

TOPHAM WORKS



161 Farringdon Rd
London, EC1R 3AL

A stone's throw from Exmouth Market, Frameworks is launching three striking, triple-aspect offices built for ultimate flexibility. Topham Works puts you in a prime Farringdon spot, while staying closely connected to Clerkenwell and the ever-evolving hub of King's Cross. Available September 2025.

About

TOPHAM WORKS is based in a post-modern building that has undergone a comprehensive and refined refurbishment.

The building contains just three office units, each with generous proportions and highly adaptable layouts. Designed to accommodate up to 44 desks, the units include dedicated meeting rooms, kitchens, and breakout spaces.

Offices are available on a fully managed basis, with Frameworks providing day-to-day operations and maintenance under a single, all-inclusive monthly fee.



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



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Topham Works

Kitchen/Dining Area

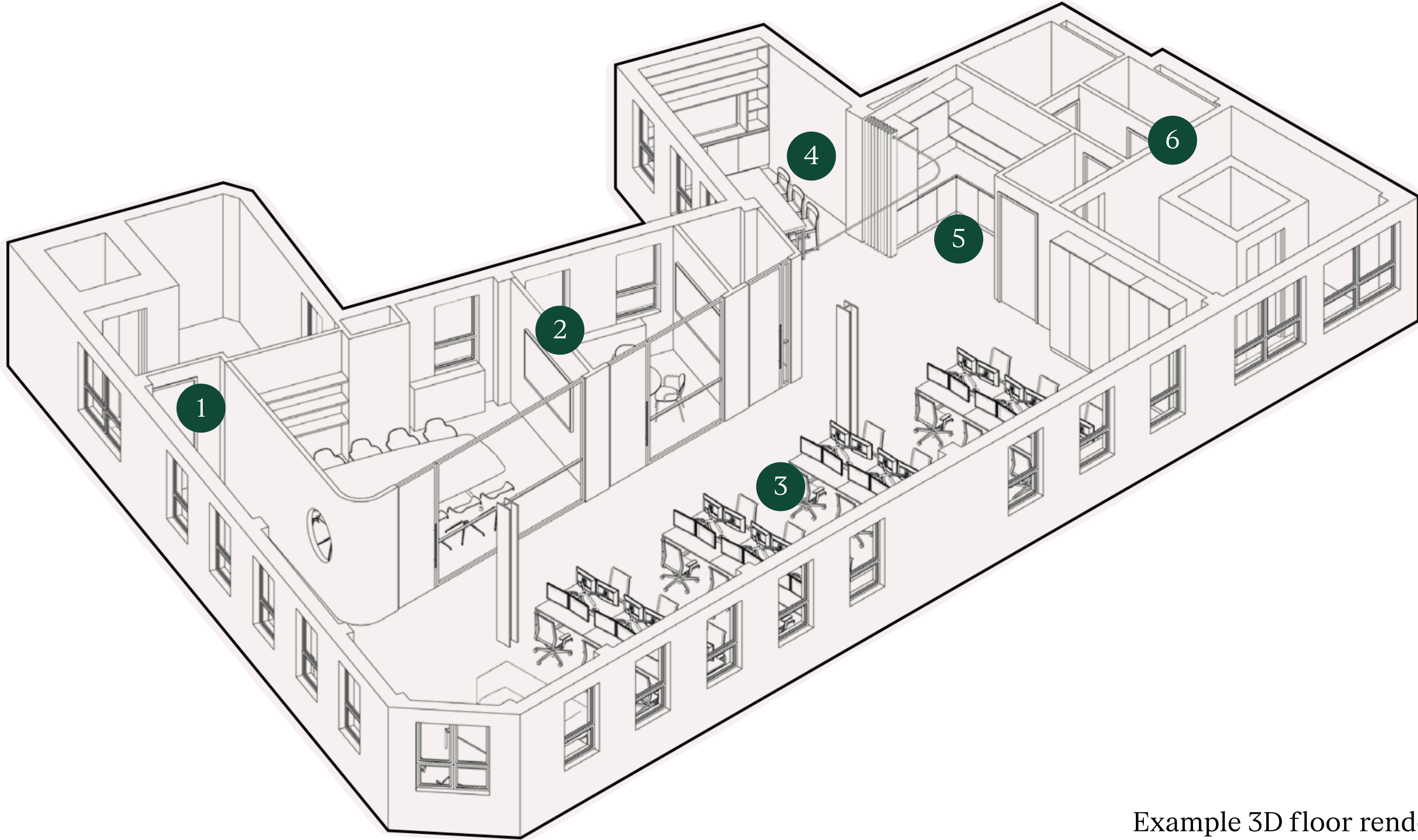
Defined by clean lines and tactile contrast, the spaces combine raw materials and soft furnishings to offer a calm, high-functioning work environment. Frameworks collaborate with clients to customise their space in terms of layout and aesthetic.



