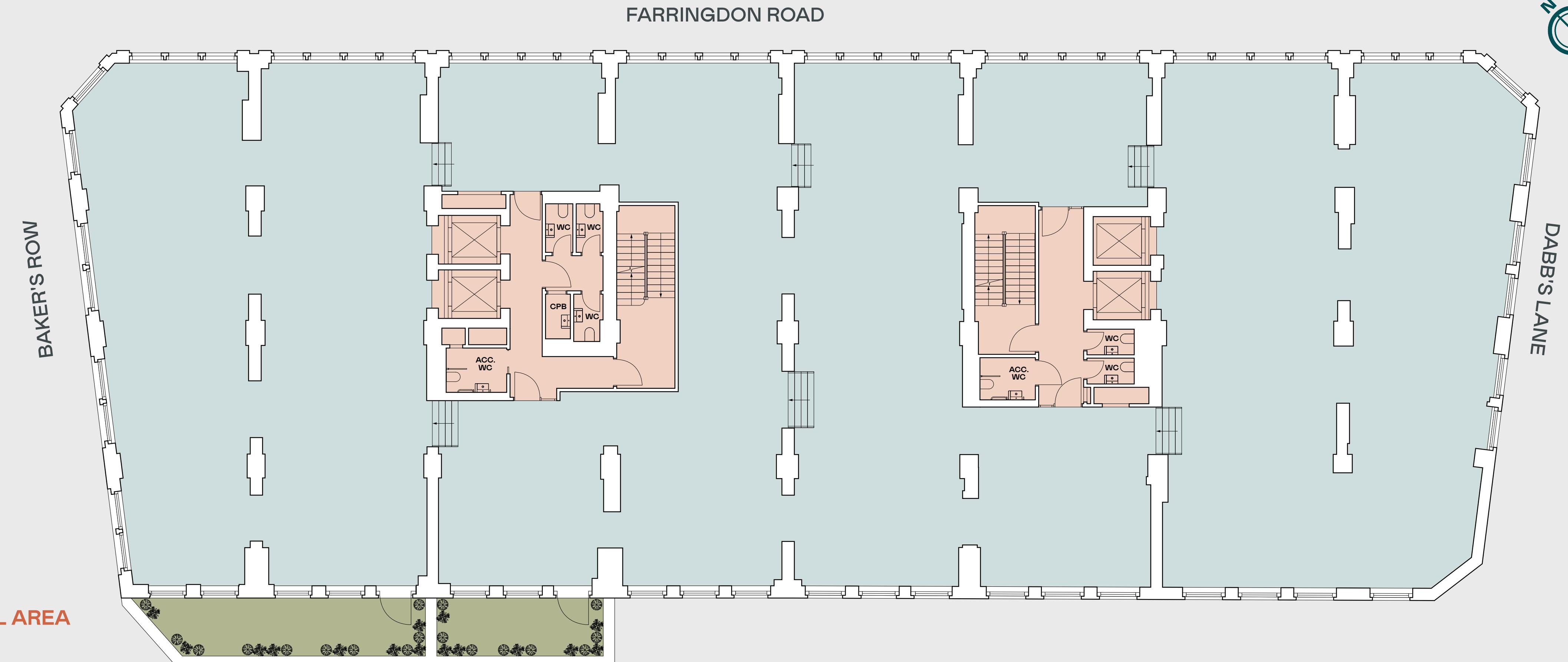


● OFFICE ● AMENITY ● TERRACE

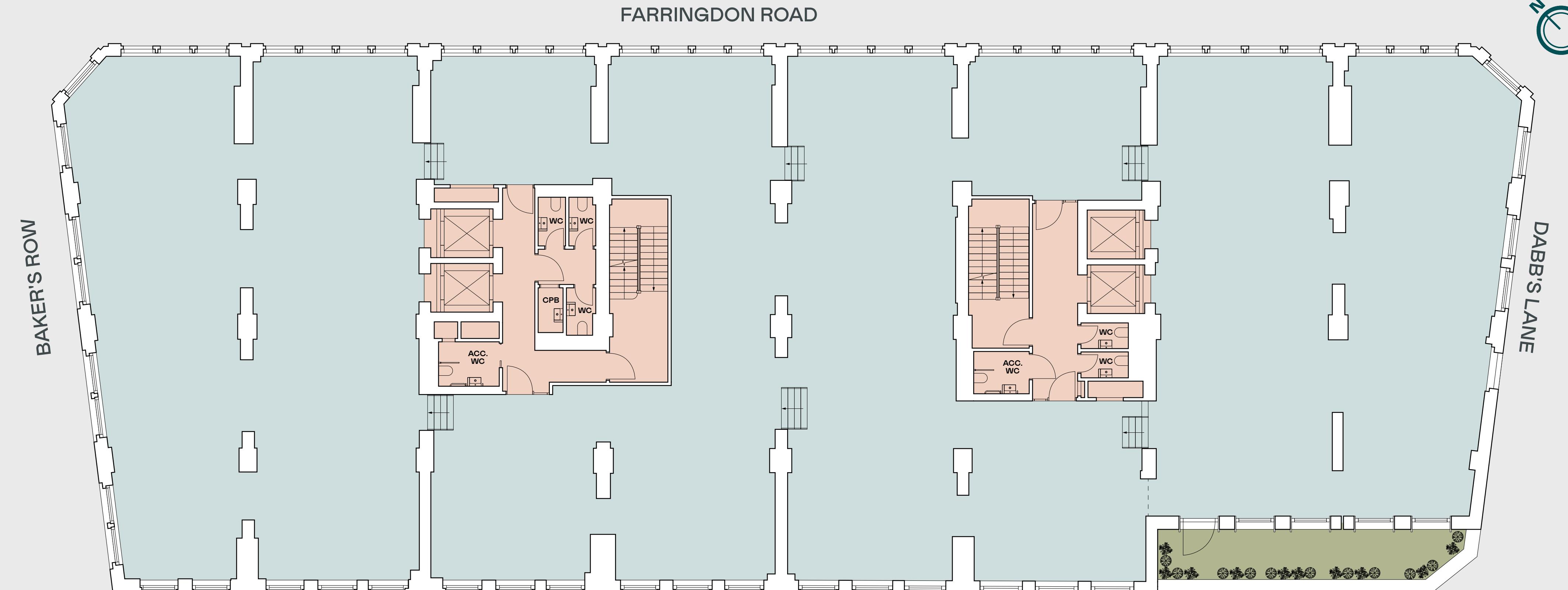


# LEVEL 2

## THE PLANS



● OFFICE ● AMENITY ● TERRACE



**NET INTERNAL AREA**

**904 SQ M**

**9,730 SQ FT**

**TERRACE AREA**

**13 SQ M**

**138 SQ FT**

**CRAWFORD PASSAGE**

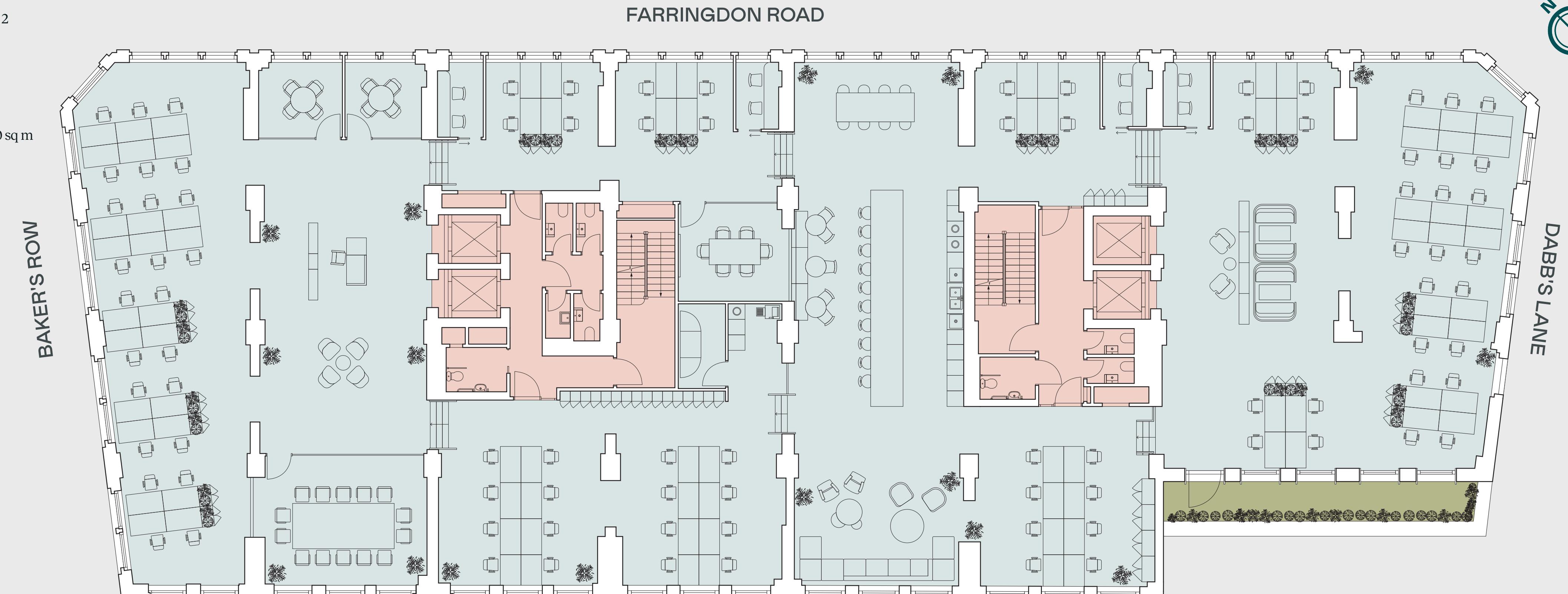
● OFFICE ● AMENITY ● TERRACE



# LEVEL 4

## THE PLANS

Workstations: 88  
4-person meeting rooms: 2  
6-person meeting room: 1  
14-person boardroom: 1  
Kitchen/breakout: 1  
Informal seating areas: 5  
Quiet collaboration: 6  
Reception: 1  
Occupational density: 1:10 sq m



