Twelve Smithfield

Farringdon

HQ workspace destination

122,000 sq ft

Completing

Q4 2028



CGI is indicative only.

Make yourself at work



A contemporary 122,000 sq ft HQ workspace coming to the heart of Smithfield. Rooted in culture and heritage, it enables businesses to thrive and individuals to realise their full potential.

Space to call your own



From top to bottom, Twelve Smithfield boasts a range of amenity and office space crowned with a central terrace that hosts 360˚ panoramic views of central London.

Level	Workspace (NIA)	Terrace	Arrival	Amenity/Cafe
Roof Garden	—	7,782	—	—
Fifth	19,806	334	—	—
Fourth	20,817	334	—	—
Third	20,903	334	—	—
Second	20,903	334	—	—
First	18,342	—	—	—
Ground	7,492	—	2,551	1,657
Forum	—	—	—	7,438
Gym / Fitness	—	—	—	2,702
Total	**108,263**	**9,118**	**2,551**	**11,797**

CGI is indicative only.

G

Ground floor

Offices (NIA)
7,492 sq ft 696 sq m

Café & Reception
4,208 sq ft 237 sq m

Goods and back of house

Core

Retail
4,101 sq ft 381 sq m

Key information

- Double height activated arrival
- Integrated occupier café and lounge amenity
- Seamless access to Forum event and meeting spaces
- Dual entrance to office
- Ground floor retail



Floorplan is indicative only.
Not to scale.

Arrival experience (Ground floor)



CGI is indicative only.

Arrival experience (Ground floor)



CGI is indicative only.

Amenity Café (Ground floor)



Amenity Café (Ground floor)



CGI is indicative only.

LG

Lower
Ground floor

Forum, meeting & events space (NIA)
7,438 sq ft 691 sq m

Fitness suite
2,702 sq ft 251 sq m

Cycle storage

Changing rooms

Goods and back of house

Core

Arrive your way.

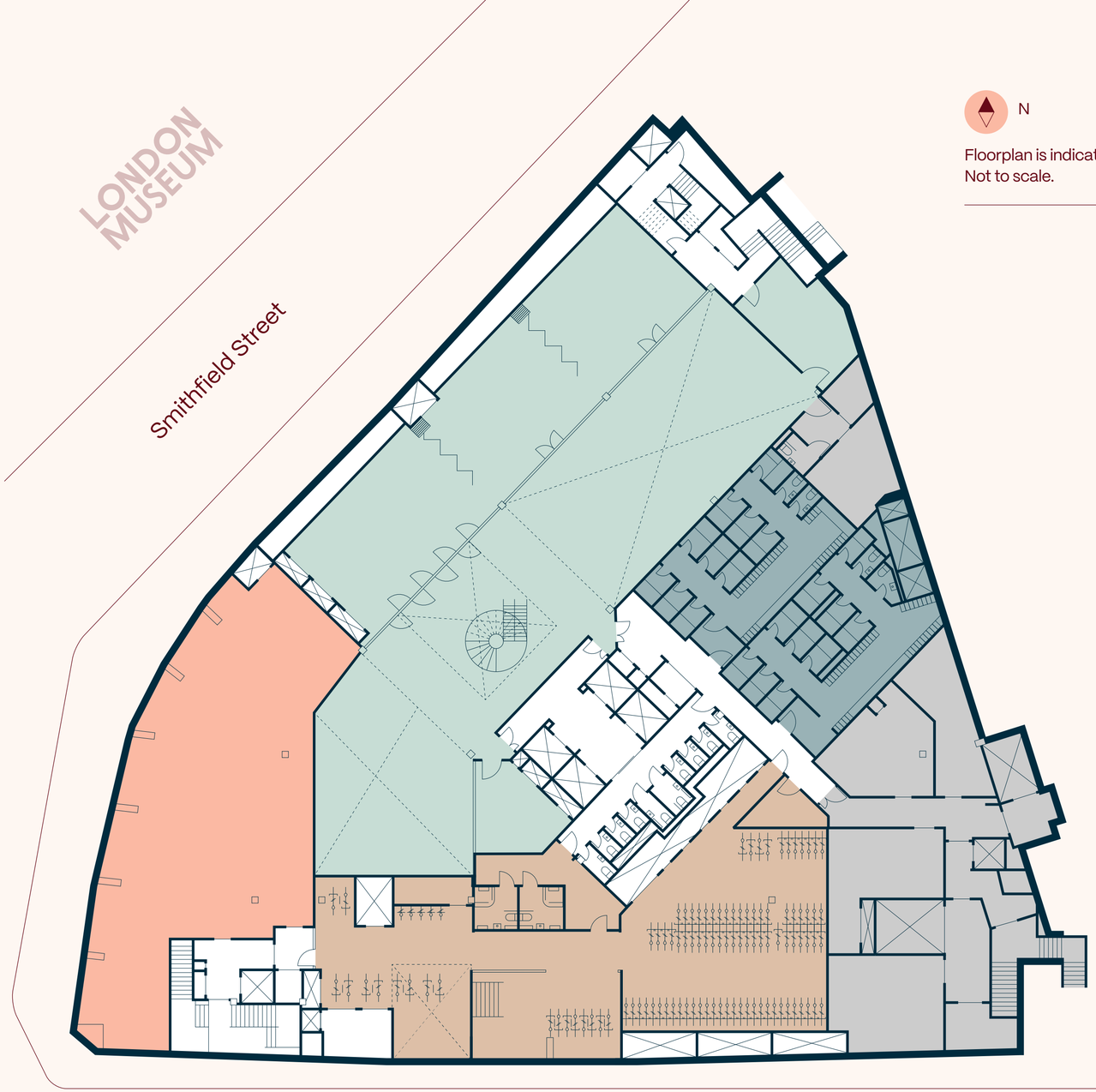
218 cycle spaces · 218 lockers · 22 showers

