

KINGS WORKS



Kings Buildings, Smith Square
Westminster, SW1P 3JJ

A sophisticated collection of managed office studios in the historic heart of Westminster. Fully refurbished by Frameworks to provide high-quality, occupier-ready workspace. Available June 2026.



About

KINGS WORKS is a rare opportunity to establish your HQ within a stone's throw of Parliament.

Frameworks' third Westminster address, the building will offer a maximum of six managed studios—a curated mix of self-contained and serviced offices—designed for discerning occupiers seeking discretion, quality and a central London base.

Spaces are delivered on a fully managed basis, with Frameworks overseeing daily operations and maintenance for a simple, all-inclusive monthly fee.



by FRAMEWORKS
30 Berwick Street, Soho
W1F 8RH, 0203 581 5752

Studio Availability

A	24 desks	976 sqft
B	24 desks	1,021 sqft
C	40 desks	2,303 sqft
D	50 desks	2,798 sqft
E	82 desks	5,381 sqft



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Kings Works

5 Studios

This imposing early 20th-century building commands a prominent position overlooking Grade I-listed St John's Church and the greenery of Smith Square. The refurbished interiors express a quiet sophistication, with warm, restrained tones complemented by deep blues and walnut accents, alongside contemporary furniture designed to support modern working.



Occupier Ready

Studios are fully furnished, pre-connected and ready for immediate occupation from June 2026.

Alongside self-contained suites, occupiers benefit from access to a shared communal lounge, ideal for informal meetings or quiet working.

The building includes a manned reception, shared shower facilities and secure bike storage in the basement—supporting seamless day-to-day working.



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Kings Works

Entrance lobby

Specification

Our Licence Agreements include a recurring monthly fee that covers the following items and spec:

Occupation of a spectacular self-contained or serviced studio at Kings Works

Ongoing facilities management and client services via our Operations team

All building costs such as rent, business rates, utilities, etc.

🏠 Comprehensive furnishing with work-ready task areas and fully-equipped meeting, breakout and dining spaces

✳️ Dedicated air conditioning and air-handling system

☕ Fitted kitchen with a coffee machine and boiling/filter water tap

🏠 Private meeting rooms, access to a communal lounge and phone booths (where shown)

📶 Full fibre connectivity with 100MB allocated bandwidth (adjustable), ethernet provision and a dedicated cabinet

