Twelve Smithfield

Farringdon

HQ workspace destination

122,000 sq ft

Completing

Q4 2028

Floorplans

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



N

Floorplan is indicative only.
Not to scale.

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.

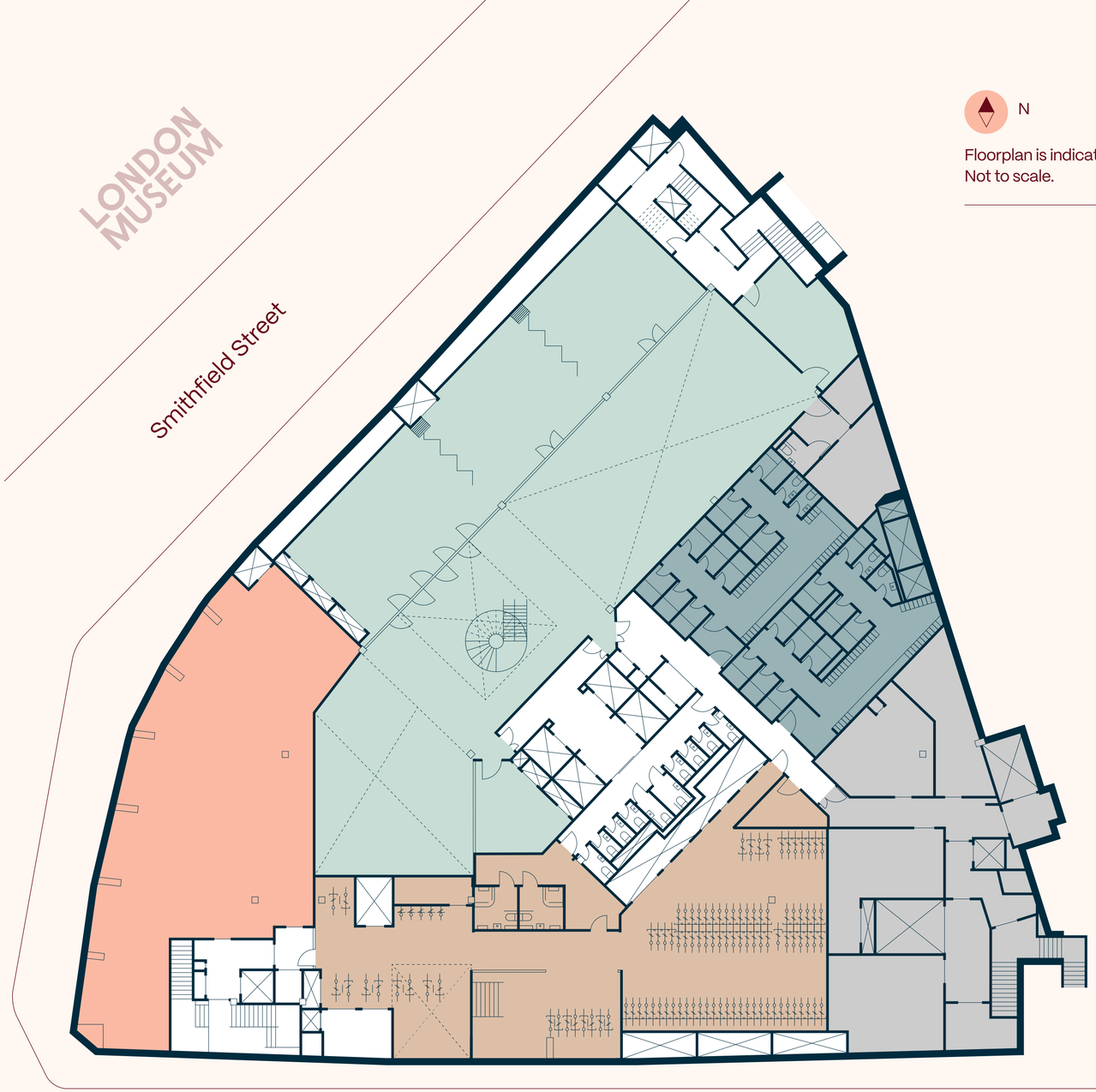
218 cycle spaces · 218 lockers · 22 showers

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.