Ready when you are.

Repair station · maintenance pump · accessible facilities

Freshen up.

Changing rooms · vanity areas · hairdryers · towel & laundry service



N

Floorplan is indicative only.
Not to scale.



Lower Ground Floor

Join The Forum

The Forum is an exceptional hospitality-inspired workspace stretching across the lower ground floor, offering meeting rooms, lounges, quiet areas and collaborative zones set amongst mature planting and warm natural finishes. Designed for working, meeting or relaxing, it provides a distinctive environment that enhances the everyday workplace experience.

Lounge and Meeting Space (LG)



CGI is indicative only.



Lower Ground Floor

Fitness suite

The Fitness Suite provides a dedicated space for employees to prioritise health and well-being throughout the working day. Equipped for a range of workouts, from energising cardio sessions to strength training and recovery, the facility supports a balanced lifestyle, helping to boost productivity, reduce stress and promote overall physical and mental well-being.

Roof garden



Changing rooms (LG)



CGI is indicative only.

1

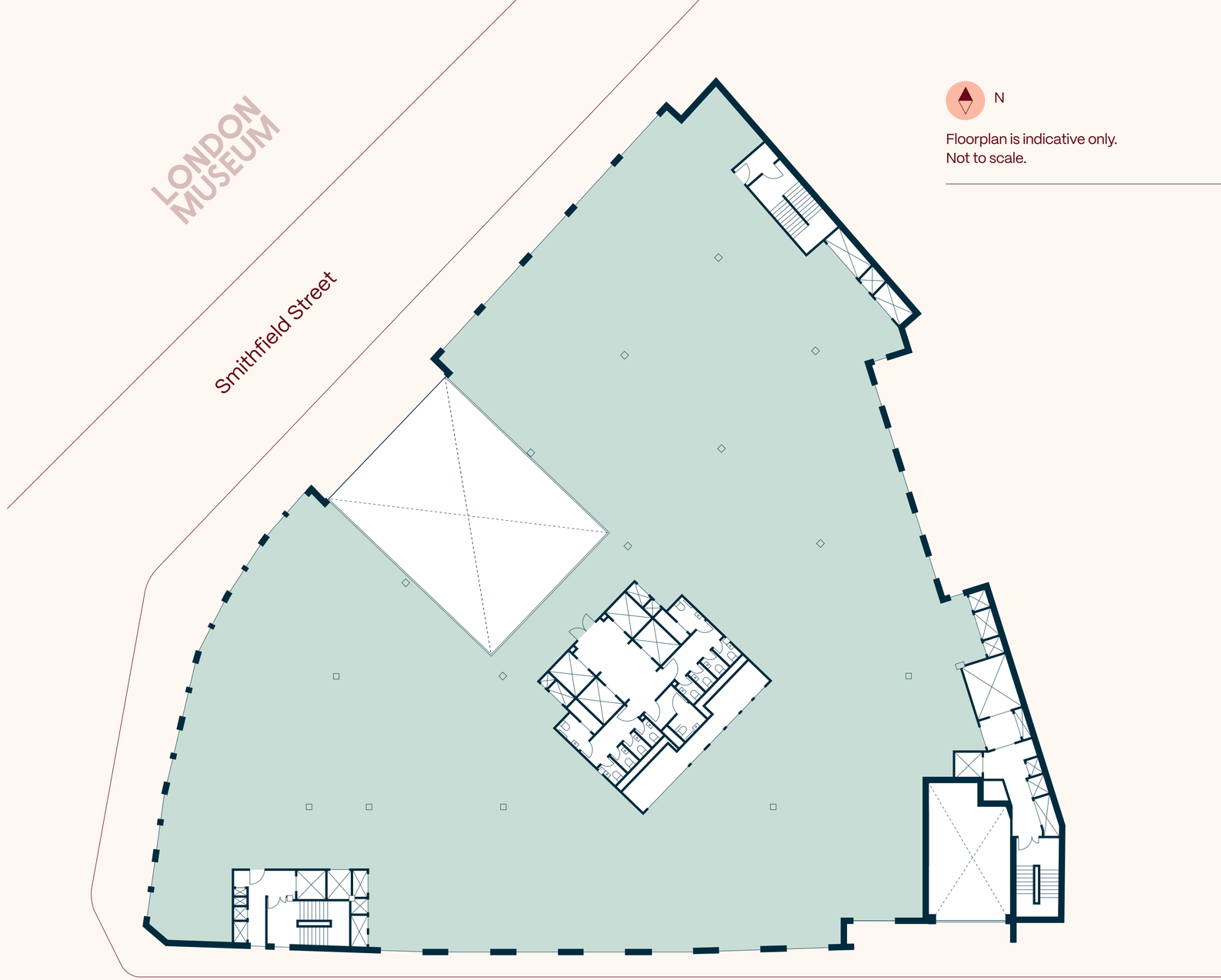
First floor

Office space (NIA)
18,342 sq ft 1,704 sq m

Core

Key information

- 2.87m floor–ceiling height



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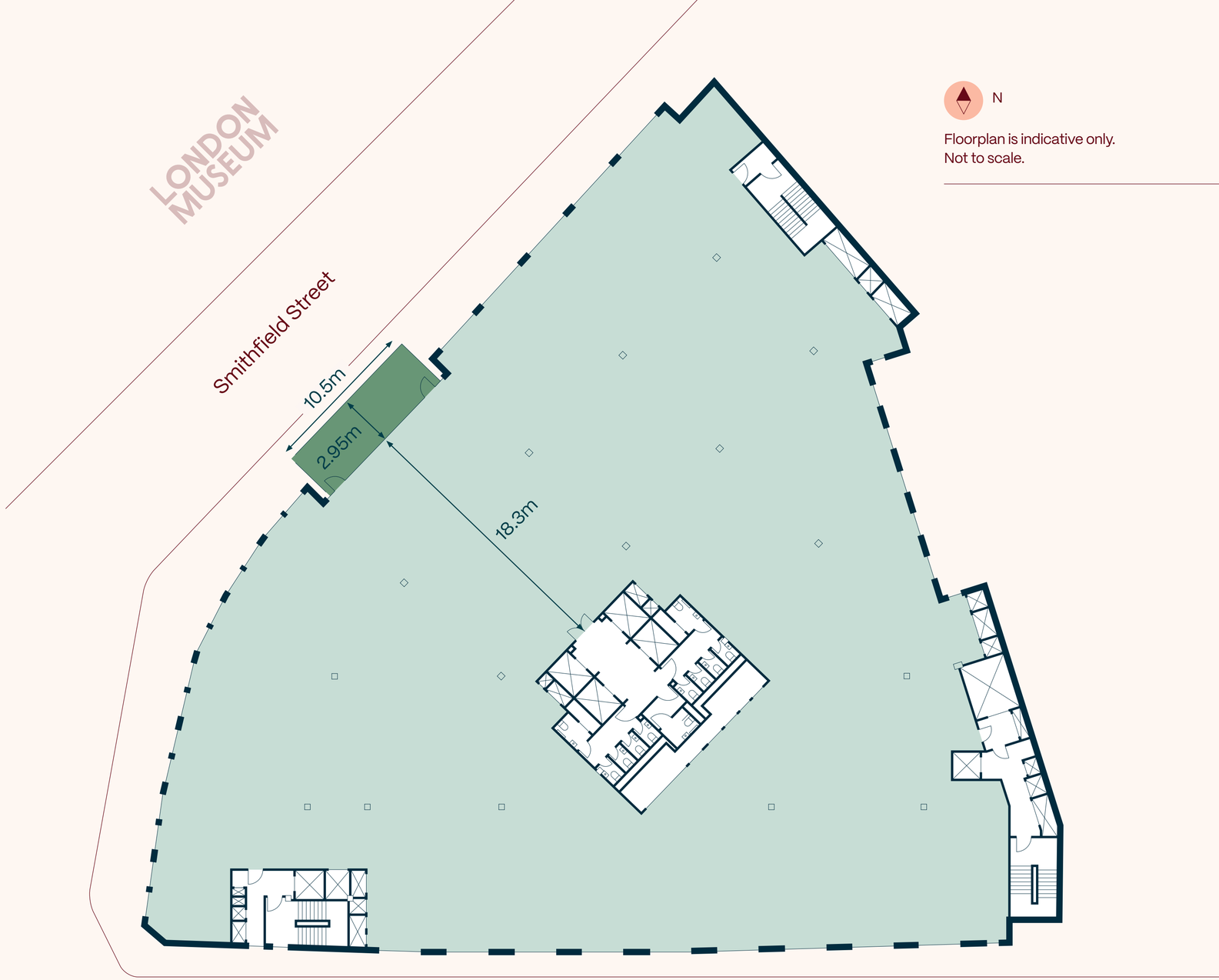
Floorplan is indicative only.
Not to scale.

