

Compton

*For Rent*  
**151 Farringdon Road  
Farringdon EC1**

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



**For Rent**

**The Waterman**  
151 Farringdon Road  
Farringdon EC1R

**Size**

5,622 - 70,803 Ft<sup>2</sup>

**Rent**

non-quoting

**Fitout**

Not Fitted. 4th floor provided fully fitted

**Description**

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.

Every inch of The Waterman resonates with timeless elegance and resplendent charm. Immerse yourself in opulent interiors adorned with exquisite details.

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*Click to Play*





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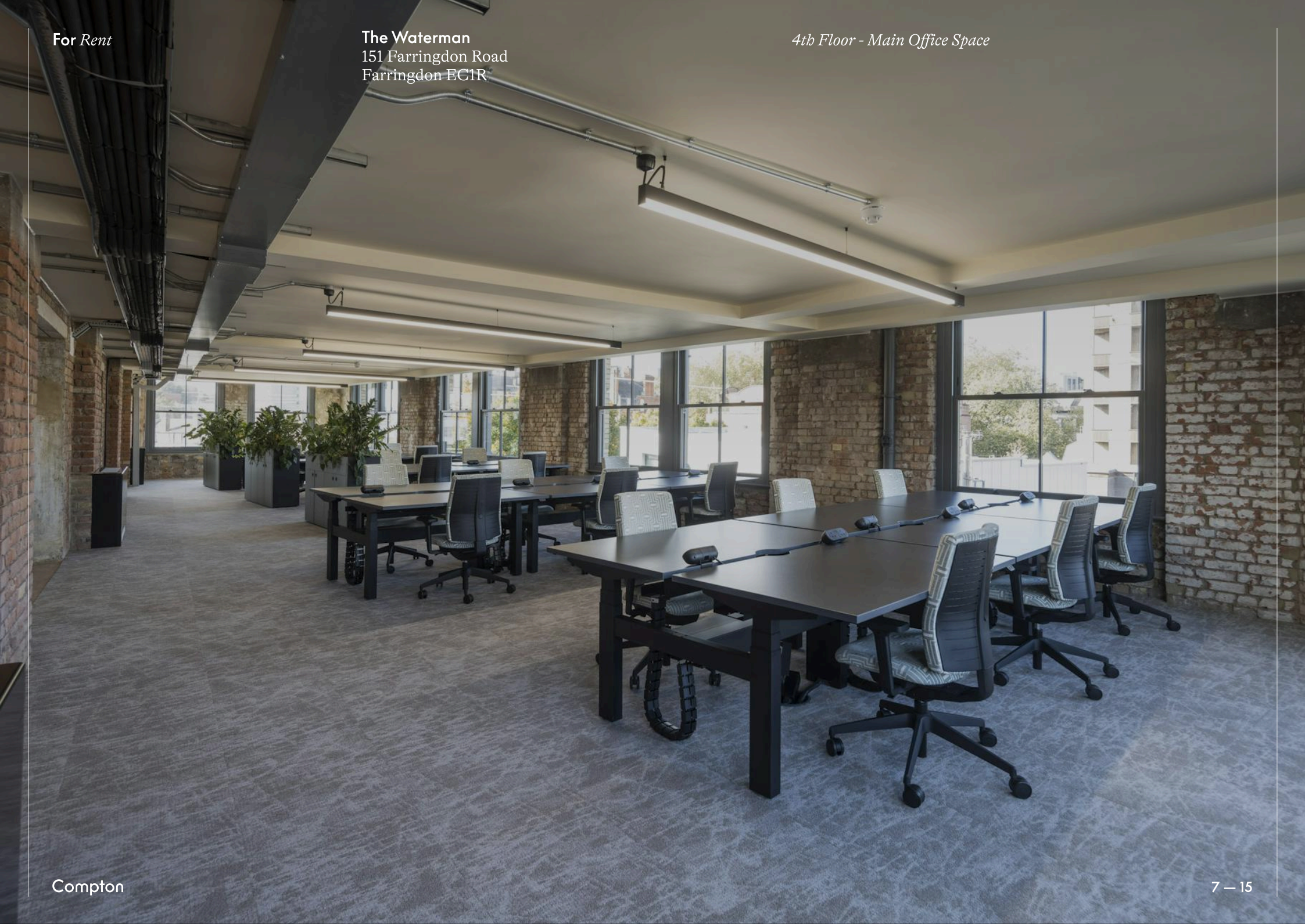




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*4th Floor - Main Office Space*





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*Building External*



*Alfred's Club / Tenant Lounge*



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*Location*

Step outside the wonder of The Waterman and you'll find even more excitement and entertainment. From bars and restaurant 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.