1

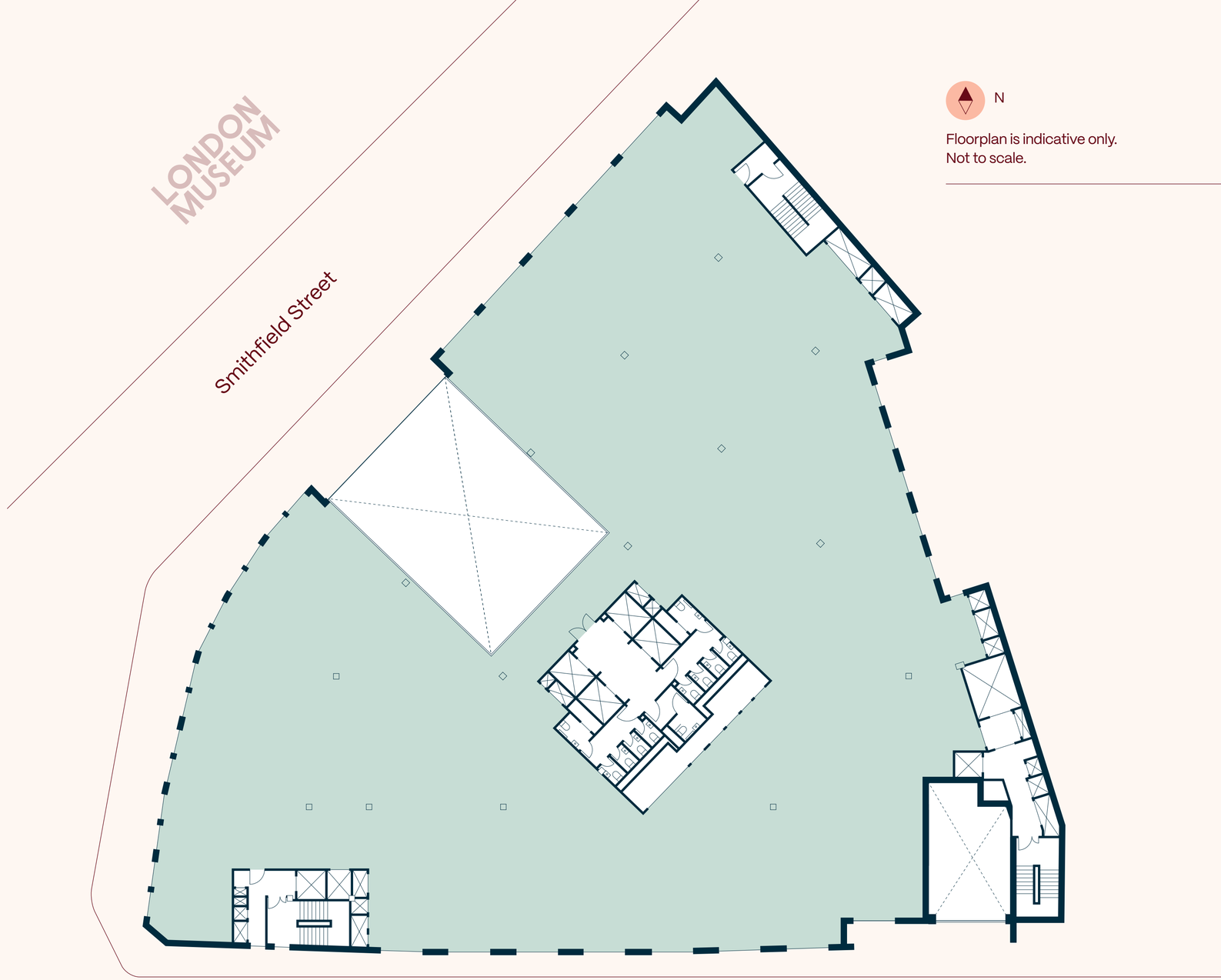
First floor

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

Core

Key information

- 2.87m floor–ceiling height