Three Studios

1st	44 desks	1,970 sqft
2nd	44 desks	1,938 sqft
3rd	44 desks	1,938 sqft

- 1. Entrance
- 2. Meeting/phone rooms
- 3. Open-plan desk area
- 4. Dining/informal meeting space
- 5. Kitchen
- 6. WC and rear stairwell



Example 3D floor render



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Topham Works

Open Plan Workspace

Specification

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

- Occupation of a spectacular self-contained triple-aspect unit overlooking Farringdon Road.
- 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 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
- ♿ Communal WC, shower, changing and bike facilities





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Meeting Rooms

Location



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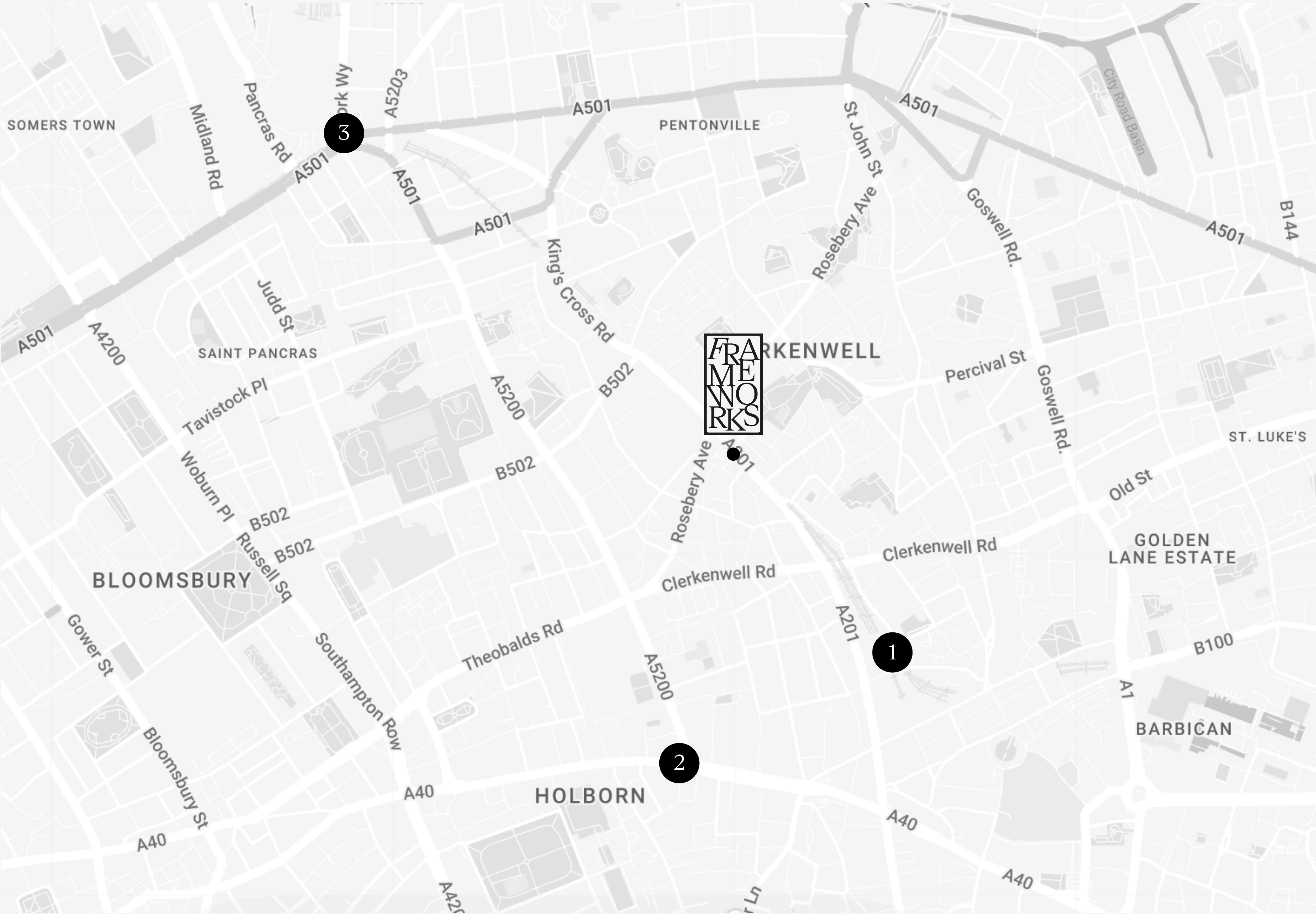
Location

Location

Topham Works is located at 161 Farringdon Road in an area known for its creative energy and rich history. Exmouth Market is just across the road and filled with independent coffee shops, stylish eateries, and historic pubs

Farringdon Station—just a short walk away—offers exceptional transport links via the Elizabeth Line, Thameslink, and London Underground, making access across the capital and beyond effortless.