### NET INTERNAL AREA

885 SQ M  
9,531 SQ FT

### TERRACE AREA

14 SQ M  
146 SQ FT

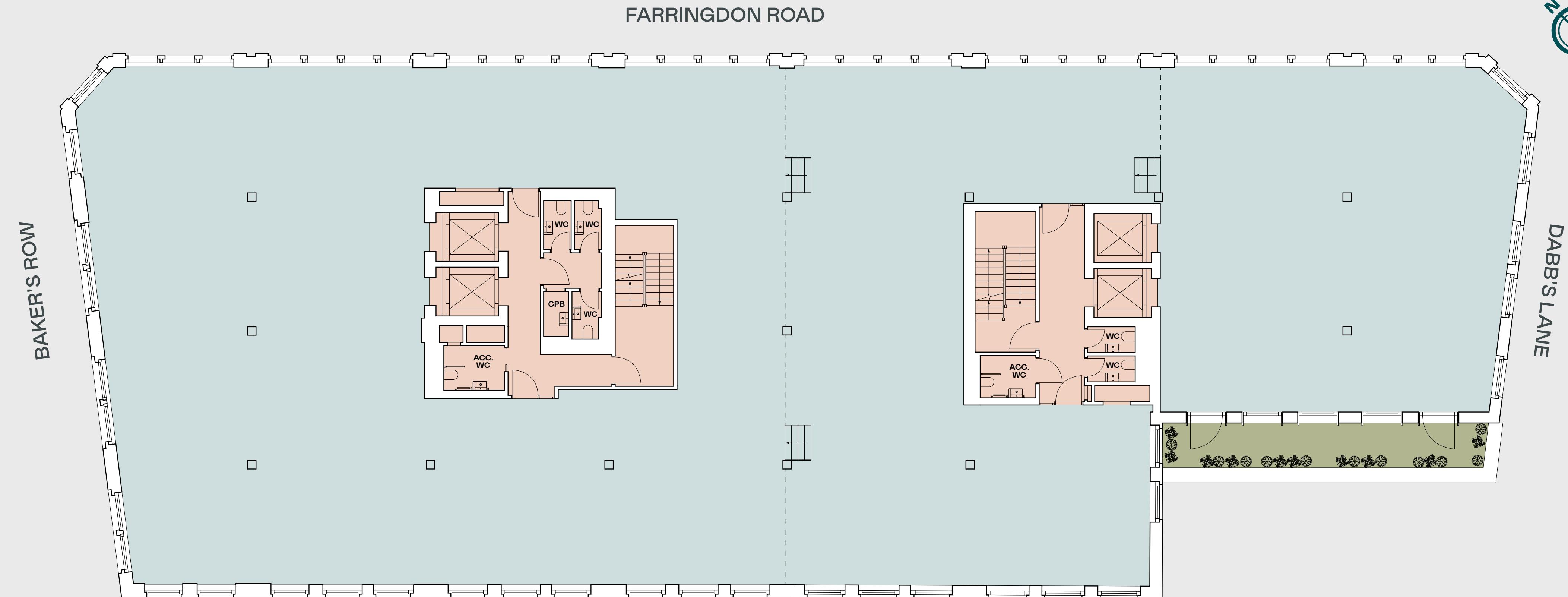
### CRAWFORD PASSAGE

● OFFICE ● AMENITY ● TERRACE



# LEVEL 5

## THE PLANS



NET INTERNAL AREA

858 SQ M

9,235 SQ FT

TERRACE AREA

14 SQ M

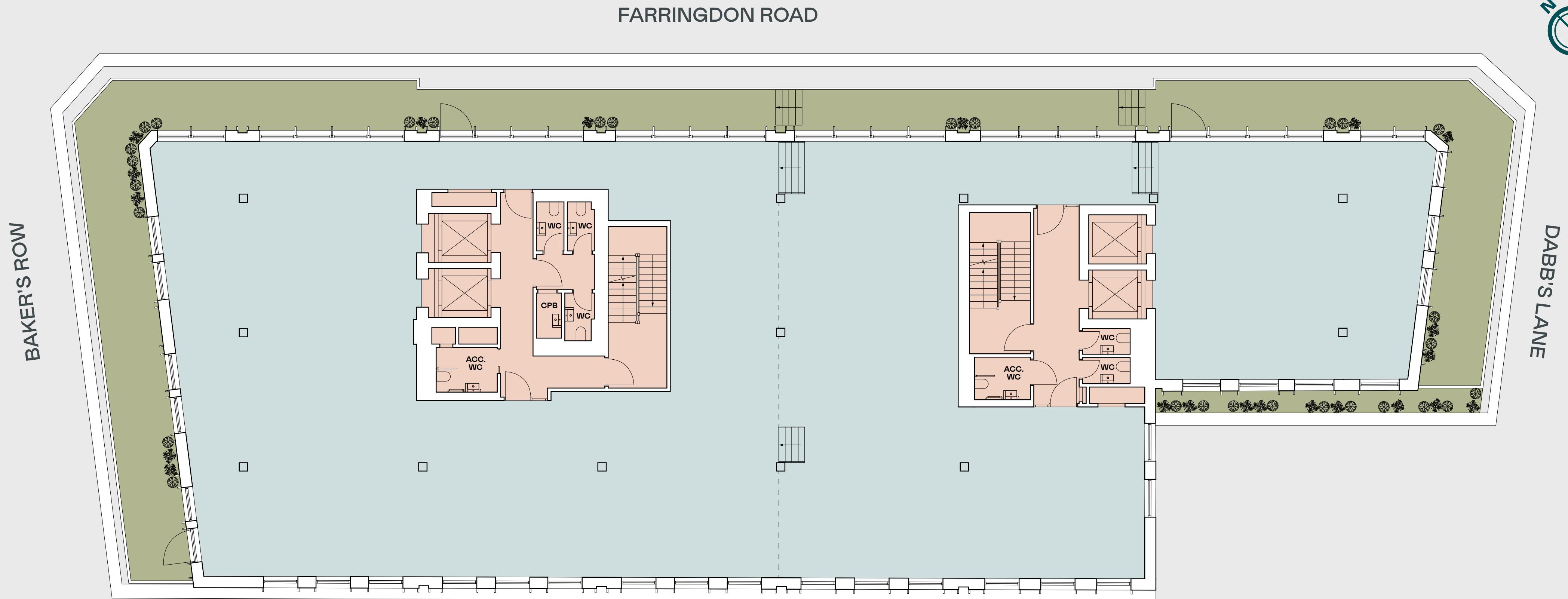
149 SQ FT

CRAWFORD PASSAGE

● OFFICE ● AMENITY ● TERRACE

# LEVEL 6

## THE PLANS



**NET INTERNAL AREA**

**609 SQ M**

**6,553 SQ FT**

**TERRACE AREA**

**132 SQ M**

**1,424 SQ FT**

**CRAWFORD PASSAGE**

● OFFICE ● AMENITY ● TERRACE



*Trustworthy Tummler*  
Responsible and joyful people

**TRUSTWORTHY**  
**TUMMLERS** WITH  
ENDLESS COMMITMENT  
TO THE FUTURE



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

Wherever we can – from fundamental refurbishments (255 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.