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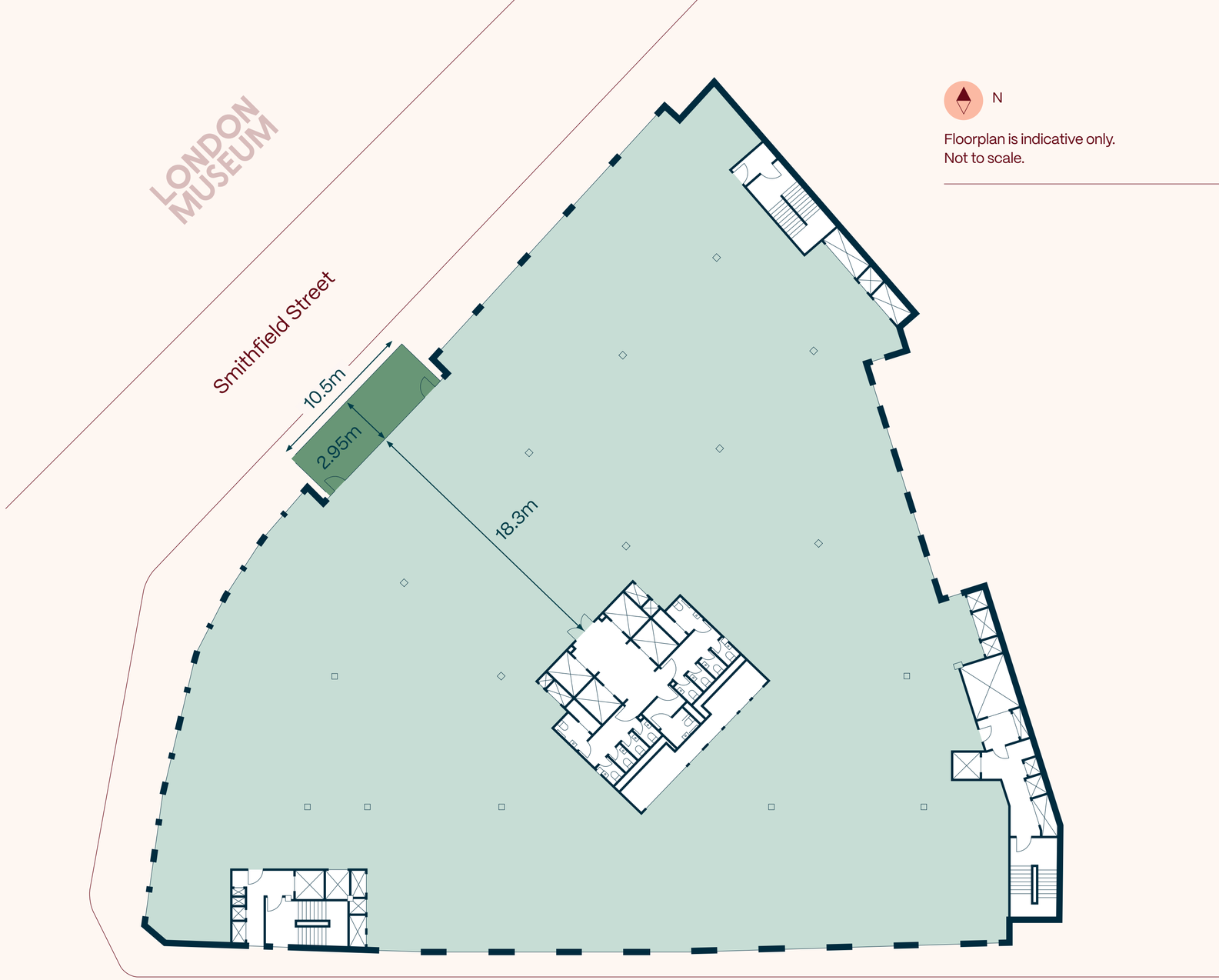
Floorplan is indicative only.
Not to scale.