- 1. Farringdon (8 mins walk)
- 2. Chancery Lane (13 mins walk)
- 3. Kings Cross (8 mins via bus)



Floorplans



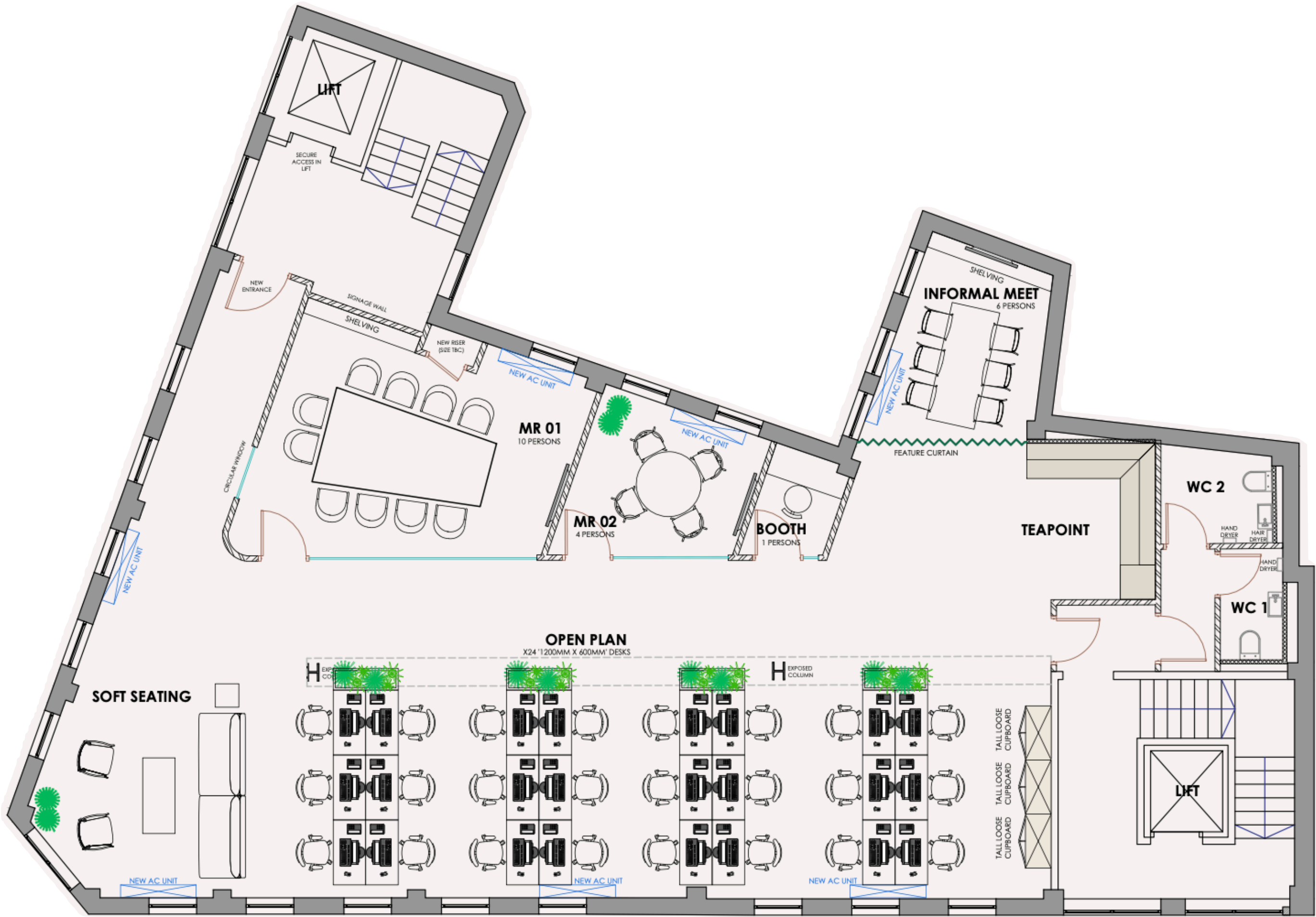
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Topham Works