### BUYING LOCALLY:

21% of work was procured from within 25 miles of site with 35% being from small businesses in the local borough of Islington and its neighbours. Meanwhile, we're actively looking for opportunities to maximise the use of local businesses and increase engagement with the local community



### RECRUITING LOCALLY:

Throughout the development works, we have had 28 people on-site who live within five miles of the building. We want people who live local to work local and we work with both Islington and City of London councils to provide job opportunities, training and apprentices.

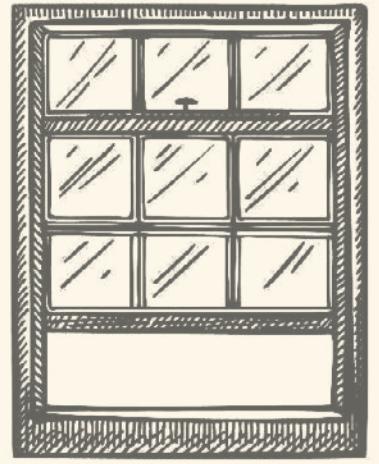


**Balderdash**  
Senseless talk or writing

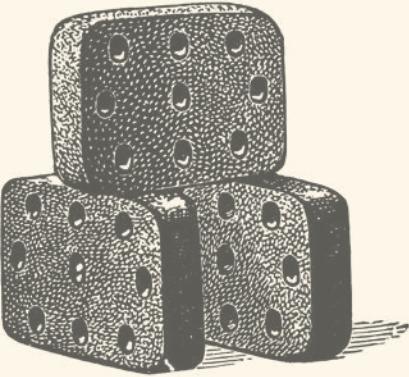


# SUSTAINABILITY

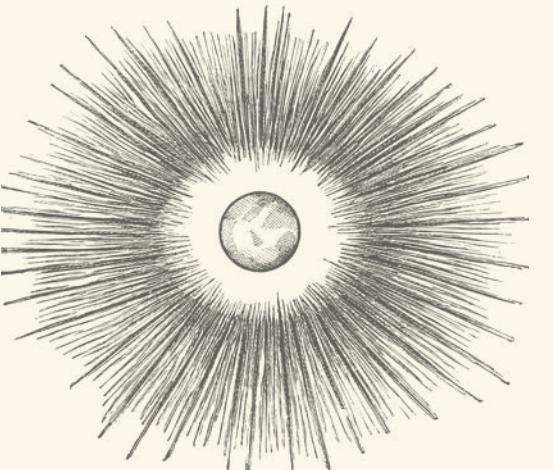
## RESPONSIBILITY



Glazing from the original windows has been processed and repurposed for kitchen worktops, vanity units and signage in the building.