🕒 24/7 access via cards/fobs using a Paxton security system

🧹 Daily cleaning and waste management

🚿 Showers, bike storage



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Location



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Kings Works

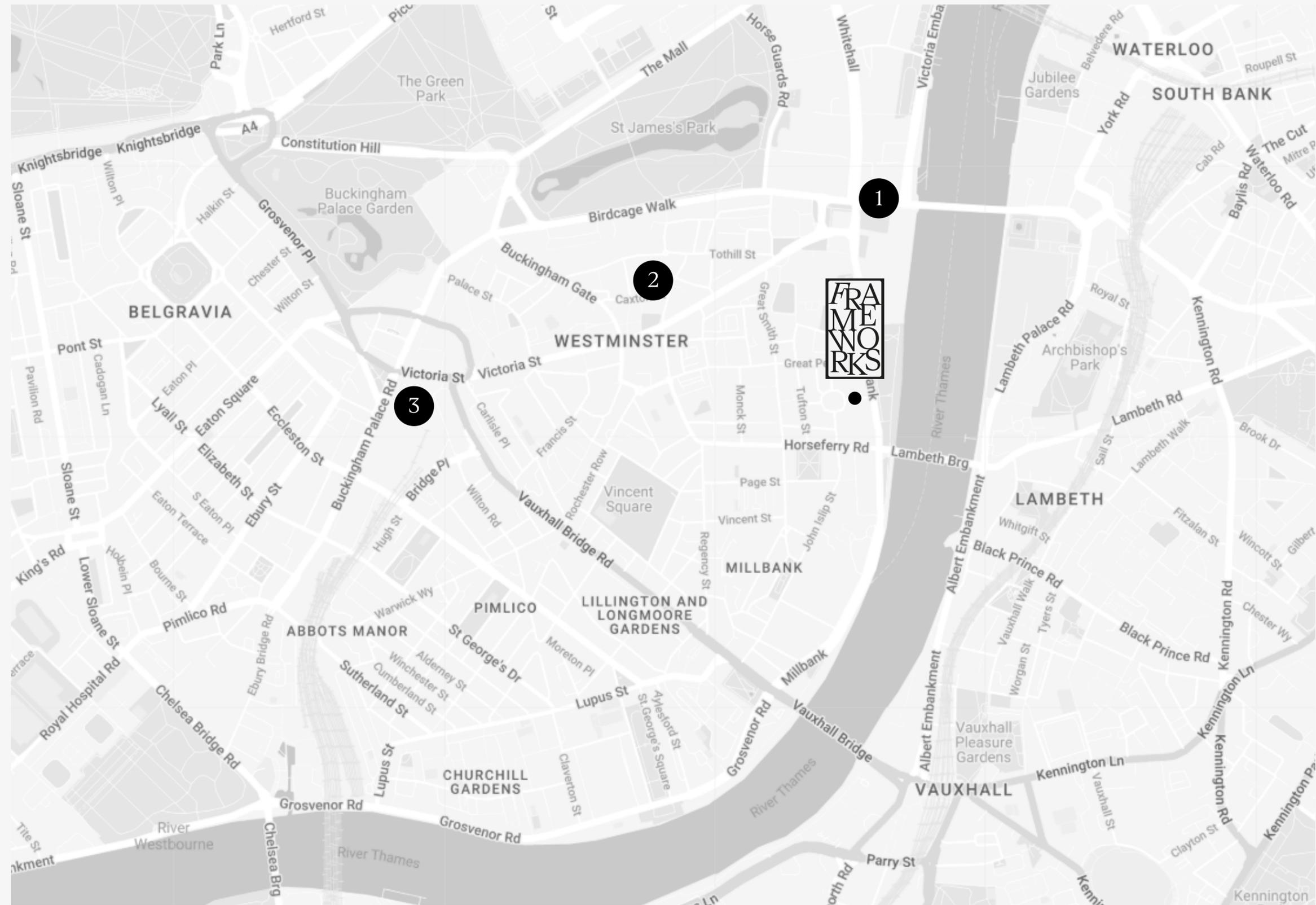
Location

KINGS WORKS sits on the corner of Smith Square—an iconic address in the historic heart of Westminster.

Moments from Parliament and Millbank, the setting offers exceptional proximity to the institutions of government, yet feels removed from the main tourist thoroughfares.

A nearby parade of shops along Horseferry Road provides everyday convenience. Green space at Victoria Tower Gardens is just a short stroll away.

- 1. Westminster (7 mins walk)
- 2. St James's Park (8 mins walk)
- 3. Victoria (12 mins walk)



