

LINCOLN WORKS



235 High Holborn
London, WC1V 7LE

About

LINCOLN WORKS is an impressive Art Deco building in a prominent position, a few doors down from Holborn Station.

Frameworks is reimagining the whole space, transforming it into a suite of just six private HQ offices alongside a best-in-class shared lounge and events space.

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

Available from 1st January 2027.



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

The refurbishment returns the building to its Art Deco heritage, from the tiled entrance way and reclaimed terrazzo staircase through to the monochrome offices with geometric detailing, block-patterned carpets and original Crittall bar windows. Designed in collaboration with architects Studio Caro Lundin and Workplace Creations.



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Lincoln Works

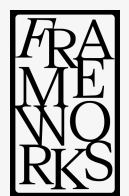
Six Studios

The offices are managed units, each with their own kitchen, meeting room, breakout and dining space.

Every unit occupies an entire floor and is dual aspect, with generous proportions and flexible layouts for their occupiers.

1st	40 desks	2,056 sqft
2nd	32 desks	1,916 sqft
3rd	30 desks	1,905 sqft
4th	30 desks	1,830 sqft
5th	30 desks	1,712 sqft
6th	24 desks	1,410 sqft





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Specification

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

Occupation of a spectacular self-contained dual-aspect unit in Holborn

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 coffee machine, boiling/filter tap)
- Private meeting rooms and phone booths (where shown)
- Full fibre connectivity with ethernet provision and a dedicated cabinet
- Shared lounge space, bookable board room and discounted access to a 50-seater events space
- 24/7 access via cards/fobs (Paxton security system)
- Daily cleaning and waste management
- Showers, bike storage, drying cupboard



Location



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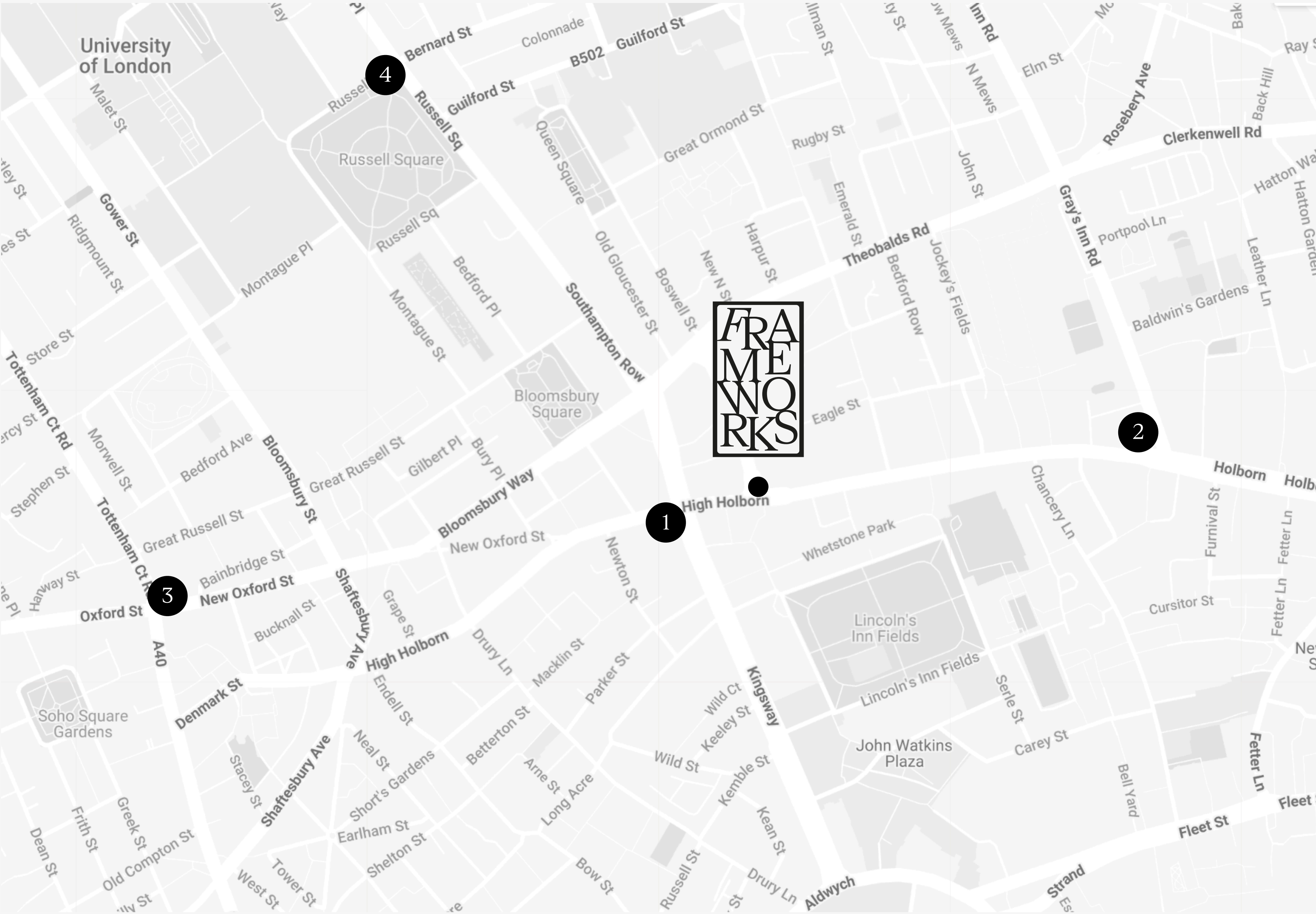
Lincoln Works