Cork flooring used in the reception, WCs and core which as a material, is at the bottom of the embodied carbon triangle

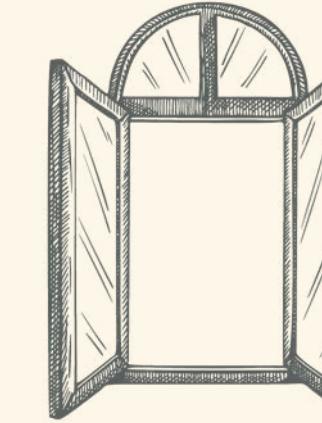


Reduced carbon usage by retaining the original structure

Fossil free development driven by renewable energy



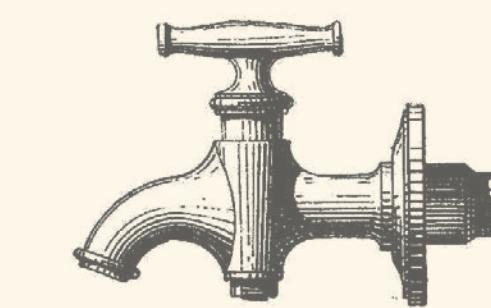
40,000 penny-farthings\* worth of carbon (700 tonnes) saved through use of alternative materials



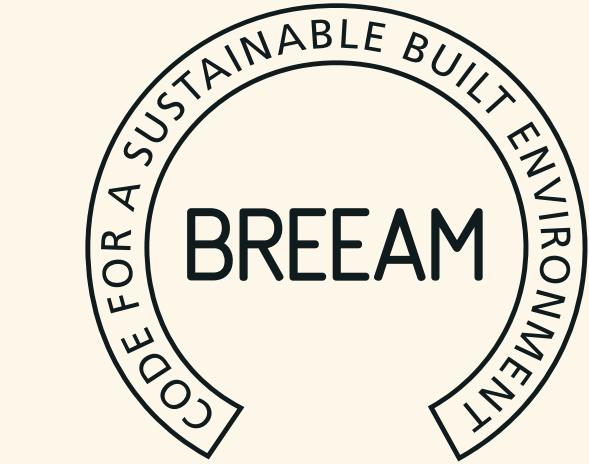
Natural ventilation via newly installed windows which will offset embodied carbon from their manufacture within 6 years



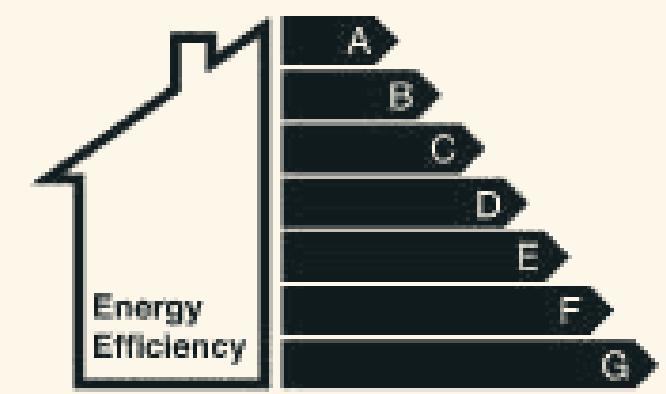
Bats, birds, bees, and at least 27 wildflower species introduced to the new roof garden



All new efficient MEP



Excellent new build & refurbishment



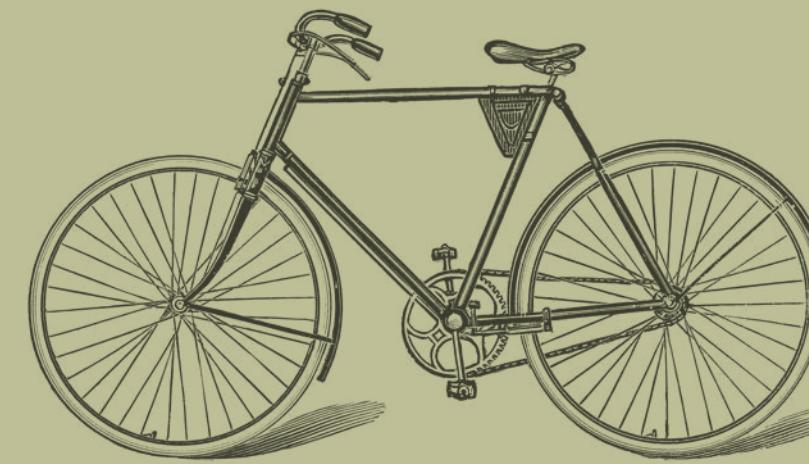
EPC A

# WELLBEING

## RESPONSIBILITY



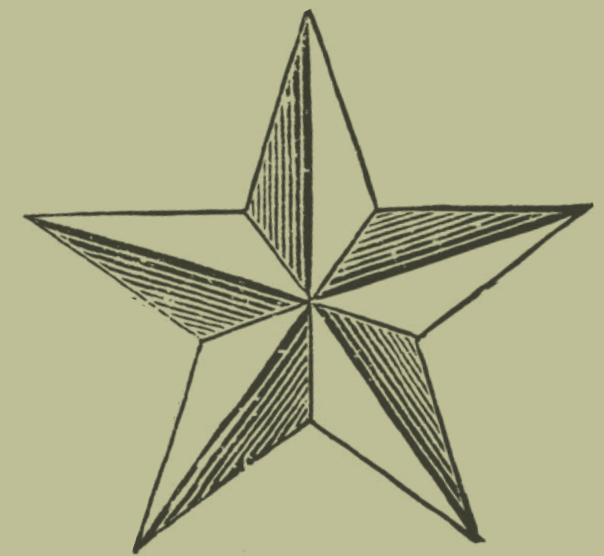
All computer-generated images are for illustrative purposes only.



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

# COMMUNITY COMMITMENT

The Waterman has proudly partnered with three local charities throughout the development phase and the lifespan of the building.

All of our charity partners are within one mile of the building, underscoring our dedication to positively impacting the local community.



