



Tickety boo

All good/pretty fine

THE WATERMAN

151 — FARRINGTON

WELCOME TO THE WATERMAN

[OVERVIEW](#)

[THE BUILDING](#)

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70,000 SQ FT VICTORIAN WAREHOUSE ISLAND SITE

— with —

**BEST-IN-CLASS
AMENITIES**

6 PRIVATE TERRACES

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

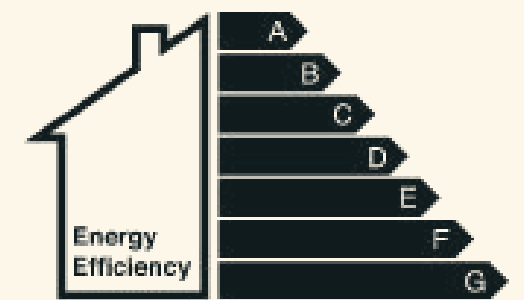
**4,000 SQ FT
AMENITY
CLUB SPACE**

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

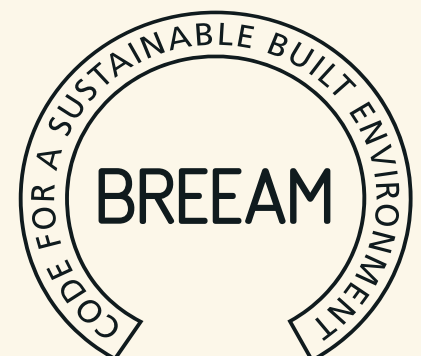
**5 MIN WALK
FROM THE
ELIZABETH LINE**



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.

THE WATERMAN 151 FARRINGDON

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ARCHITECTURAL GRANDEUR, LIKE BUTTER ON BACON



Butter on Bacon

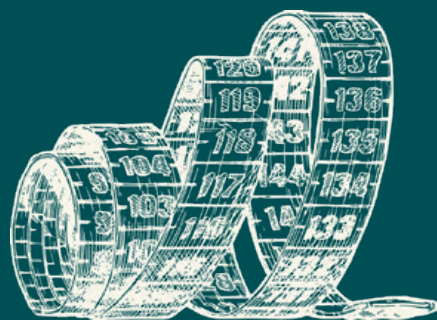
Something that is extravagant

	SQ FT
Communal Terrace	3,388
Level 6	6,629
Level 5	9,278
Level 4 <i>(Fully Fitted)</i>	9,630
Level 3	9,809
Level 2	10,051
Level 1	10,391
G & LG Office / Showroom 1*	5,921
Reception / Alfred's Club	3,472
G & LG Office / Showroom 2*	5,622
Total	74,191





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



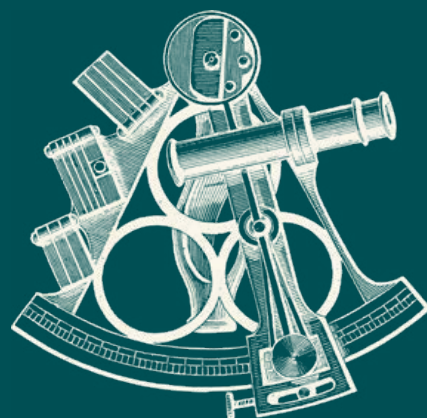
92 bike racks



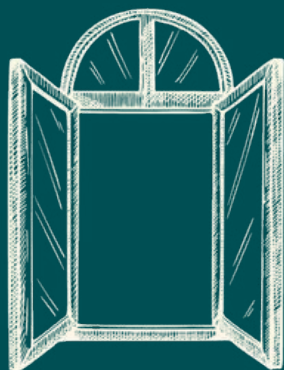
Changing, shower and towel service facilities



4 passenger lifts



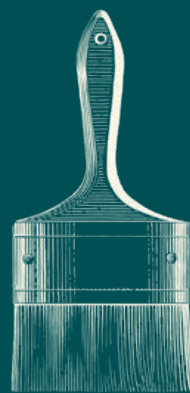
Occupancy ratio 1:10



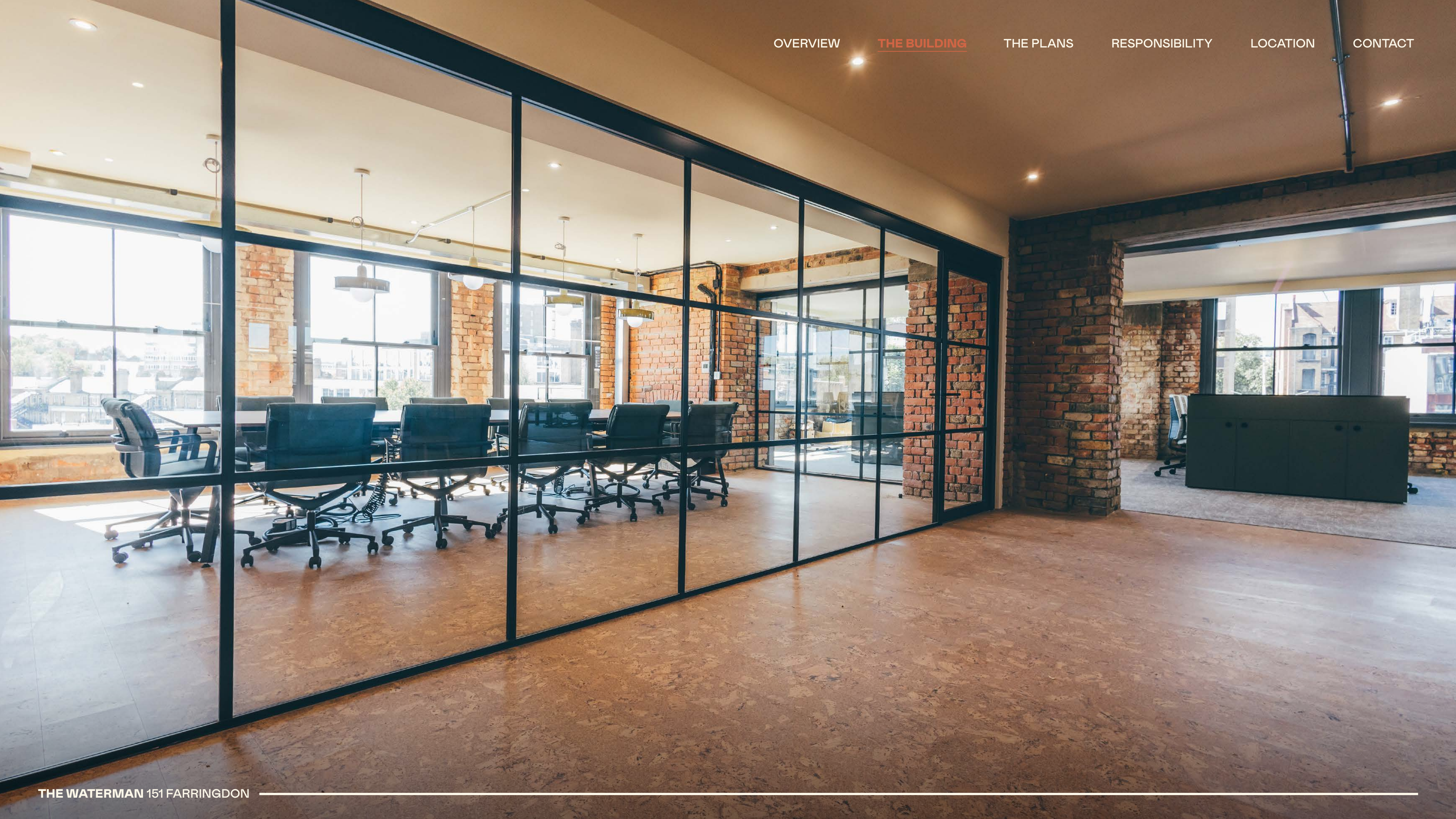
Openable windows



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.