Location

LINCOLN WORKS sits in the heart of High Holborn, near Kingsway, within touching distance of the West End and easily accessible to Midtown. It is a truly central spot in the capital.

The name comes from nearby Lincoln's Inn Fields, a fantastic spot of green space three minutes' walk away, with the best of London's entertainment, food and beverage on the doorstep.

- 1. High Holborn (1 min)
- 2. Chancery Lane (8 mins)
- 3. Tottenham Court Rd (11 mins)
- 4. Russell Square (14 mins)



Floorplans



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Unit 1

- Floor 1
- 2,056 sqft
- 40 desk max capacity
- 2 meeting rooms
- 1 phone booth

- Also included:
- Kitchen
 - Dining/informal meet area
 - Breakout space

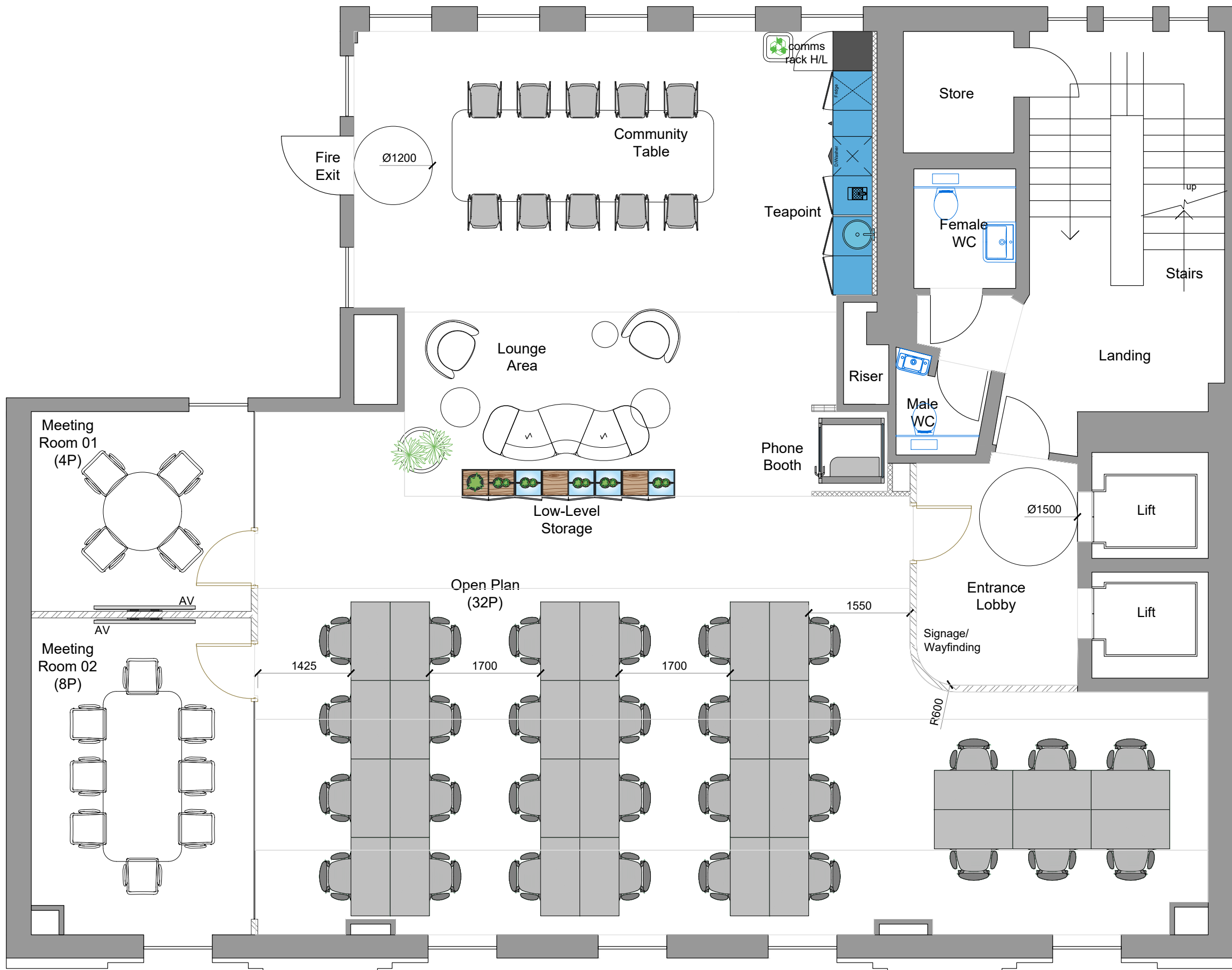
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Unit 2