## COMPREHENSIVE SUPPORT & SHELTER IN CAMDEN

### WORKING WITH C4WS:

- VOLUNTEERING AT THEIR LUNCH CLUB
- RAISING FUNDS FOR THE CHARITY
- OFFERING EXPERT ADVICE WHICH MIGHT BE RELEVANT TO THEIR PROGRAMMES TO RE-BUILD LIVES
- DONATION OF GOODS SUCH AS TOILETRIES AND CLOTHING



## TRANSFORMING LIVES THROUGH ARTS & COMMUNITY

### WORKING WITH ALL CHANGE ARTS:

- DONATIONS TO FUND SPECIFIC EVENTS AND PROJECTS
- GETTING INVOLVED IN PROGRAMMES WHICH ARE RELEVANT OR HAVE A LINK TO THE WATERMAN AND OUR TENANTS
- VOLUNTEERING AT EVENTS
- FREE USE OF THE SPACES WITHIN THE WATERMAN FOR CHARITY PROJECTS AND EVENTS



## OPEN SPACES FOR COMMUNITY GROWTH

### WORKING WITH HOLBORN COMMUNITY ASSOCIATION:

- USE OF THE SPACES WITHIN THE WATERMAN FOR SUNDAY SOCIALS CLUB AND OTHER CLUBS
- VOLUNTEERING FOR EVENTS ARRANGED BY HCA
- RAISING FUNDS FOR HCC
- UNDERTAKING DESIGN AND WORKS IN HCA WITH SUPPORT OF OUR BUILDING CONTRACTORS

# THE WHIMSICAL WAYFARER'S HANDBOOK

*Wayfarer*  
A foot traveller on a journey



# LOCAL AMENITY

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 and 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 Cafe du Marche
- 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