STEP INTO ALFRED'S CLUB

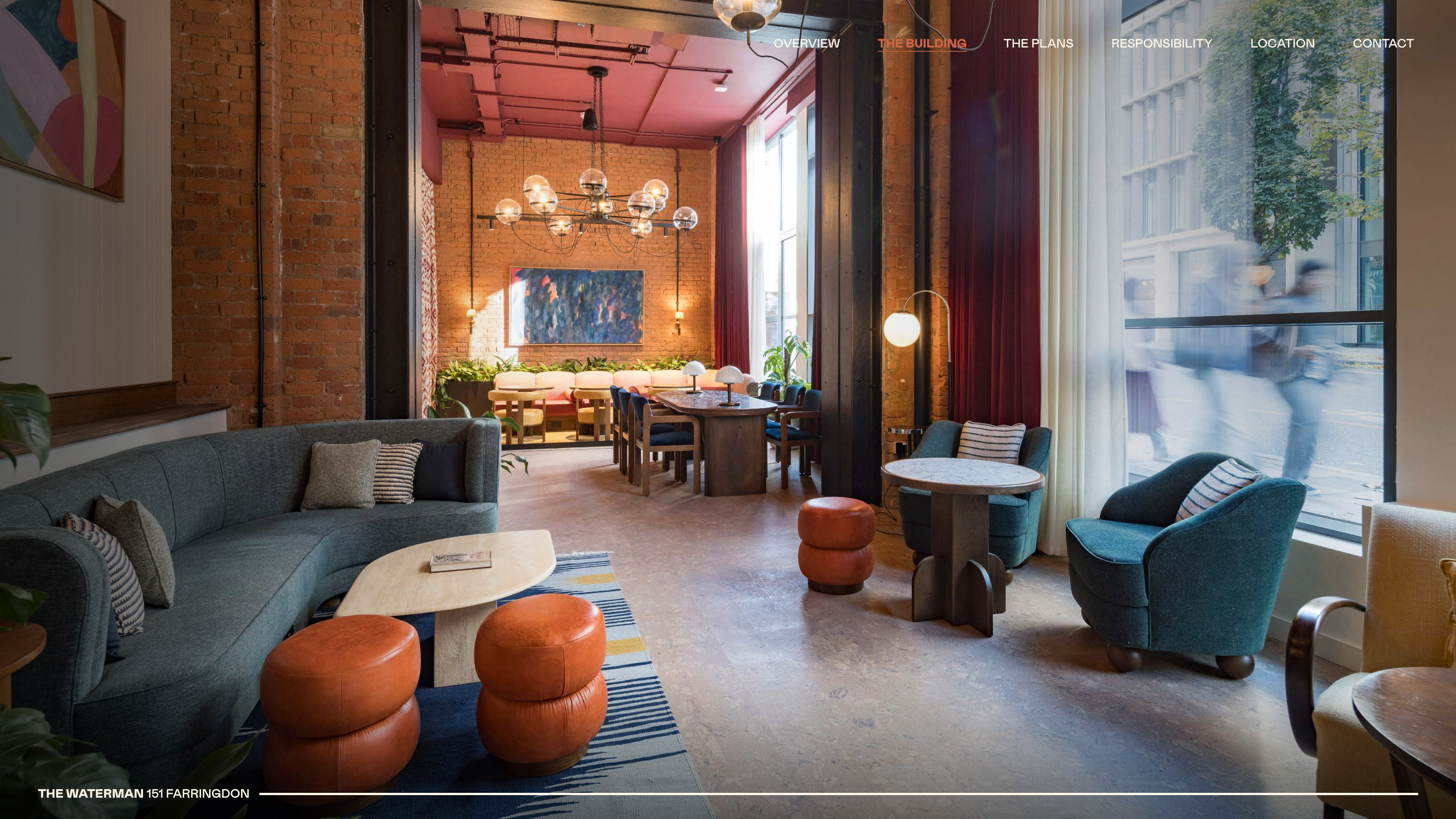
Alfred's Club at The Waterman draws inspiration from the industrial heritage of the building's architecture and local area. Reclaimed, recycled and vintage finishes and furniture pieces have been chosen and styled by interior specialists Fettle.

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](#)

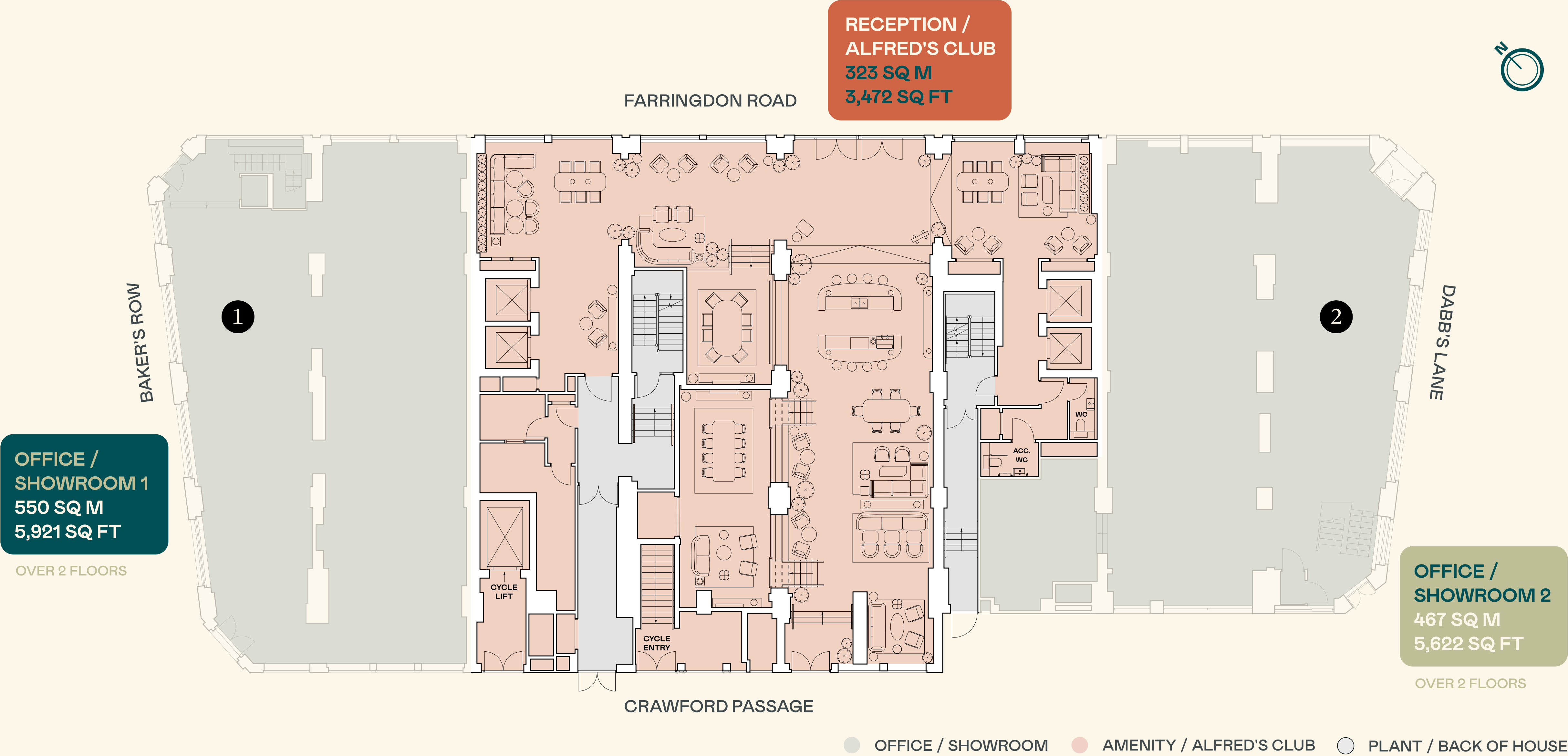
[THE PLANS](#)