Farringdon, the only transport hub serviced by the Elizabeth Line, London Underground and Thameslink is just five minutes walk. 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.

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*Alfred's Club / Tenant Lounge*



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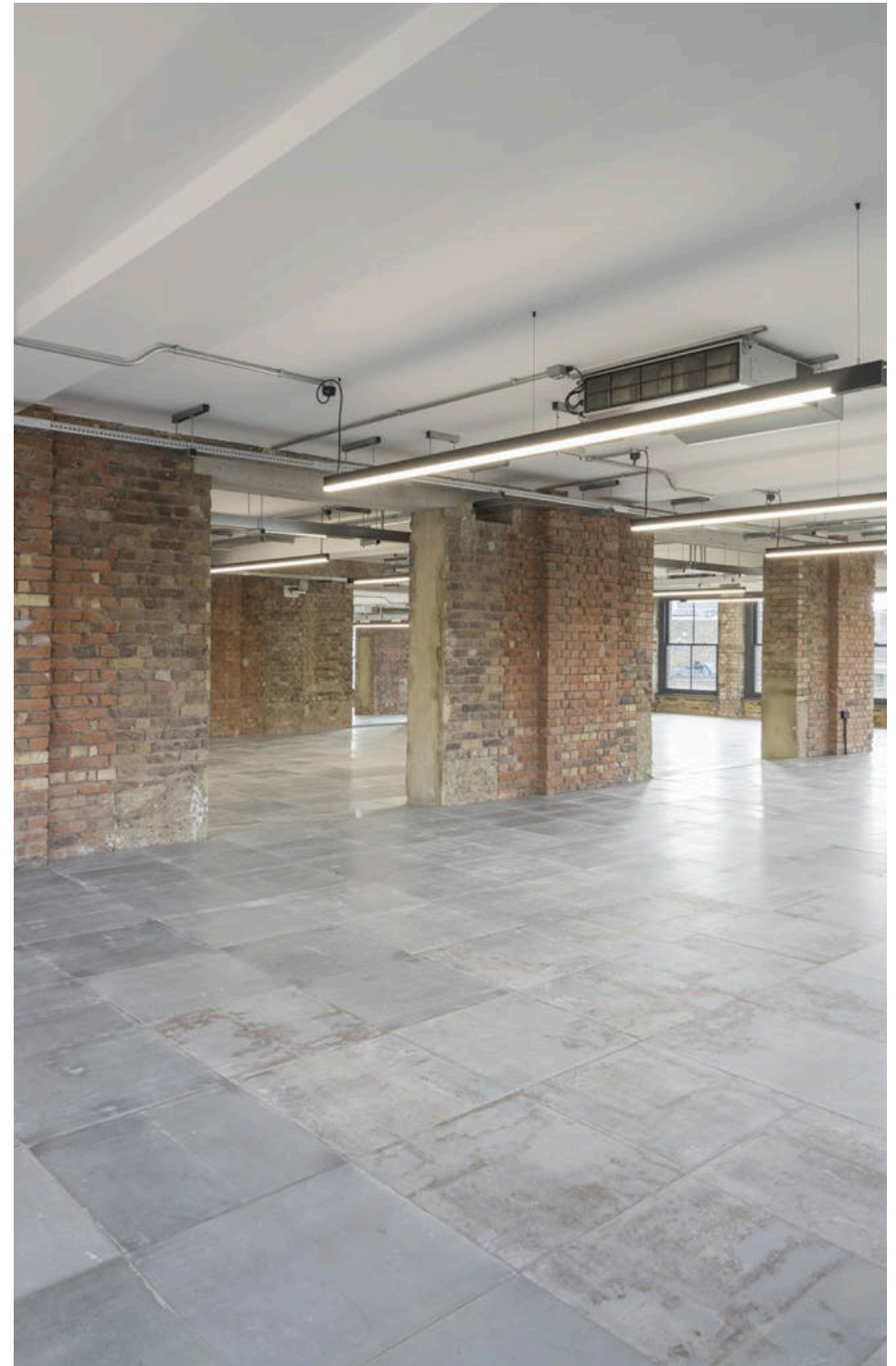
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## Amenities

- 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

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*Alfred's Club / Tenant Lounge*