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

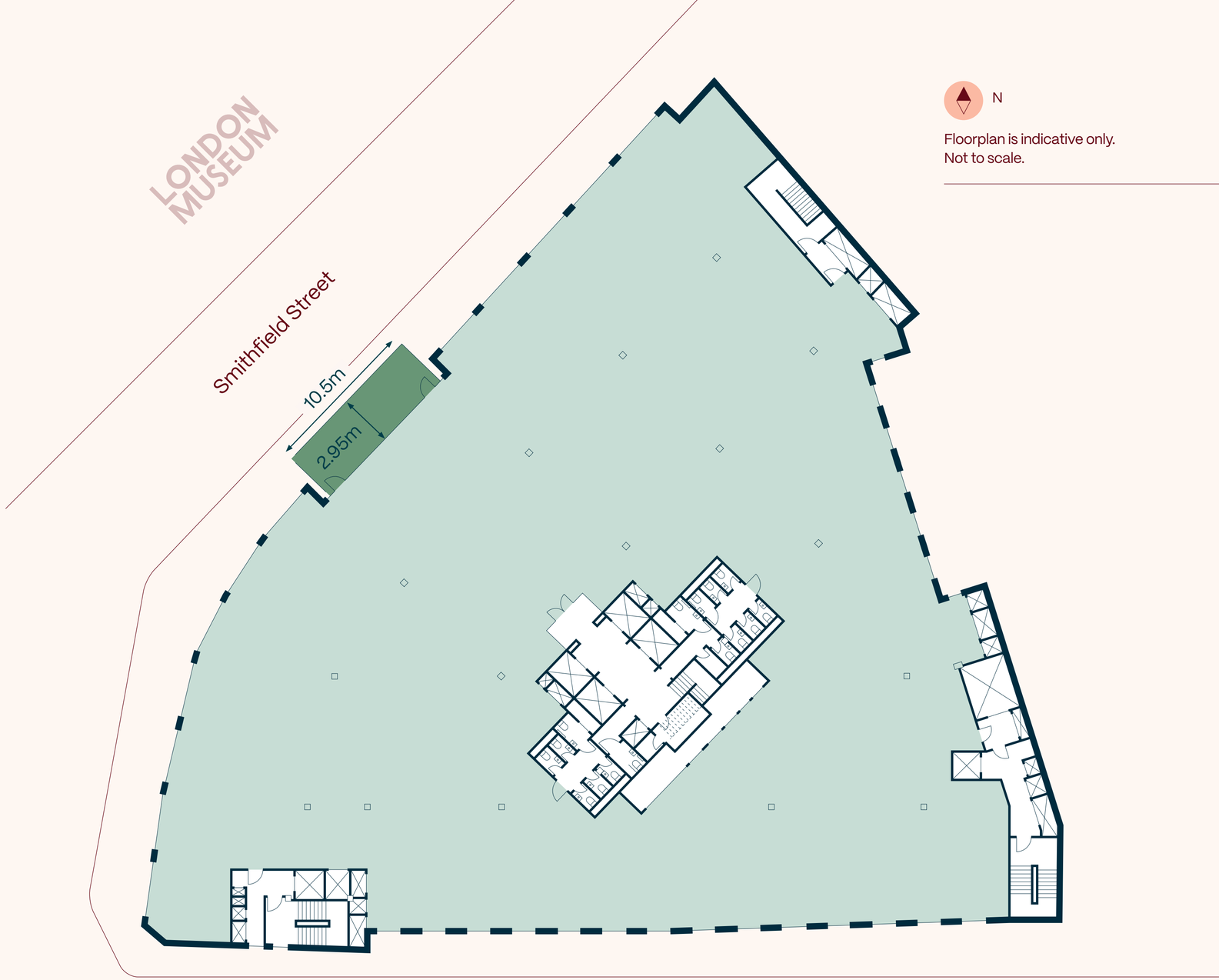
Office space (NIA)
19,806 sq ft 1,840 sq m