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GROUND FLOOR



COMMUNAL ROOF AND PRIVATE TERRACES

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[THE BUILDING](#)

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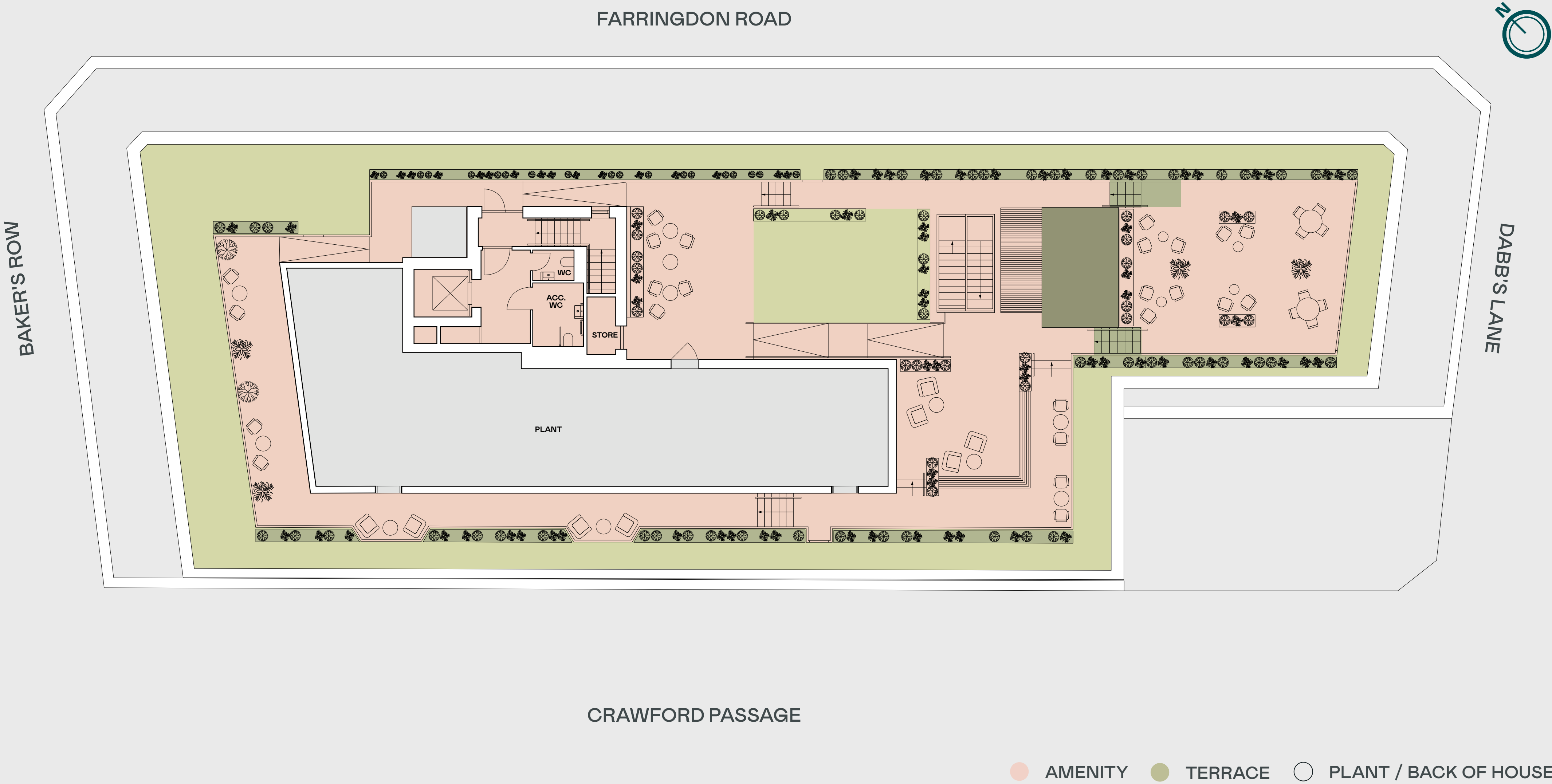
- 3,000 SQ FT OF SPACE
- 3 TERRACE ZONES
- LAWNED TERRACE
- 360 DEGREE WALK WAY WITH SEATING
- WIFI ENABLED
- PANORAMIC VIEWS
- PRIVATE TERRACE TO EVERY FLOOR