2–4 Typical floor

Office space	(NIA)
20,817 – 20,903 sq ft	1,934 – 1942 sq m
Terrace	
334 sq ft	31 sq m
Core	

Key information

- 2.87m floor–ceiling height
- Private terrace



5

Fifth floor

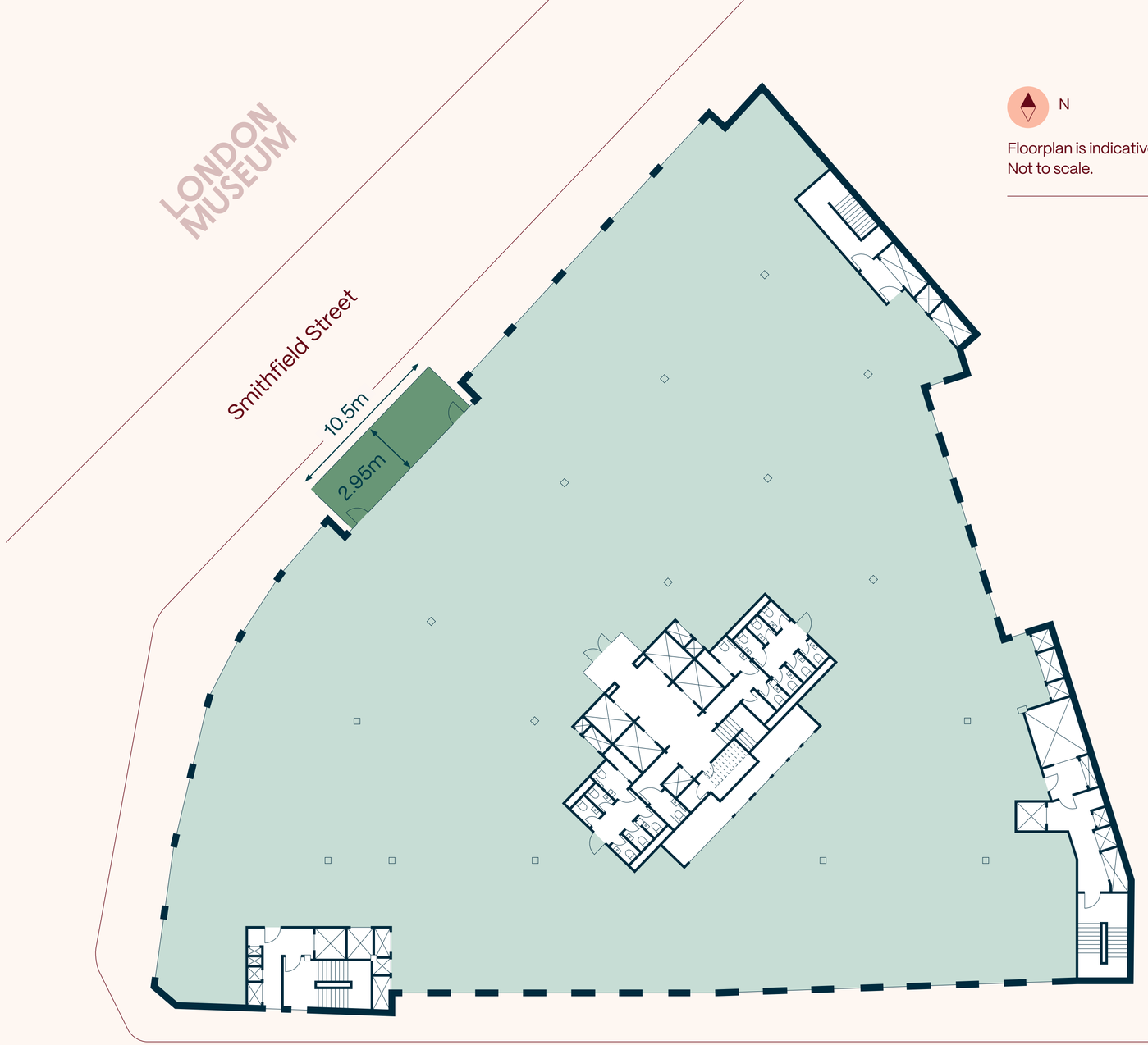
Office space (NIA)
19,806 sq ft 1,840 sq m

Terrace
334 sq ft 31 sq m

Core

Key information

- 2.87m floor-ceiling height
- Private terrace



6

Roof Garden

Event space
7,782 sq ft 723 sq m

Terraces
7,782 sq ft 723 sq m

Plant

Photovoltaics

Core

Space to breathe

- Flexible event space
- Two terrace spaces
- Considered and biodiverse landscaping
- Seating & breakout space for outdoor meetings
- Walled garden
- Impressive 360 degrees views across London



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Floorplan is indicative only.
Not to scale.