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Floorplans



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Kings Works

3rd Floor

Unit A

976 sqft

2 meeting rooms

Unit B

1,021 sqft

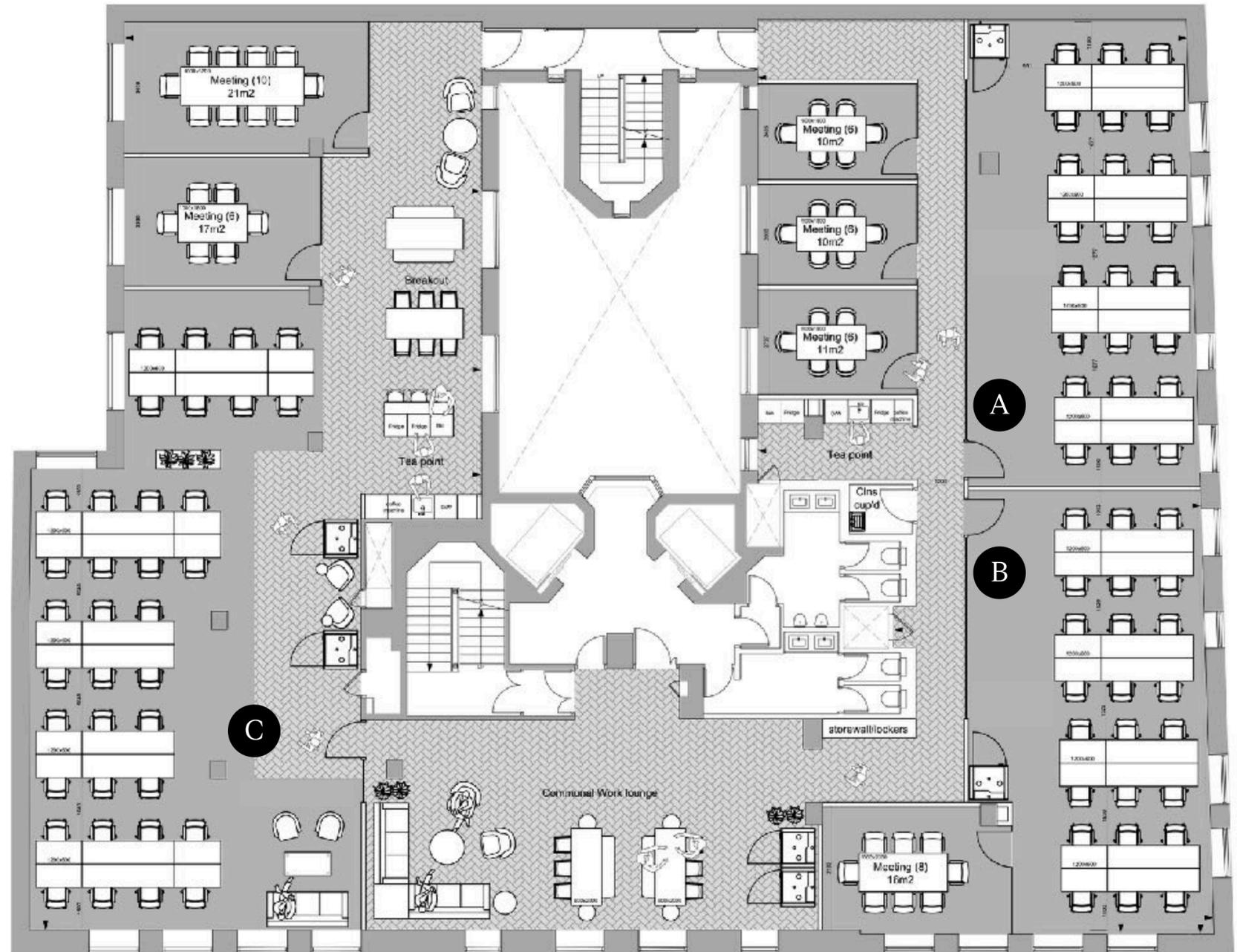
2 meeting rooms

Unit C

2,303 sqft

Private kitchen

2 meeting rooms



4th Floor

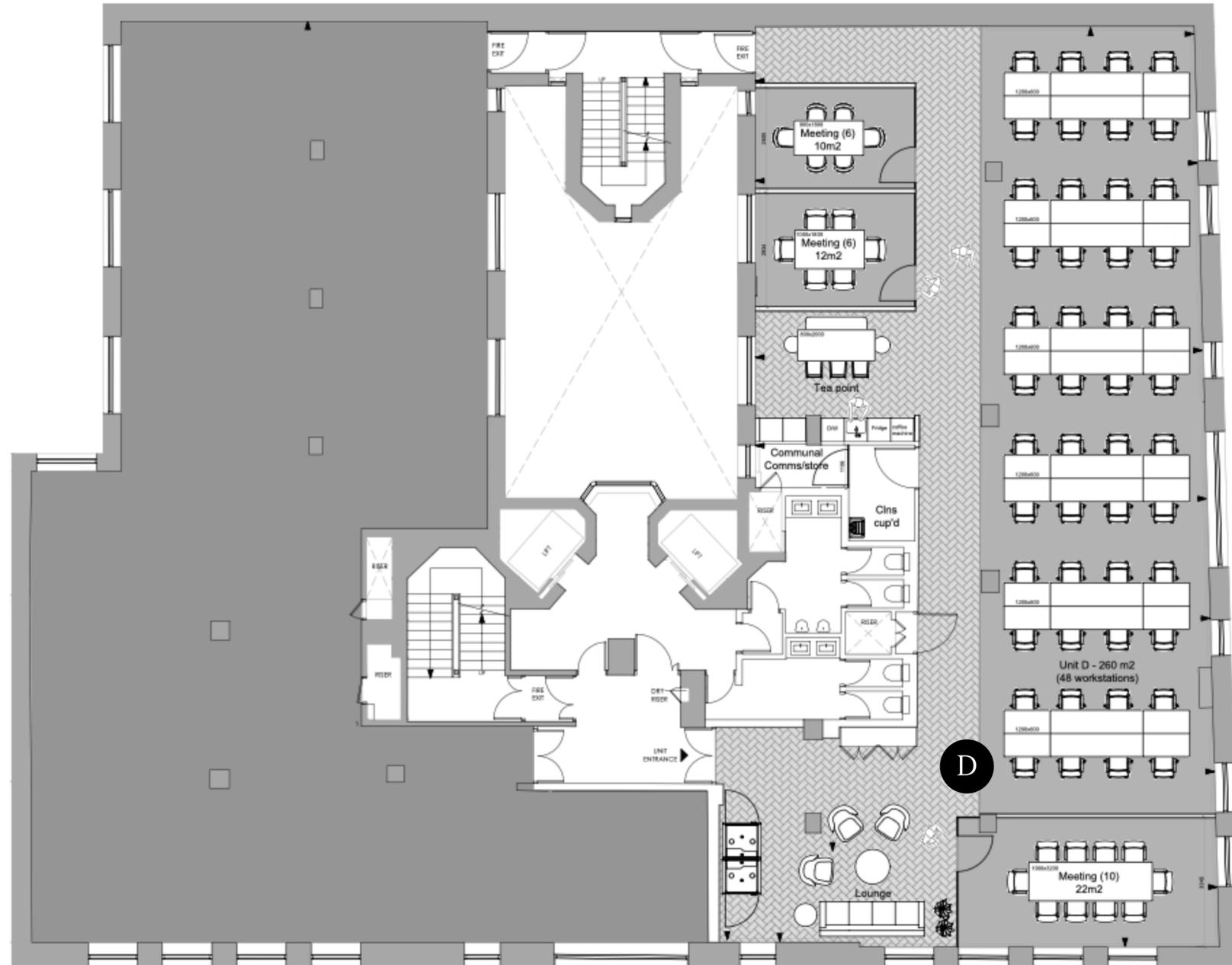
Unit D

2,798 sqft

3 meeting rooms

Private kitchen

Use of communal lounge space on
3rd floor



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5th Floor

Unit E

5,381 sqft

5 meeting rooms

Private kitchen

Use of communal lounge space on
3rd floor