THE WATERMAN 151 FARRINGDON

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THE WATERMAN



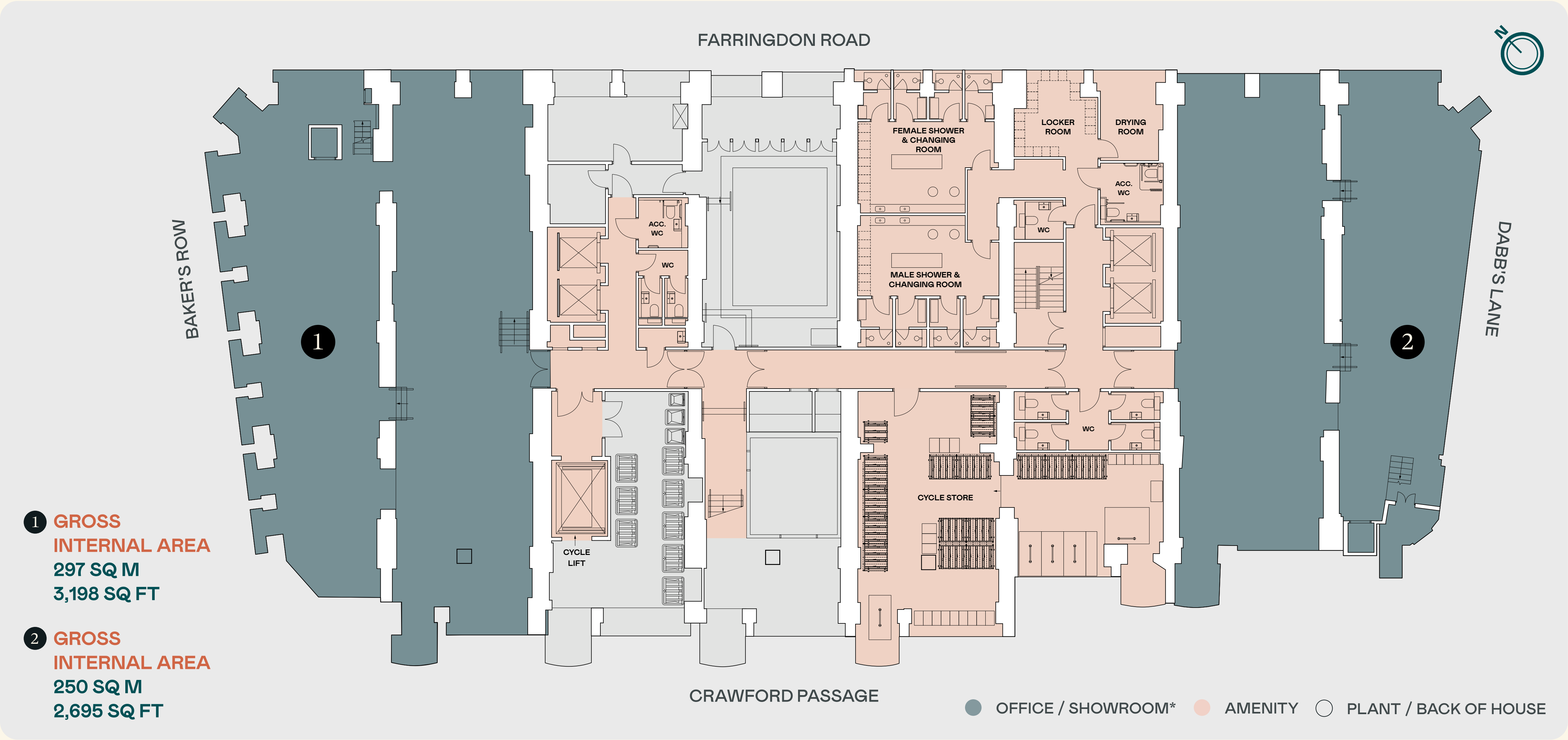
OPPORTUNITY TO RELAX AND REFOCUS

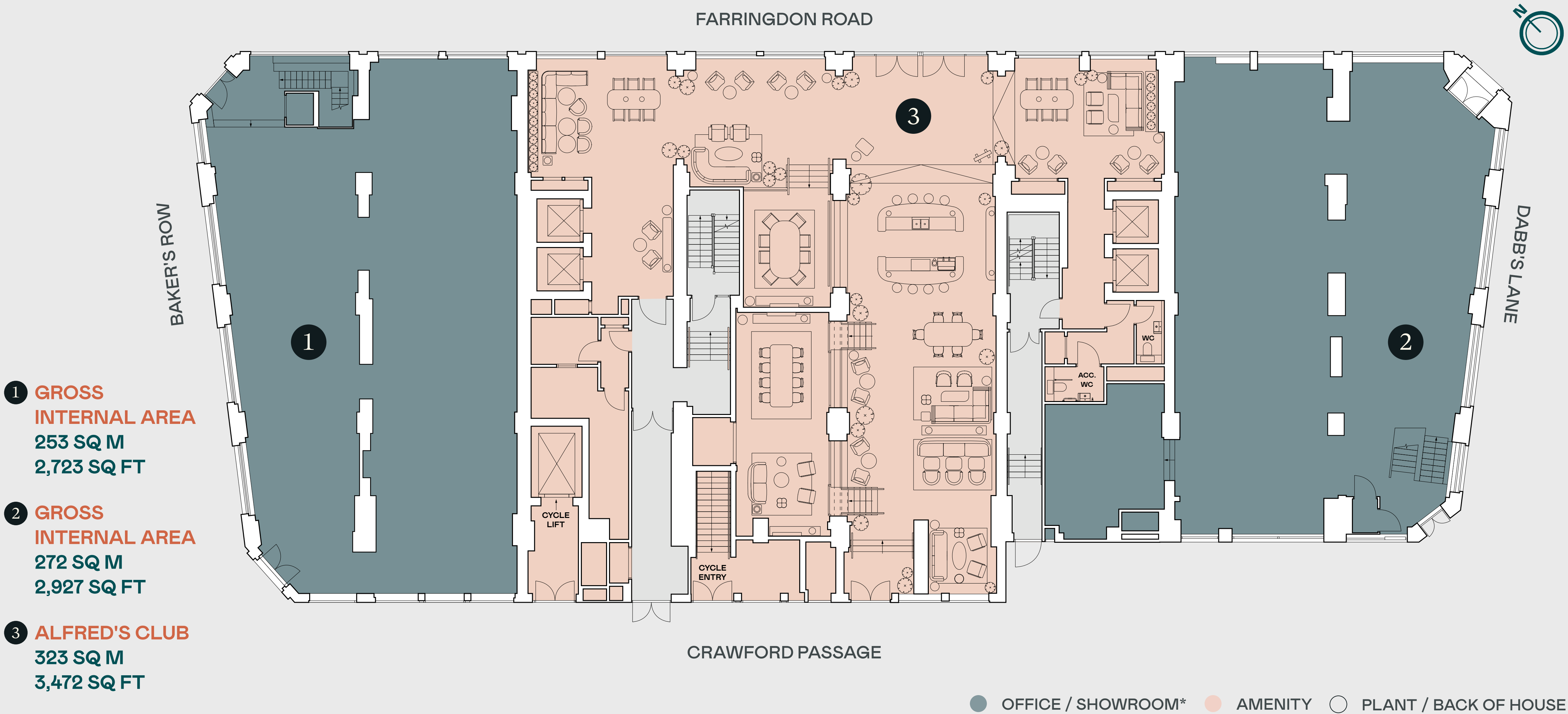


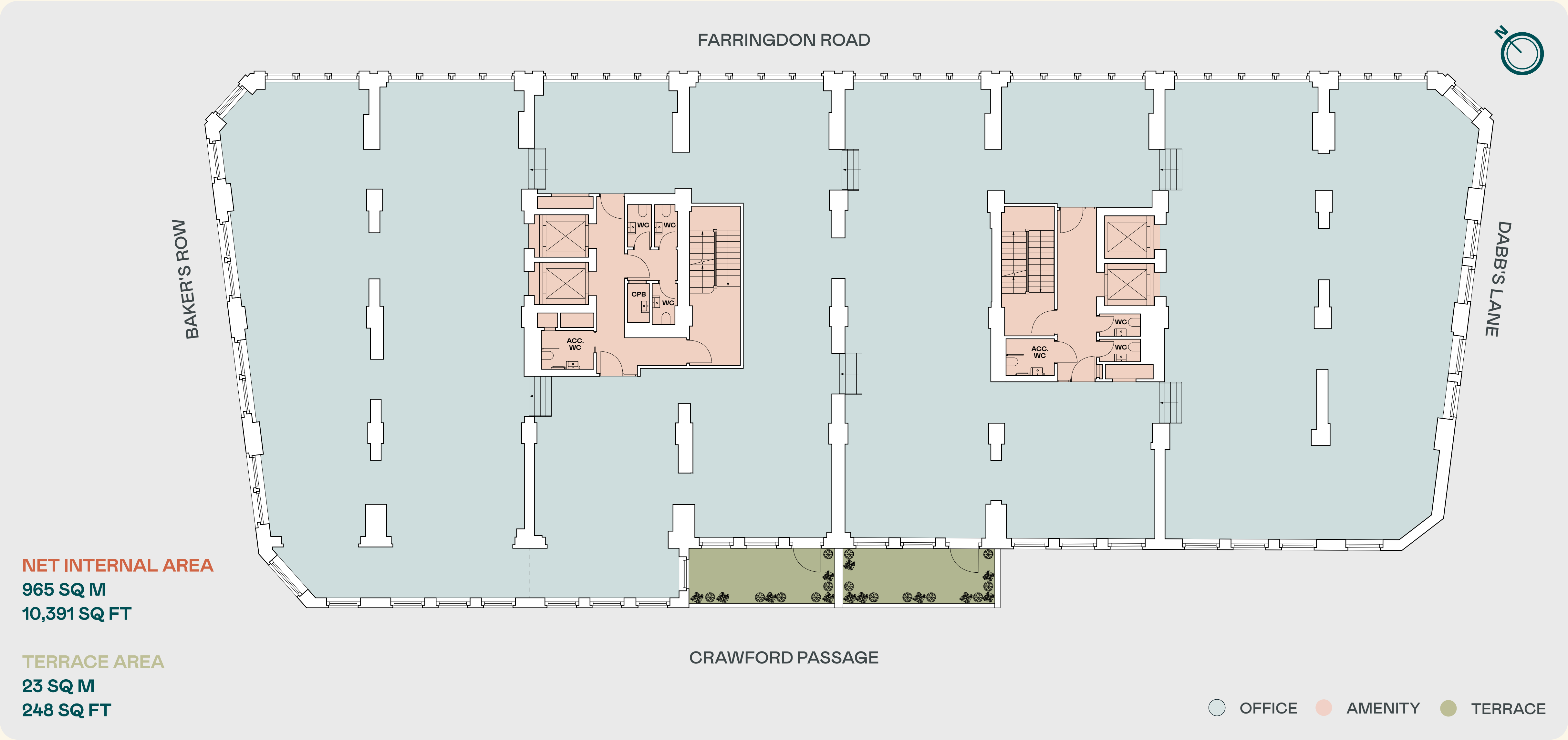
70,000 SQ FT OF ELEGANT WORKSPACE THAT'S TICKETY BOO