Western Terrace

Elevated thinking



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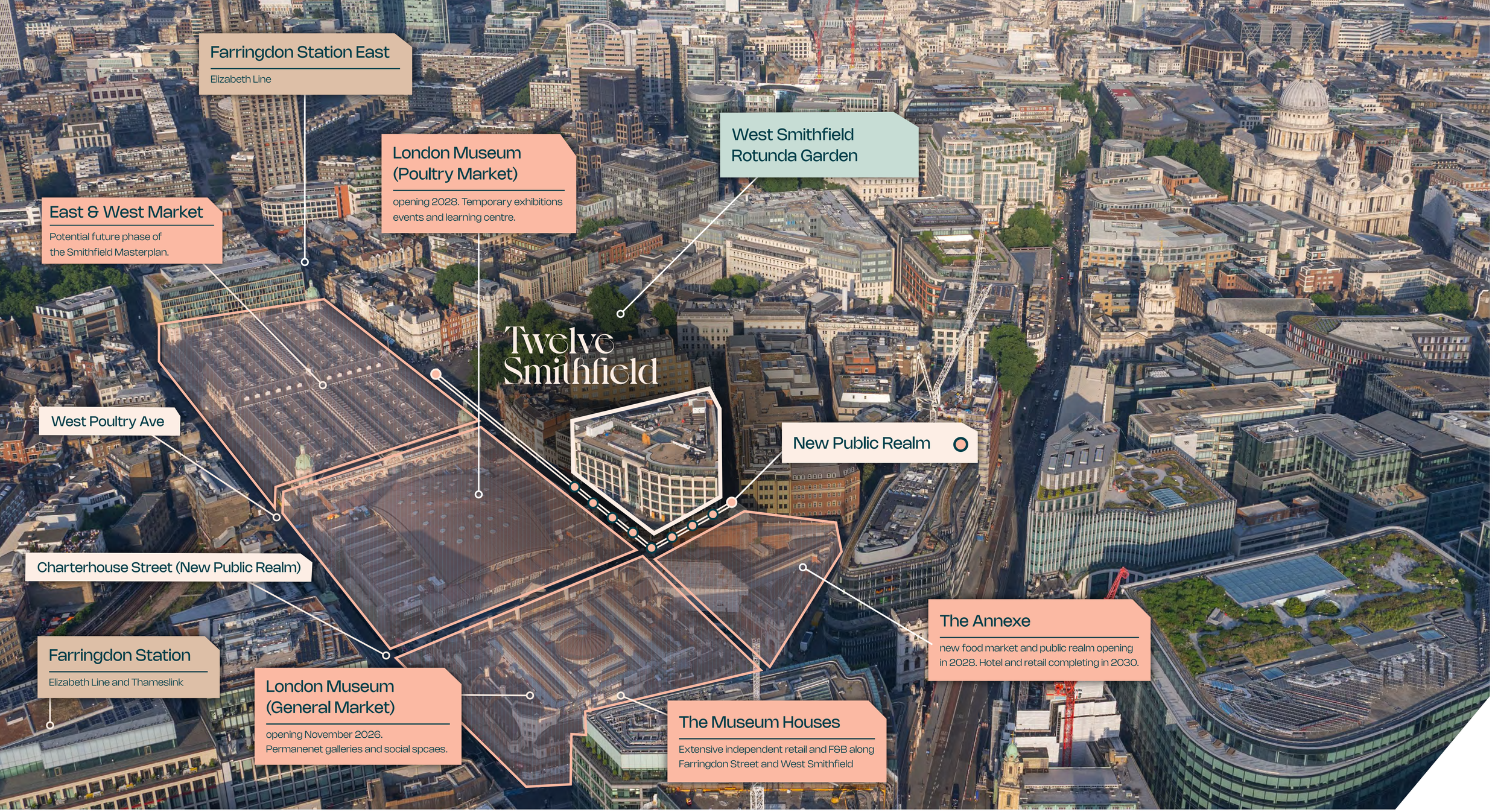
Home to ambition

Since1174

Smithfield has been a centre of commerce for more than eight centuries, first established in 1174 as a livestock market just outside the medieval walls of London. Its open space quickly became a key hub for trading cattle, sheep and horses.