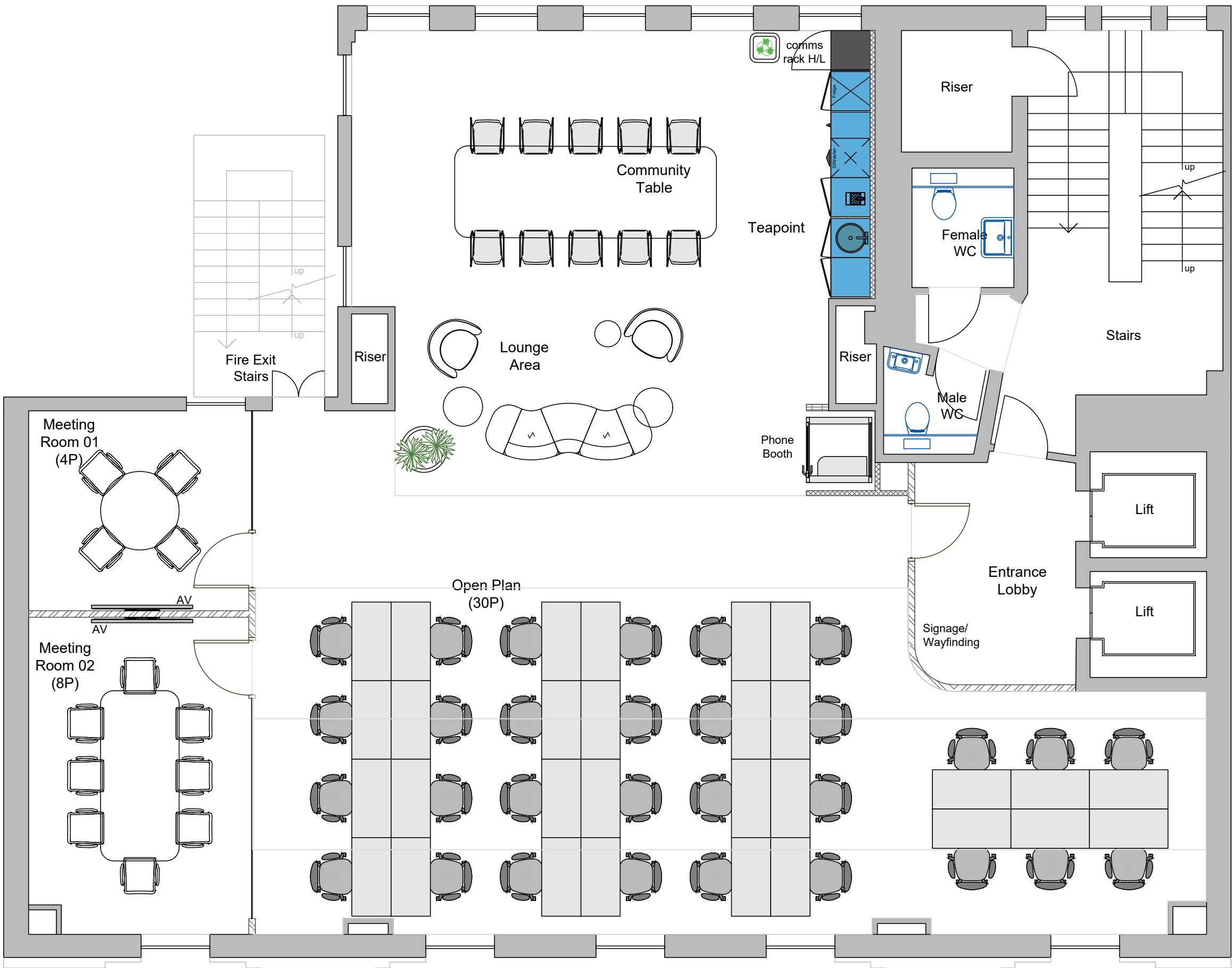
- Floor 2
- 1,916 sqft
- 32 desk max capacity
- 2 meeting rooms
- 1 phone booth