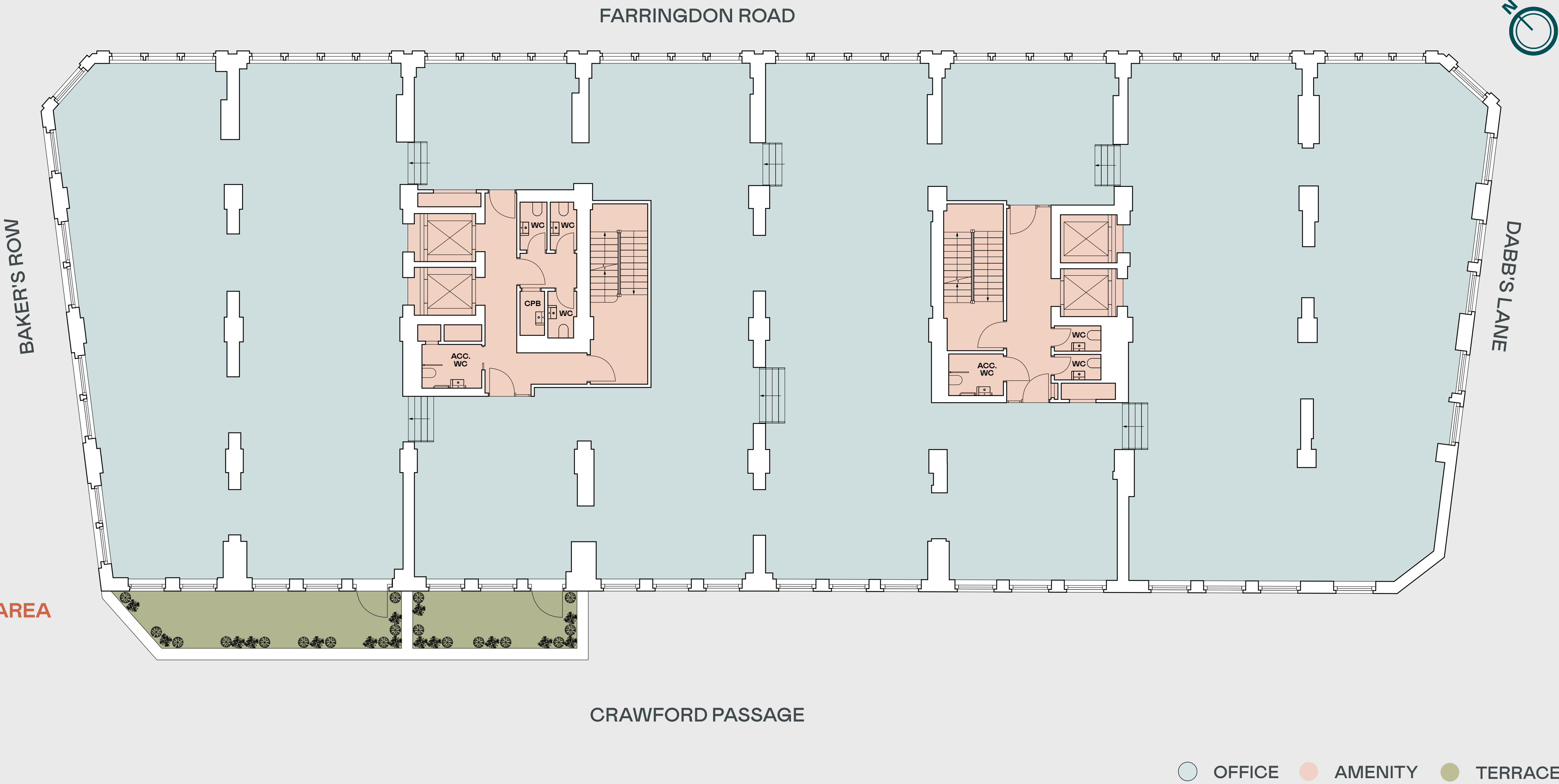
Tickety boo
Pretty fine

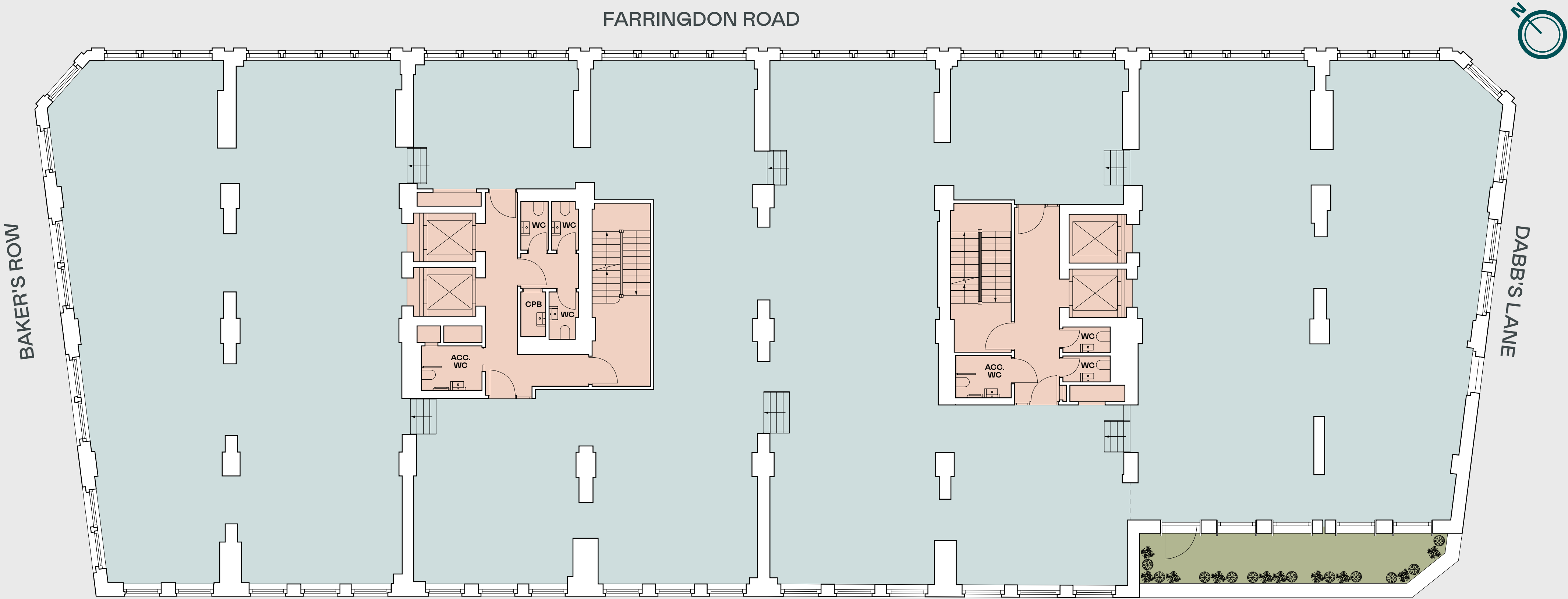












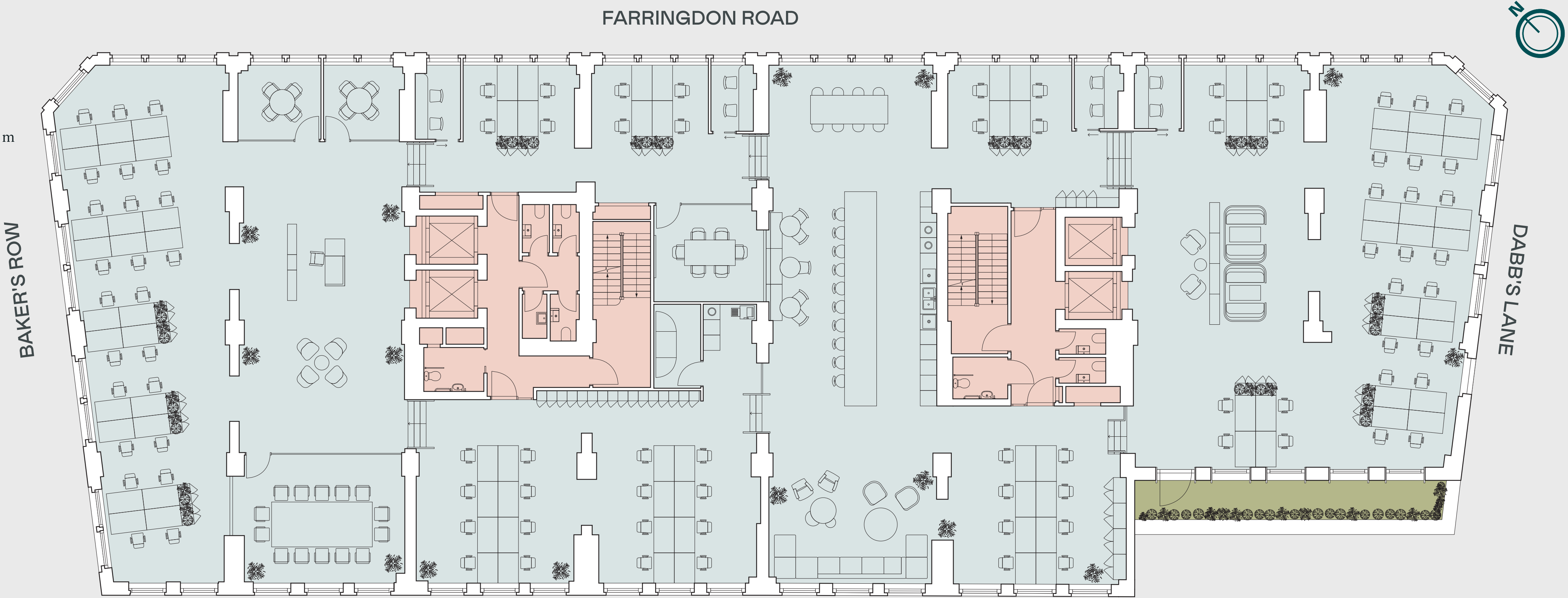
NET INTERNAL AREA
911 SQ M
9,809 SQ FT

TERRACE AREA
16 SQ M
168 SQ FT

○ OFFICE ● AMENITY ● TERRACE



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

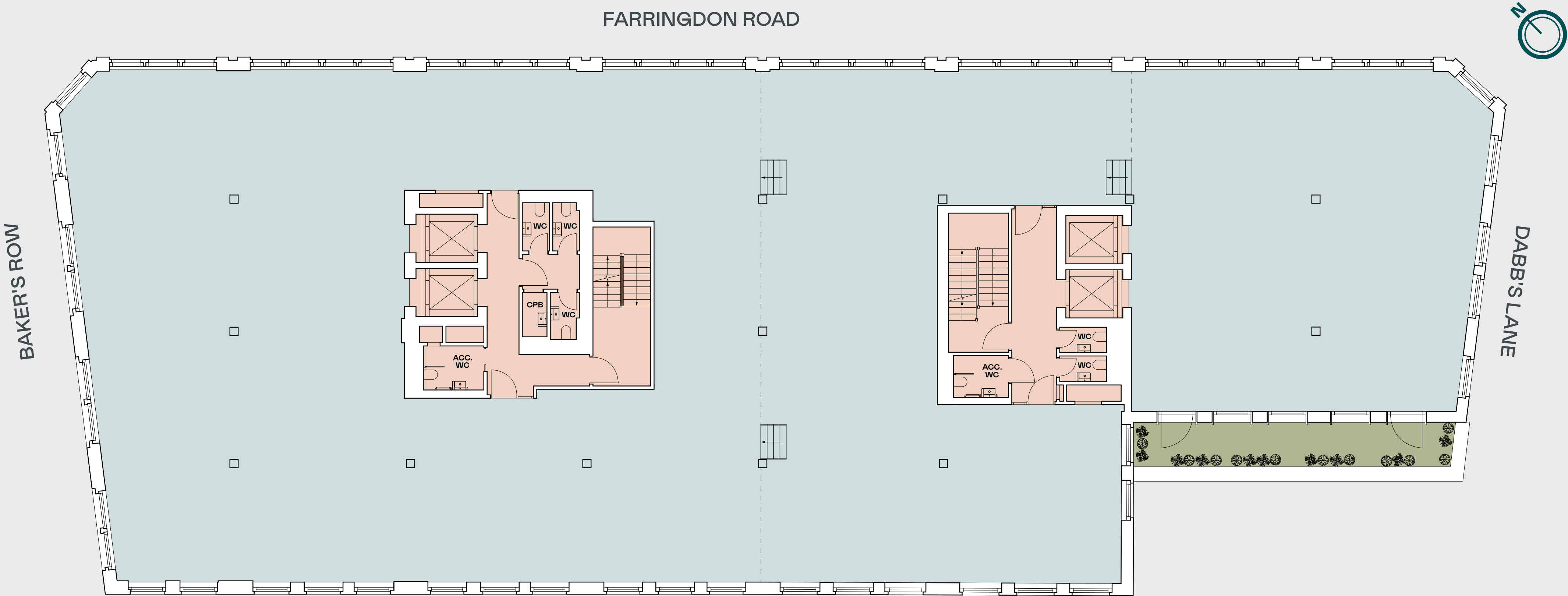


NET INTERNAL AREA
895 SQ M
9,630 SQ FT

TERRACE AREA
15 SQ M
164 SQ FT

OFFICE AMENITY TERRACE

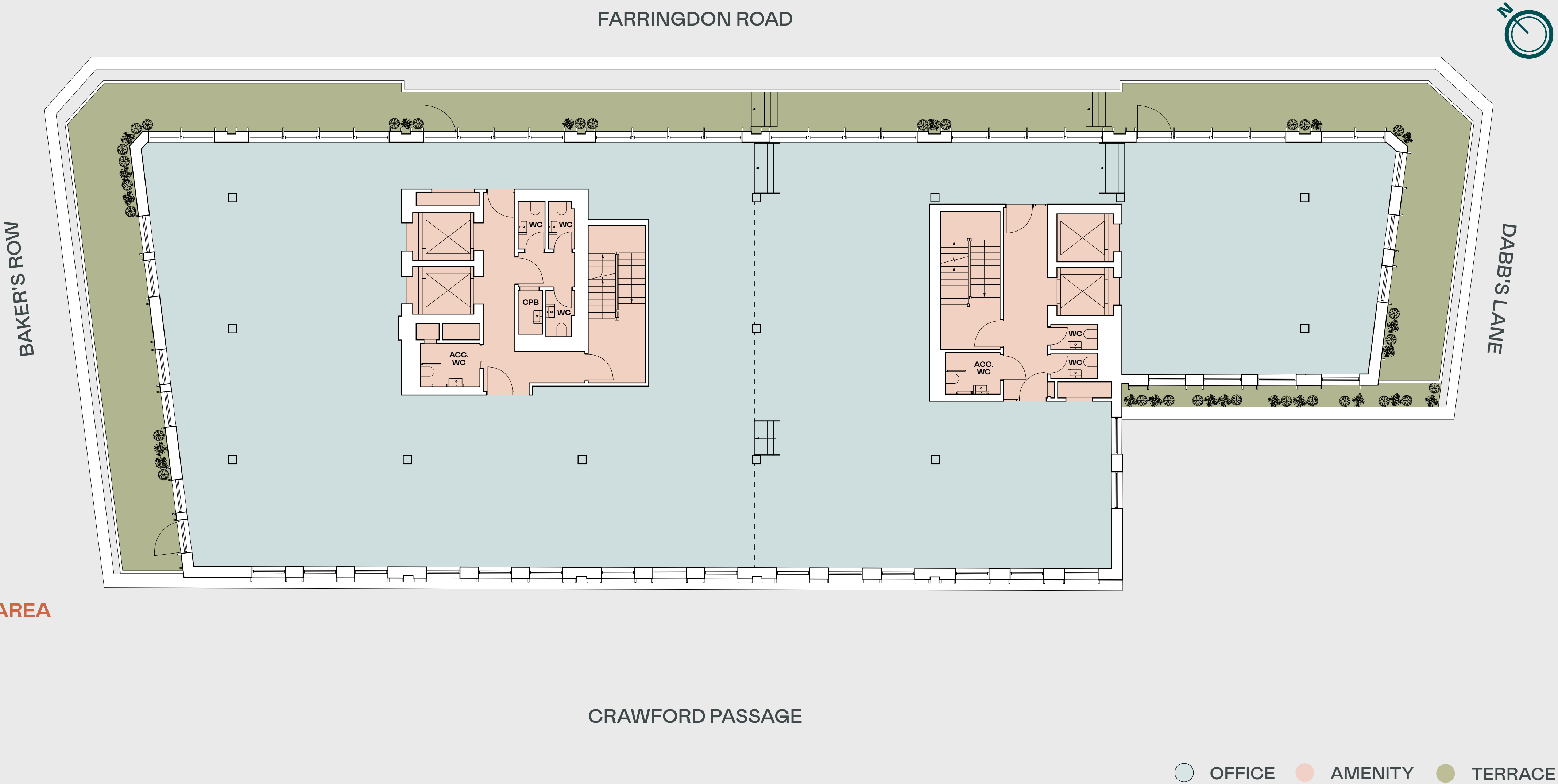




NET INTERNAL AREA
862 SQ M
9,278 SQ FT

TERRACE AREA
17 SQ M
184 SQ FT

OFFICE AMENITY TERRACE