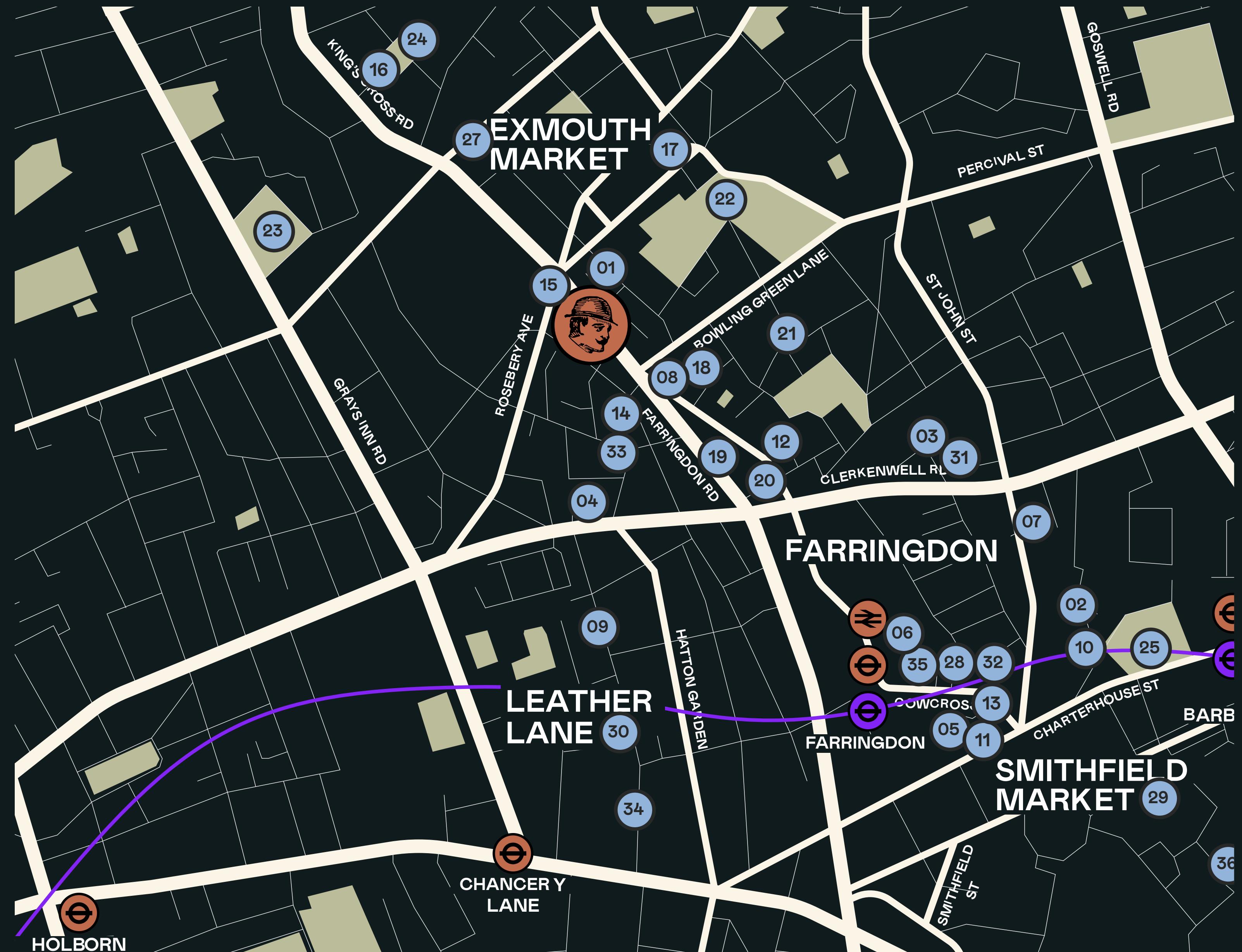
## STAY

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

## EXERCISE

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

## LOCATION



# SPOTLIGHT ON FARRINGDON

LOCATION

## WANDERLUST? ALFRED'S GOT YOU.

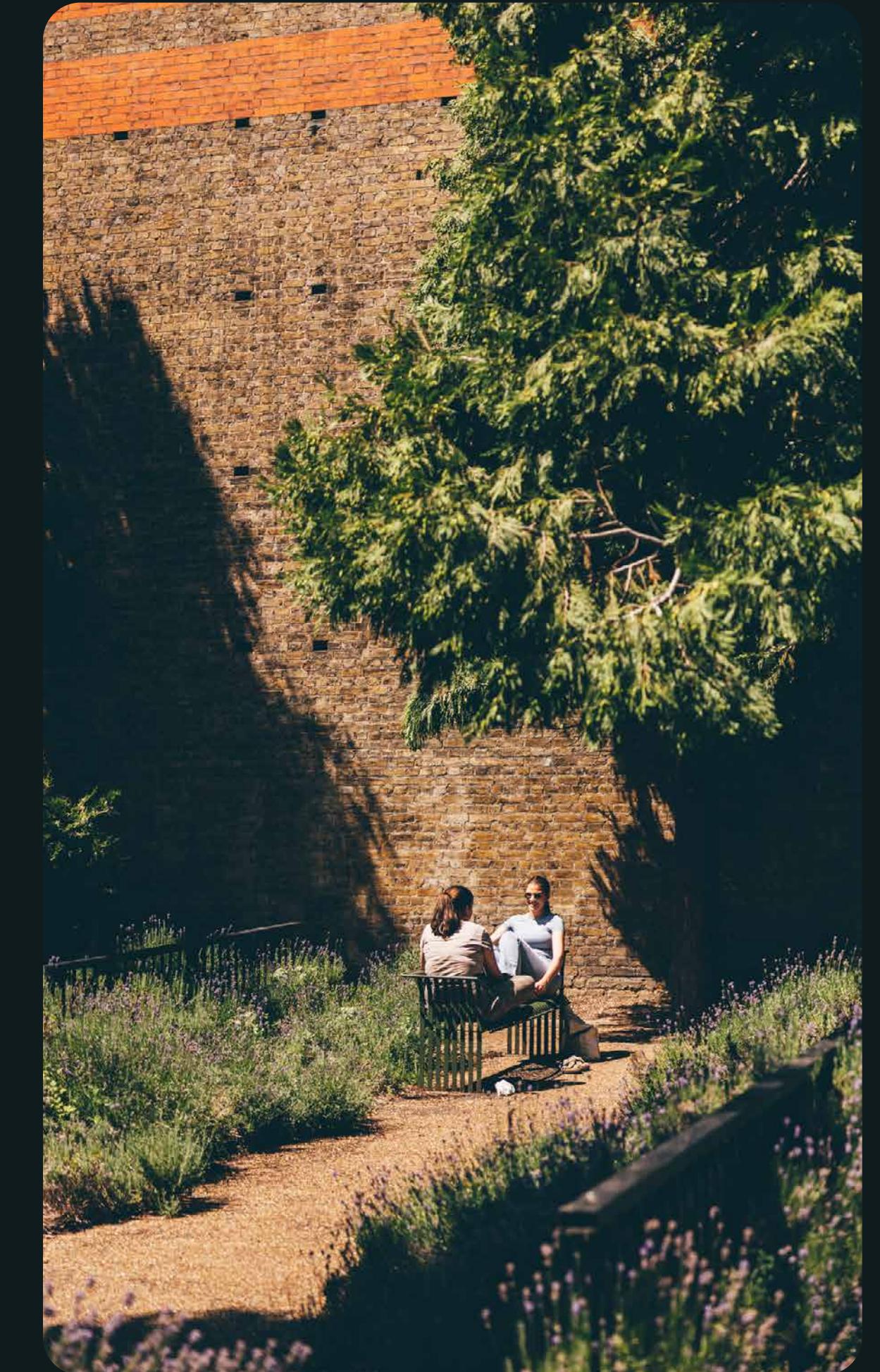


*Wanderlust*  
A strong desire for  
someone to travel

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

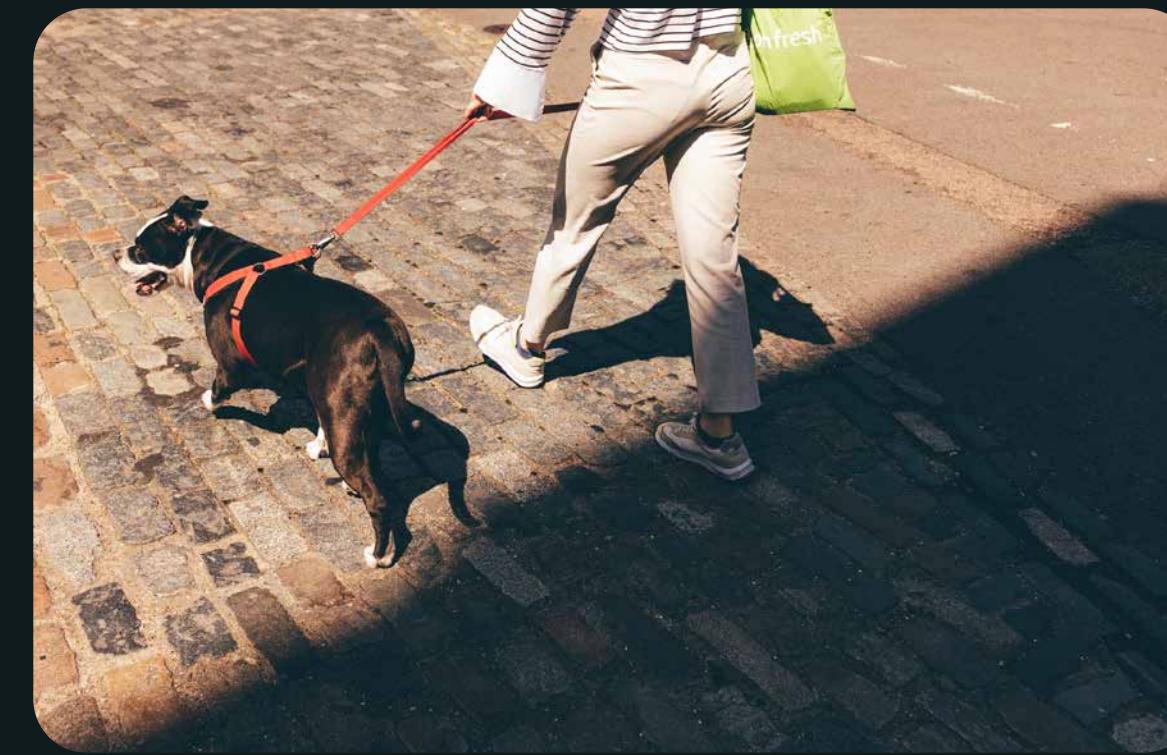


Spa Fields

Vinoteca



St. John's Square



# AROUND THE AREA

LOCATION

## MEET OUR CHUCKABOOS – THE DELIGHTS OF FARRINGDON.

Luca



Chuckaboo  
Close friend

Magma Books



Le Cafe Du Marche



Exmouth Market



St. Andrews Gardens



## GET TO KNOW YOUR LOCAL **DENIZENS**

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



*Denizens*  
Occupiers of an area

**LinkedIn**

 **holden**<sup>TM</sup>  
and partners