- Also included:
- Kitchen
 - Dining/informal meet area
 - Breakout space



Unit 3

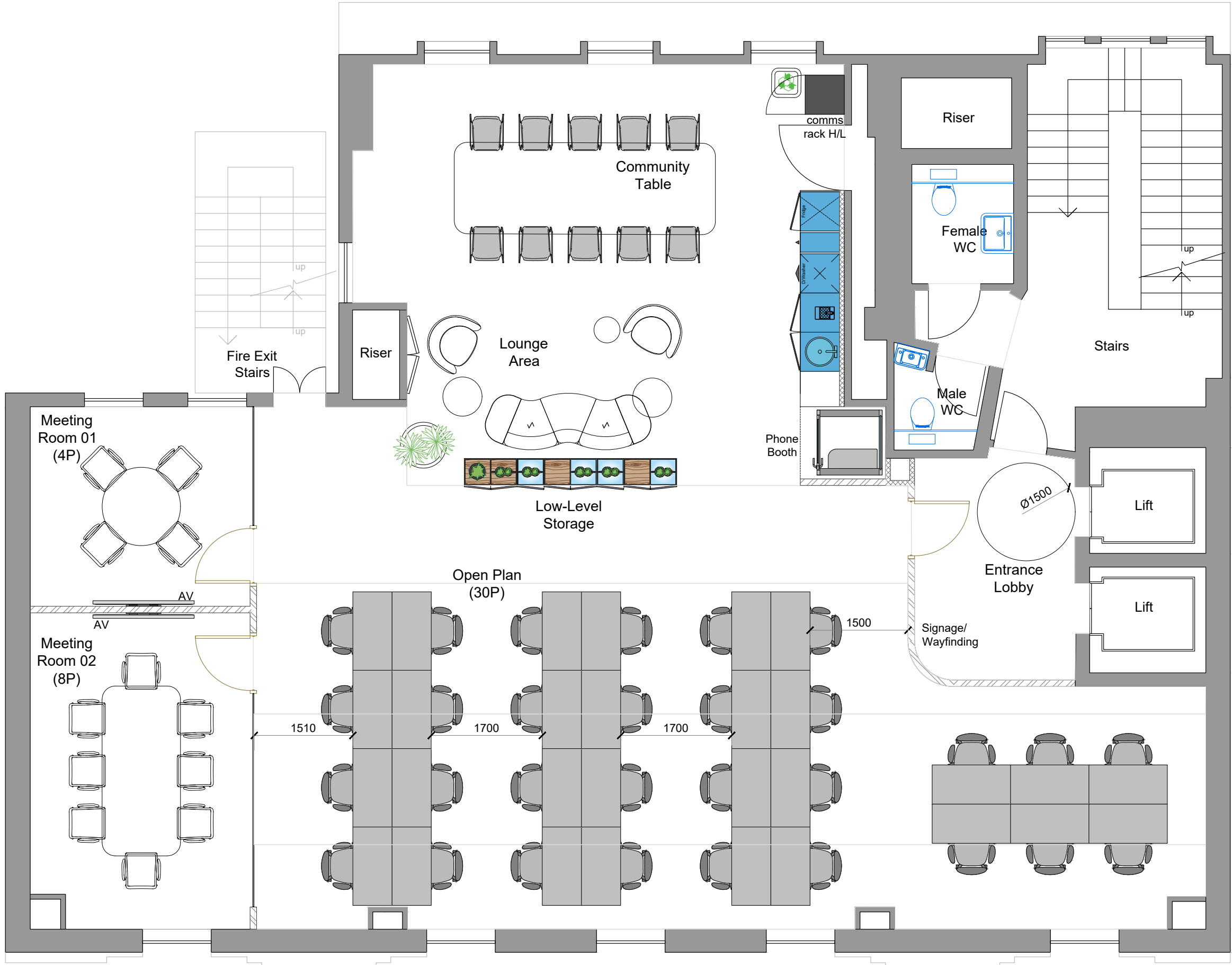
- Floor 3
- 1,905 sqft
- 30 desk max capacity
- 2 meeting rooms
- 1 phone booth
- Also included:
- Kitchen
- Dining/informal meet area
- Breakout space