Trustworthy Tumbler
Responsible and joyful people

TRUSTWORTHY
TUMMLERS 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 (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.



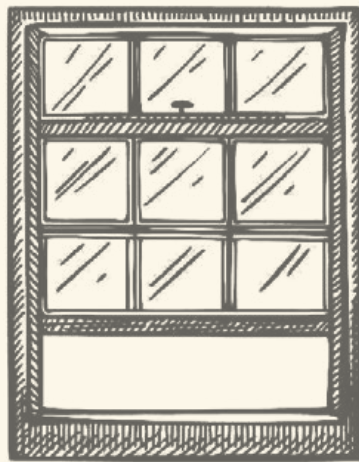
BUYING LOCALLY:

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

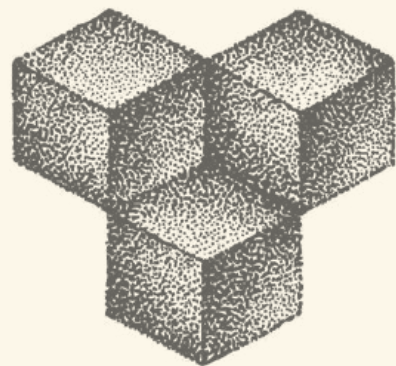


RECRUITING LOCALLY:

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.



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



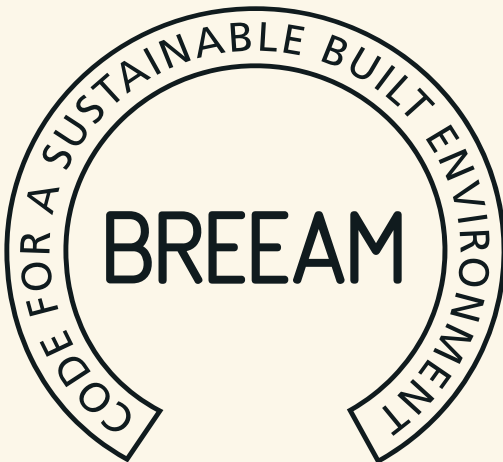
Cork flooring used in the reception, WCs and core which as a material, is at the bottom of the embodied carbon triangle