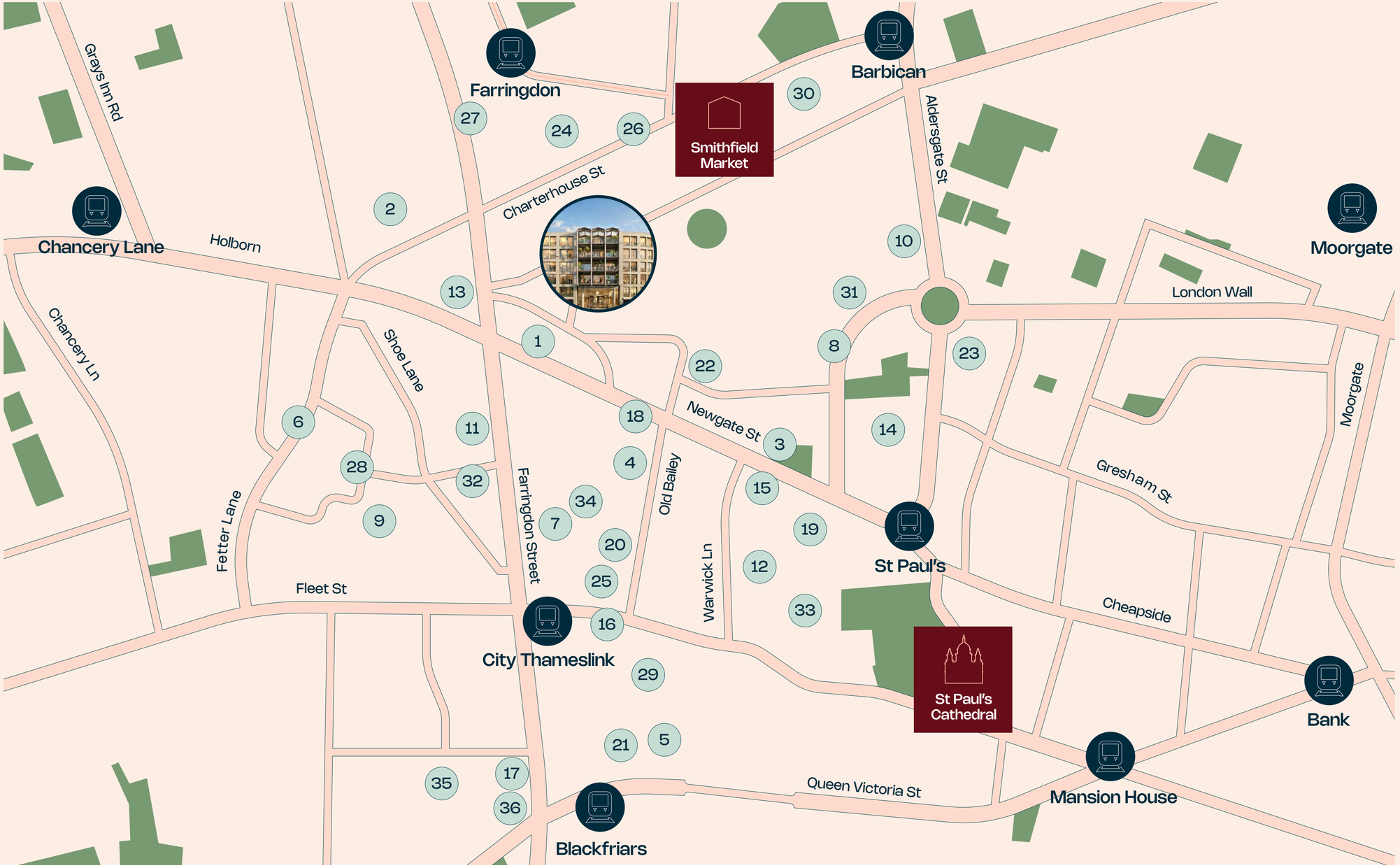
Over time, Smithfield developed into one of the city’s most significant markets while also hosting fairs, public gatherings and periods of urban transformation. Evolving alongside London itself, it has remained a focal point of trade and enterprise.


Farringdon Station East
Elizabeth Line
London Museum (Poultry Market)
opening 2028. Temporary exhibitions events and learning centre.
West Smithfield Rotunda Garden
East & West Market
Potential future phase of the Smithfield Masterplan.
Twelve Smithfield
West Poultry Ave
New Public Realm
Charterhouse Street (New Public Realm)
The Annexe
new food market and public realm opening in 2028. Hotel and retail completing in 2030.
Farringdon Station
Elizabeth Line and Thameslink
London Museum (General Market)
opening November 2026. Permanenet galleries and social spcaes.
The Museum Houses
Extensive independent retail and F&B along Farringdon Street and West Smithfield

Today, Smithfield is home to some of the world's cultural and business change makers...



Amazon 1
Anglo American 2
Bank of America 3
Barings 4
BNY 5
Bird & Bird 6
Charles Russell Speechlys . . . 7
Chicago Booth 8
Deloitte 9
DLA Piper 10
Godman Sachs 11
Goodwin 12
Hogan Lovells 13
HSBC 14
ICE 15
ICG 16
JP Morgan 17
Just Eat 18
LSEG 19
Mizuho 20
Newton 21
Octopus Investments 22
Osborne Clarke 23
Partners Group 24
Petronas 25
Sainsbury's 26
Snapchat 27
Taylor Wessing 28
Teneo 29
TikTok 30
The Trade Desk 31
Travers Smith 32
T Rowe Price 33
Withers 34
World Bank Group 35
Unilever 36



Right on your doorstep

From morning coffee to evening entertaining, in Smithfield and Farringdon you're spoilt for choice.