Unit 4

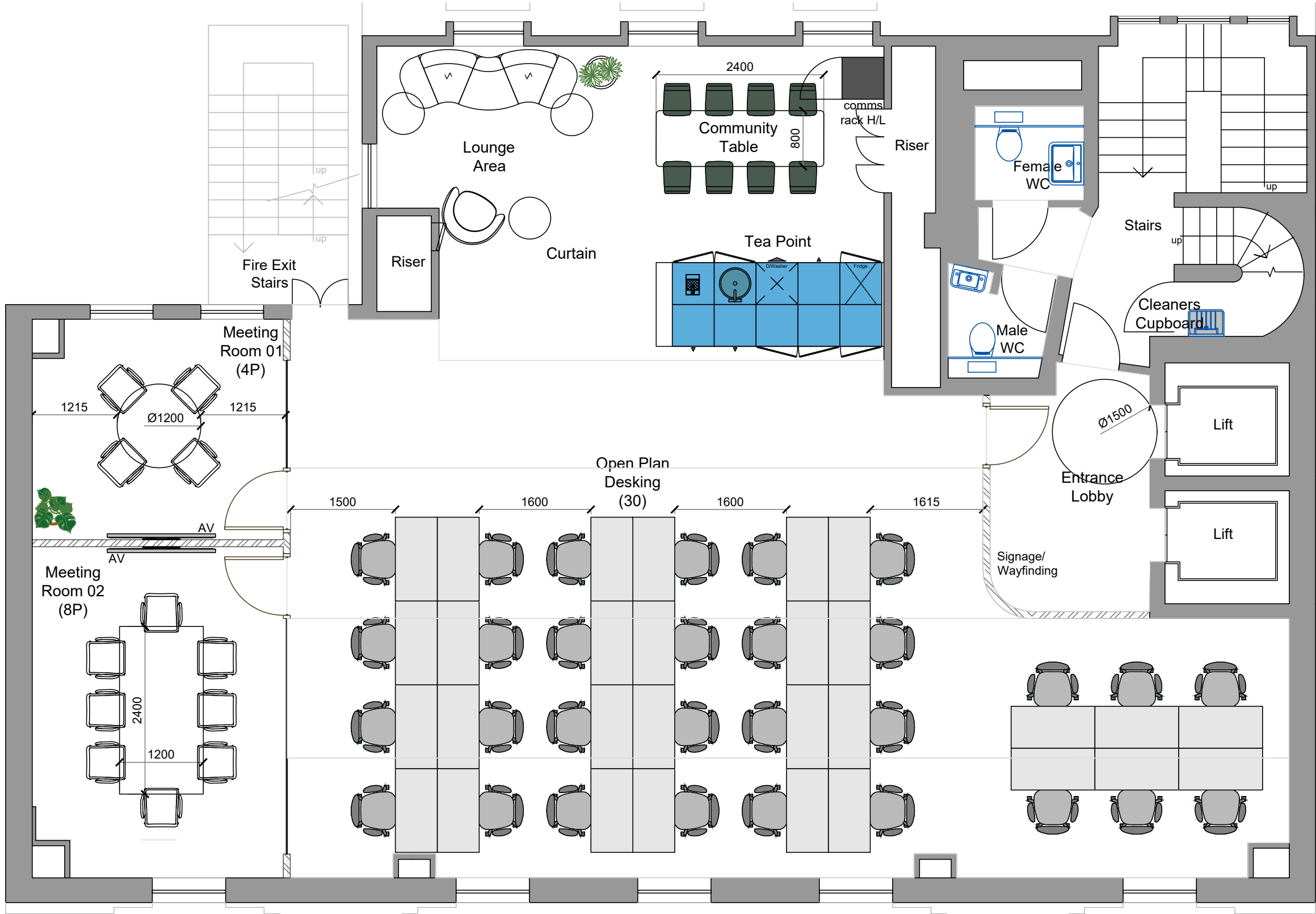
- Floor 4
- 1,830 sqft
- 30 desk max capacity
- 2 meeting rooms
- 1 phone booth

- Also included:
- Kitchen
 - Dining/informal meet area
 - Breakout space



Unit 5

- Floor 5
- 1,712 sqft
- 30 desk max capacity
- 2 meeting rooms
- 1 phone booth
- Also included:
- Kitchen
- Dining/informal meet area
- Breakout space



Unit 6

- Floor 6
- 1,410 sqft
- 24 desk max capacity
- 2 meeting rooms
- 1 phone booth

- Also included:
- Kitchen
 - Dining/informal meet area
 - Breakout space