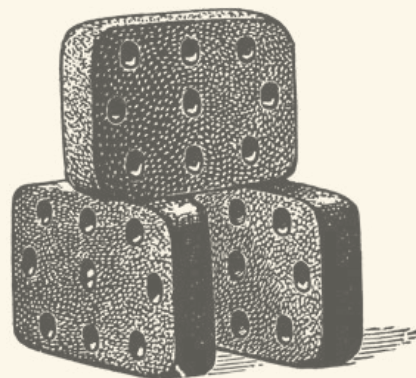
40,000 penny-farthings* worth of carbon (700 tonnes) saved through use of alternative materials



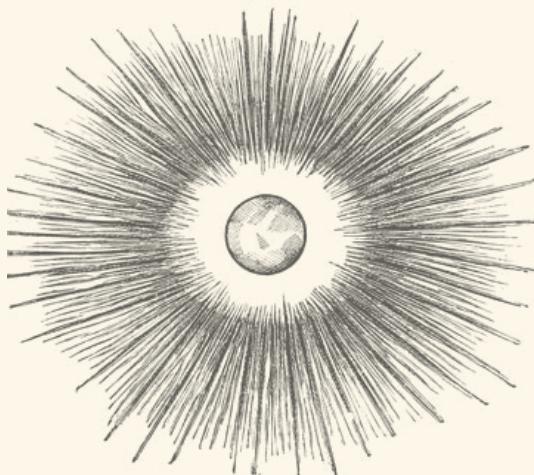
Bats, birds, bees, and at least 27 wildflower species introduced to the new roof garden



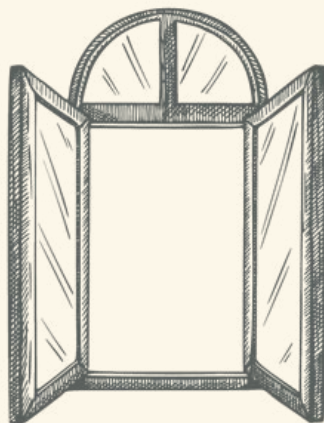
Excellent new build & refurbishment



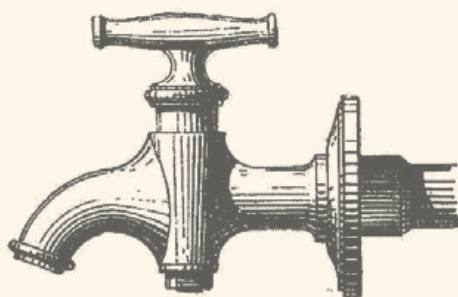
Reduced carbon usage by retaining the original structure



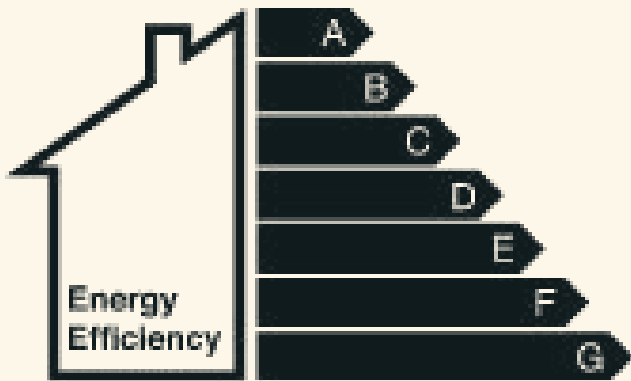
Fossil free development driven by renewable energy