Floorplans

Unit A

- Floor 1
- 1,970 sqft
- 44 desk max capacity
- 2 meeting rooms
- 1 phone room
- Also included:
- Kitchen
- Dining/informal meet area
- Breakout space



Low density desk layout

Unit B

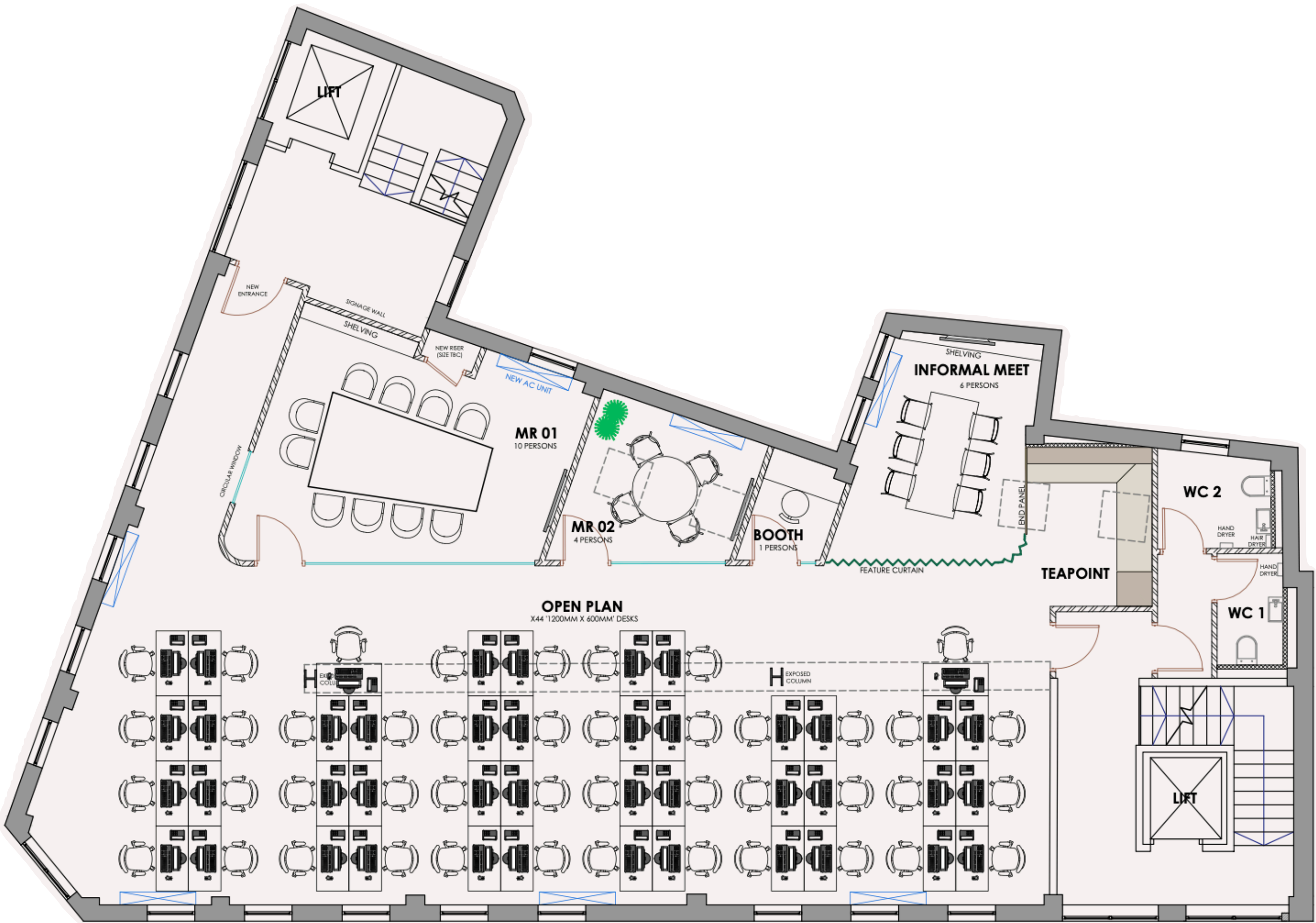
- Floor 2
- 1,938 sqft
- 44 desk max capacity
- 2 meeting rooms
- 1 phone room
- Also included:
- Kitchen
- Dining/informal meet area
- Breakout space



Mid density desk layout

Unit C

- Floor 3
- 1,938 sqft
- 44 desk max capacity
- 2 meeting rooms
- 1 phone room
- Also included:
- Kitchen
- Dining/informal meet area
- Breakout space



High density desk layout