*4th Floor*



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Availability

Name	Sq Ft	Sq M	Availability
Unit - Communal Roof Terrace	3,388	314.76	Occupied
6th	6,629	615.85	Available
5th	9,278	861.95	Available
4th - Fully Fitted	9,630	894.66	Available
3rd	9,809	911.29	Available
2nd	10,051	933.77	Available
1st	10,391	965.36	Available
Ground - Office / Showroom 1	5,921	550.08	Available
Ground - Office / Showroom 2	5,622	522.30	Available
Ground - Reception / Business Lounge	3,472	322.56	Occupied



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**Tenure**

New Lease

**Content**

Watch the Film  
(click button)



**Availability**

Available February 2025

**Legal Costs**

Each party to bear their own costs

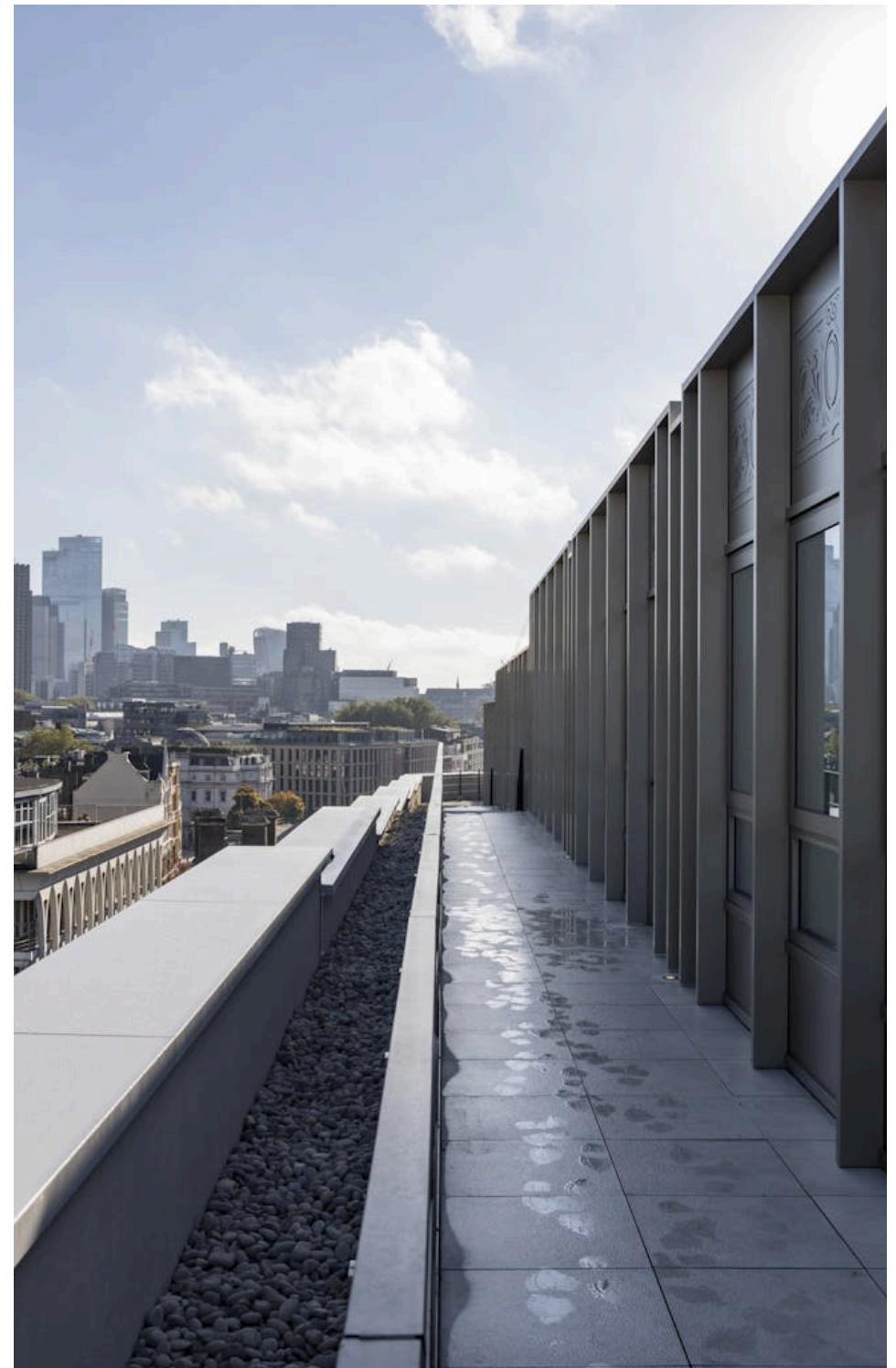
**Compton Concierge**

Want your workspace *managed*?

Find out more

[compton.london/concierge](https://compton.london/concierge)

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