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

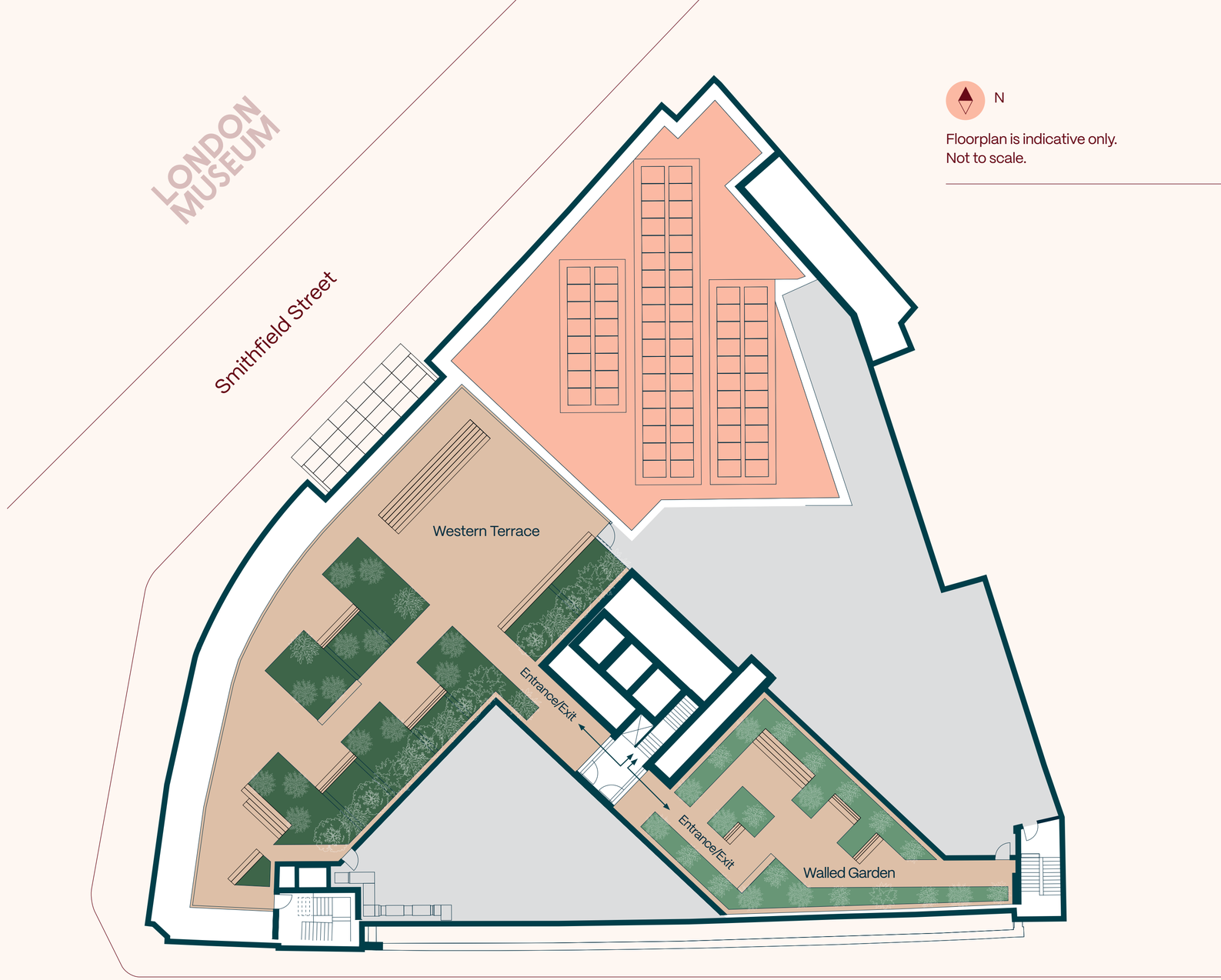
Plant

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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Not to scale.

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