1



Meet for drinks



2

Bars and cafés including:

1 The Green
2 56 Wine Bar and Shop
3 Fox & Anchor
4 Prufrock Coffee
5 Smiths of Smithfield
+ 21 West
+ Alban Of London
+ The Butchers Hook & Cleaver
+ Details bar and café
+ Gail's Bakery
+ Snoozzze Coffee
+ Balfour St Barts
+ Paul (Charterhouse)
+ Malmaison (Hotel)
+ The Fable
+ Winemakers Club



3



4



5



1



2



3



4


5



6

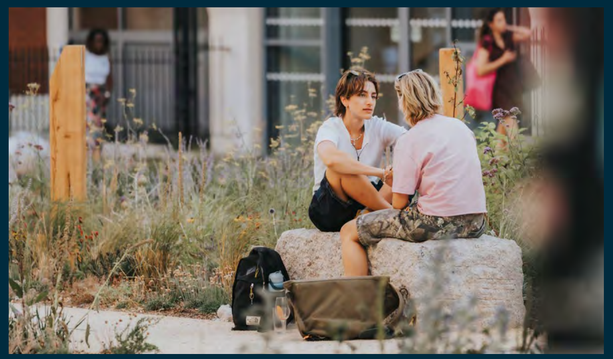
Make dinner plans

Restaurants including:

1 St John
2 Ibai
3 Quality Chop House
4 Luca
5 Moro
6 Le Café du Marché
+ Bleeding Heart
+ Cloth Restaurant
+ Vinoteca Farringdon
+ Brutto
+ Origin City
+ Restaurant St Barts
+ Bouchon Racine
+ Vivat Bacchus
+ Smiths of Smithfield
+ APULIA



& take some time out





New cultural destination

London Museum (opening 2028)

London Museum (2026)

New public realm

290,000 sq ft

Regenerated space



Smithfield is being transformed into a new destination for modern London. Bringing together workplaces, independent food and drink, public gathering spaces, events and the new London Museum in one of the city's most historic neighbourhoods.

CGI is indicative only. London Museum Planning Image – Aerial © Secchi Smith



LONDON MUSEUM

Main galleries opening

Q4 2026

Fully complete

2028

Fully invested

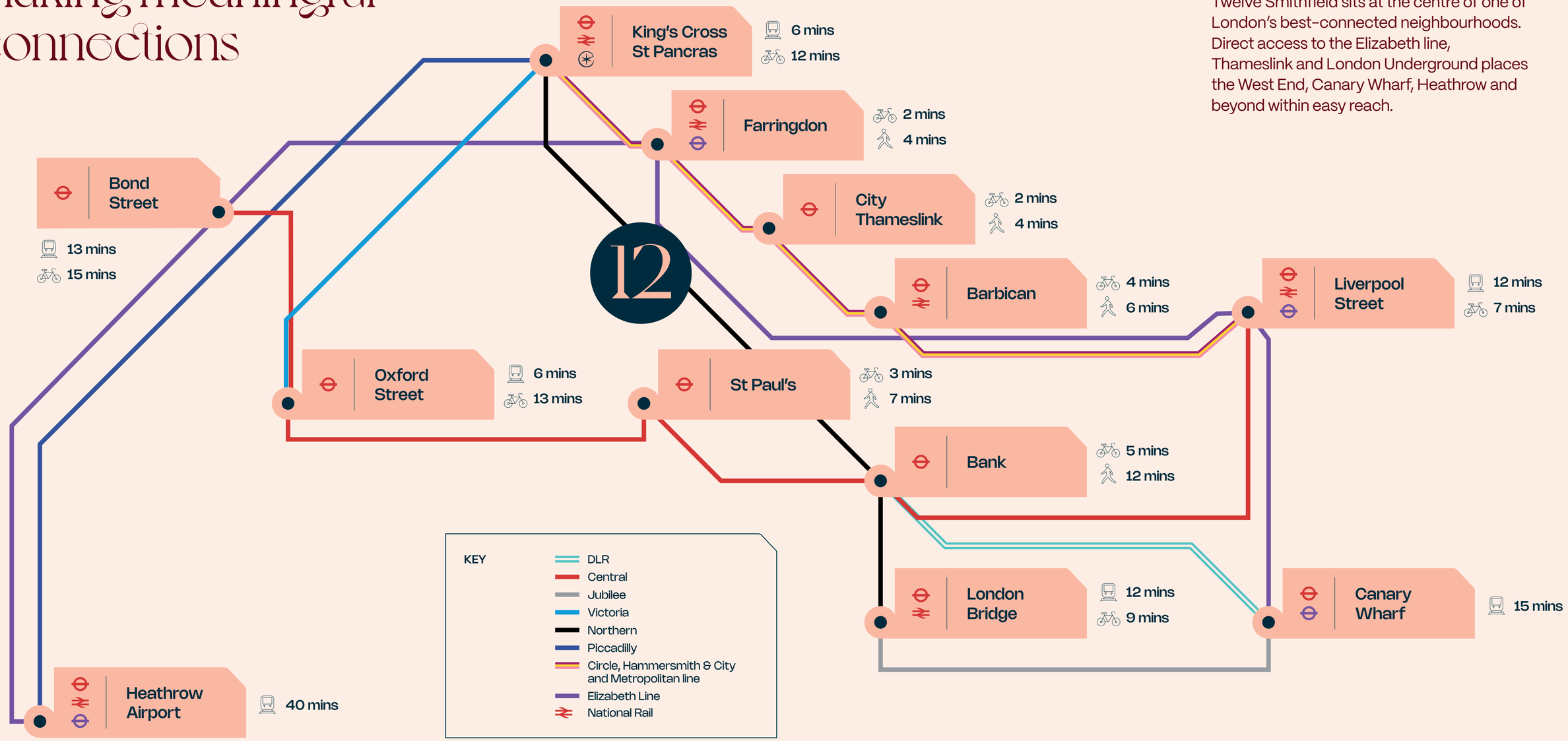
The new London Museum will bring significant investment, footfall and international attention to Smithfield. Expected to attract millions of visitors, it will support local businesses and strengthen the area's appeal as a destination for commerce and culture.