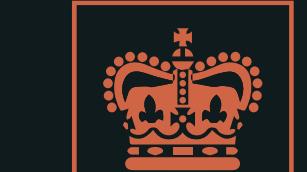
**Snap Inc.**

 **TikTok**

*Meantime*

**moonpig** group plc

**depop**

  
**Royal Mail**



**FRED PERRY**

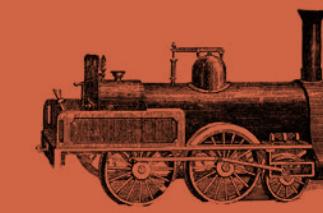
# CONNECTIONS

## 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



### BLACKFRIARS

— in —

**04 MINS**

via Thameslink



### CITY AIRPORT

— in —

**36 MINS**

via the Elizabeth line & DLR



### GATWICK

— in —

**40 MINS**

via Thameslink



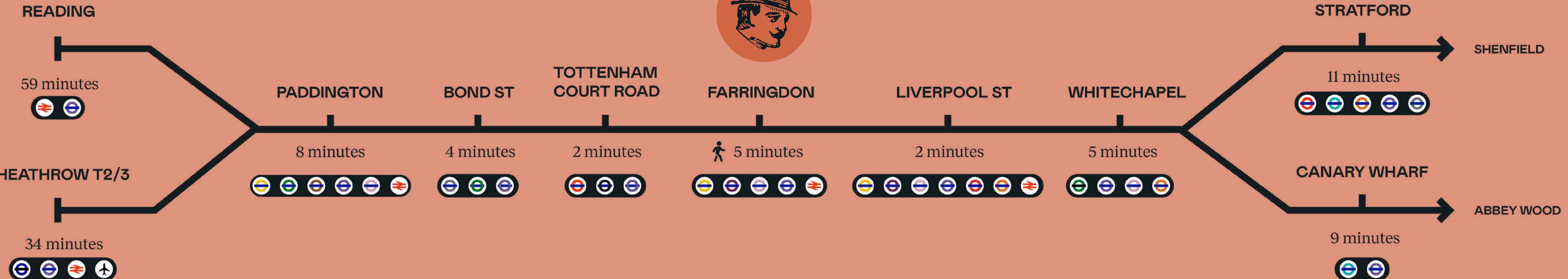
### HEATHROW

— in —

**34 MINS**

via the Elizabeth line

## ELIZABETH LINE



Source: Citymapper, July 2023

# 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**

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Designed by Stepladder [stepladderuk.com](http://stepladderuk.com)



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## A DEVELOPMENT UNDERTAKEN BY