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



All new efficient MEP

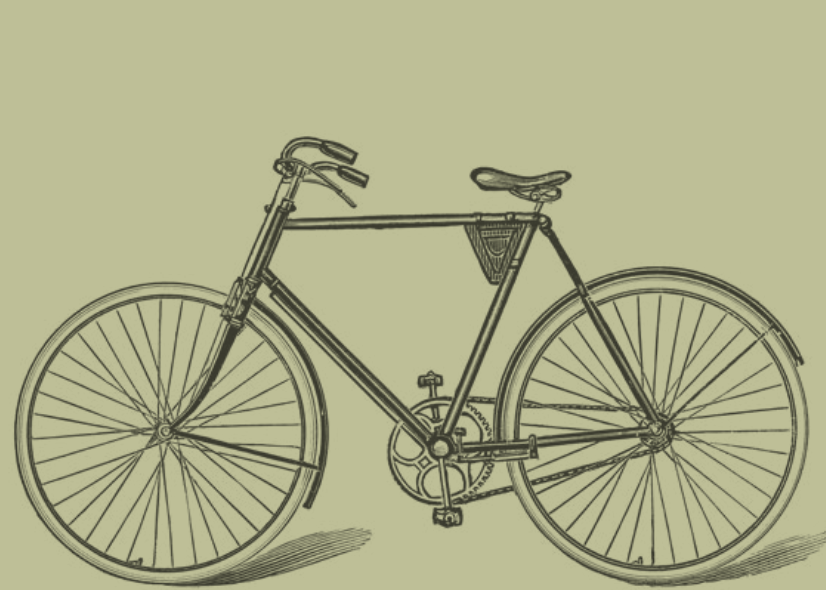


EPC A

*Based on the average penny farthing weighing 17 kilograms



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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

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

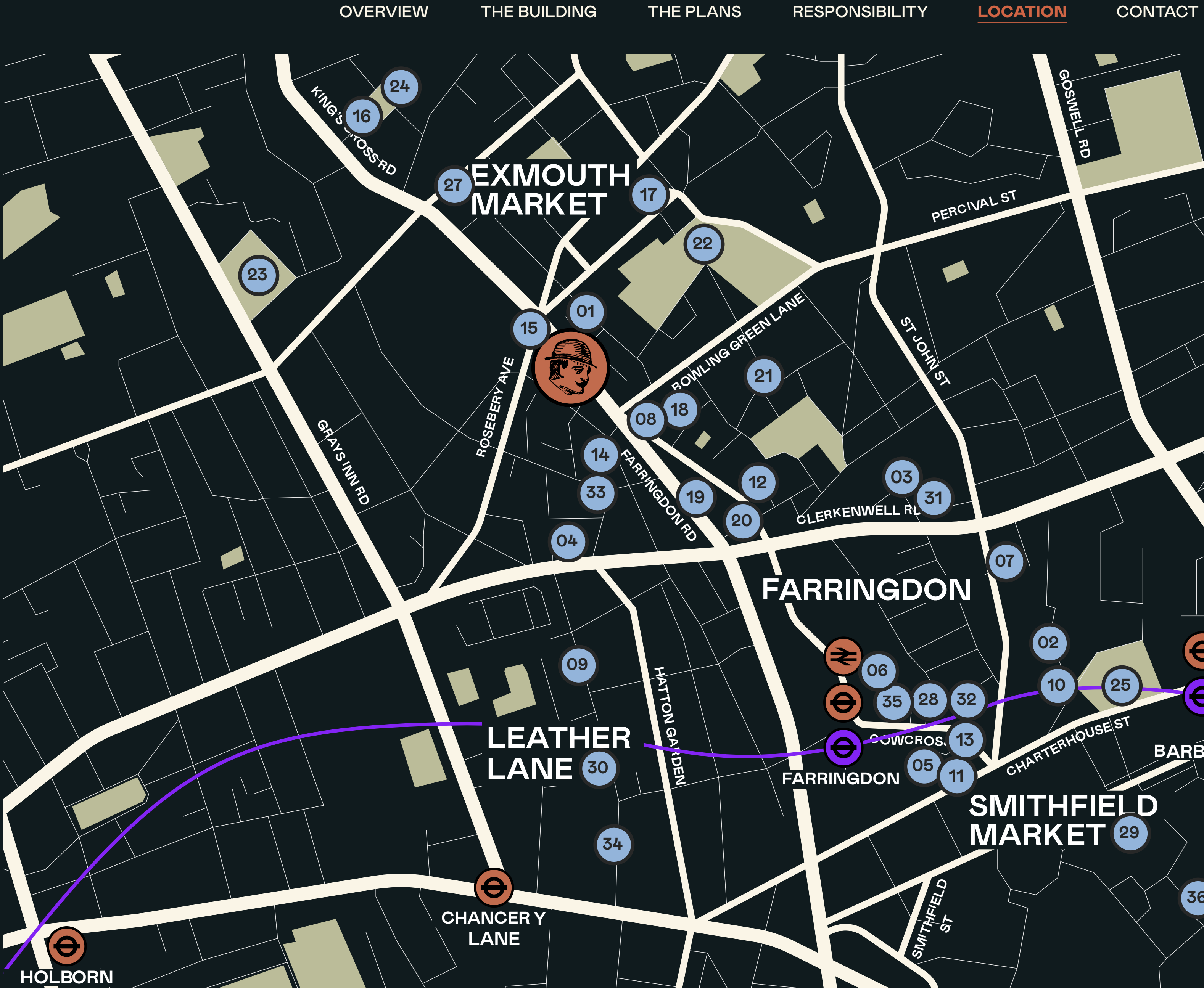
- 27 Exmouth Market
- 28 Kerb Market
- 29 Smithfield Market
- 30 Leather Lane Market

STAY

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

EXERCISE

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



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
CHUCKABOOS —
THE DELIGHTS OF
FARRINGDON.



Chuckaboo
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.



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.



BLACKFRIARS

— in —
04 MINS

via Thameslink



KINGS CROSS

— in —
09 MINS

via Circle, Hammersmith & City or Metropolitan lines



CITY AIRPORT

— in —
36 MINS

via the Elizabeth line & DLR



GATWICK

— in —
40 MINS

via Thameslink

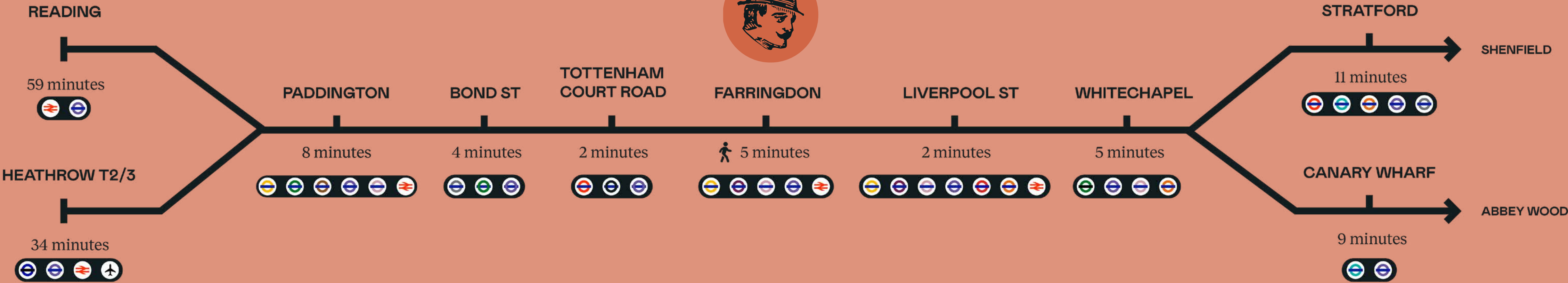


HEATHROW

— in —
34 MINS

via the Elizabeth line

ELIZABETH LINE



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://thewaterman.london)

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Designed by Stepladder stepladderuk.com



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A DEVELOPMENT UNDERTAKEN BY