PLUS dedicated learning spaces provide opportunities for education, engagement, and creative development across all ages.

CGI is indicative only. General Market – Past Time (c) General Market – Past Time © Secchi Smith Atelier Brückner

Making meaningful connections

With Farringdon station just moments away, Twelve Smithfield sits at the centre of one of London's best-connected neighbourhoods. Direct access to the Elizabeth line, Thameslink and London Underground places the West End, Canary Wharf, Heathrow and beyond within easy reach.

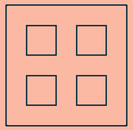


Made for better work

The Building:



Extensively retrofitted
Low-carbon transformation.



A new face for Smithfield
Brand-new façade.



A grand arrival
Double-height reception.

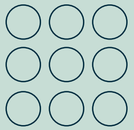
Space to do more:



Integrated amenities
16,851 sq ft of cafe, events space and meeting rooms.



Room to breathe
Gym and yoga spaces to energise, reset and recharge.



Designed around people
1 person per 10m².

Smart by design:



Always moving
4 passenger + 2 goods lifts.

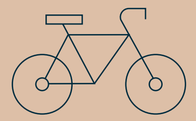


Intelligent inside and out
Smart technology throughout.

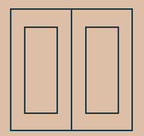


Room to work
Generous floor-to-ceiling heights.

Better ways to arrive:



Cycle in
218 cycle spaces.



Lock it up
218 lockers.



Freshen up
24 showers.

Greener by nature:



Bringing nature in
Biodiversity and green spaces throughout.



Fully electric
Designed without fossil fuels.



The Terrace
7,781 sq ft of communal green space to reset and recharge.

Keeping house

BREEAM

Targeting
BREEAM Outstanding

NABERS

Targeting
Nabers UK 5*

Targeting
EPC A

WELL CORE PLATINUM

Targeting
WELL Core Platinum

WIRED SCORE PLATINUM

Targeting
Wired Score Platinum

Reuse and recycle

A strategy to reduce, reuse and recycle materials in alignment with the principles of circular economy throughout design

< 555

Whole life embodied carbon
$kgCO_2e/m^2$ GIA
aligning to LETI A benchmark

< 350

Upfront carbon
$kgCO_2e/m^2$ GIA
aligning to LETI A benchmark

Energy

- Fully electric from renewable sources
- FUI: 60 kWh/m2 GIA / year
  (equivalent to NABERS 5*)



Trusted to deliver

Backed by Railpen, one of the UK's largest and longest-established pension funds, with a proven track record of responsibly safeguarding and investing approximately £34 billion on behalf of 350,000 members of the railway pension schemes.

RAILPEN

IPE EUROPEAN PENSION FUND AWARDS

Winner of ESG awarded at IPE

Botanic Place 333,000 sq ft | Office



Mill Yard 210,000 sq ft | Office



The Fenner 100,000 sq ft | Office



Key data

Portfolio

£2.35bn

Assets owned

43

Annual rent

£140m

Total square footage

5.15m

Office weighting

43%

CGIs are indicative only.

Twelve Smithfield

Farringdon

A development by:

RAILPEN

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October 2026. Design by Matter. 1016392.