

WATCHMAKER WORKS



65 St John Street
London, EC1 4AN

A newly refurbished building on the iconic St John Street in Farringdon, featuring managed studios designed by award-winning architects Kennedy Twaddle and Studio Caro Lundin. Available March 2026.



About

WATCHMAKER WORKS is a striking post-modern building set in the heart of the design district.

Frameworks is introducing four managed HQ studios—one per floor—each with its own dedicated kitchen, meeting room and breakout area.

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



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

Four Studios

1st	22 desks	1,105 sqft
2nd	22 desks	1,105 sqft
3rd	22 desks	1,105 sqft
4th	12 desks	825 sqft



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The building blends timeless elegance with industrial pragmatism, pairing materials like terrazzo, stainless steel and rubber flooring. A Scandinavian sensibility runs throughout. While the palette is bright and neutral, a rich burgundy thread ties the space together, complemented by blues and subtle notes of yellow and gold.



Clever Layouts

Each floor benefits from generous ceiling heights and dual-aspect natural light.

The floorplates are composed to optimise desk capacity while carving out well-proportioned pockets for kitchens, meeting rooms and breakout zones.



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Watchmaker Works

Refined Functionality

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 Farringdon.

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

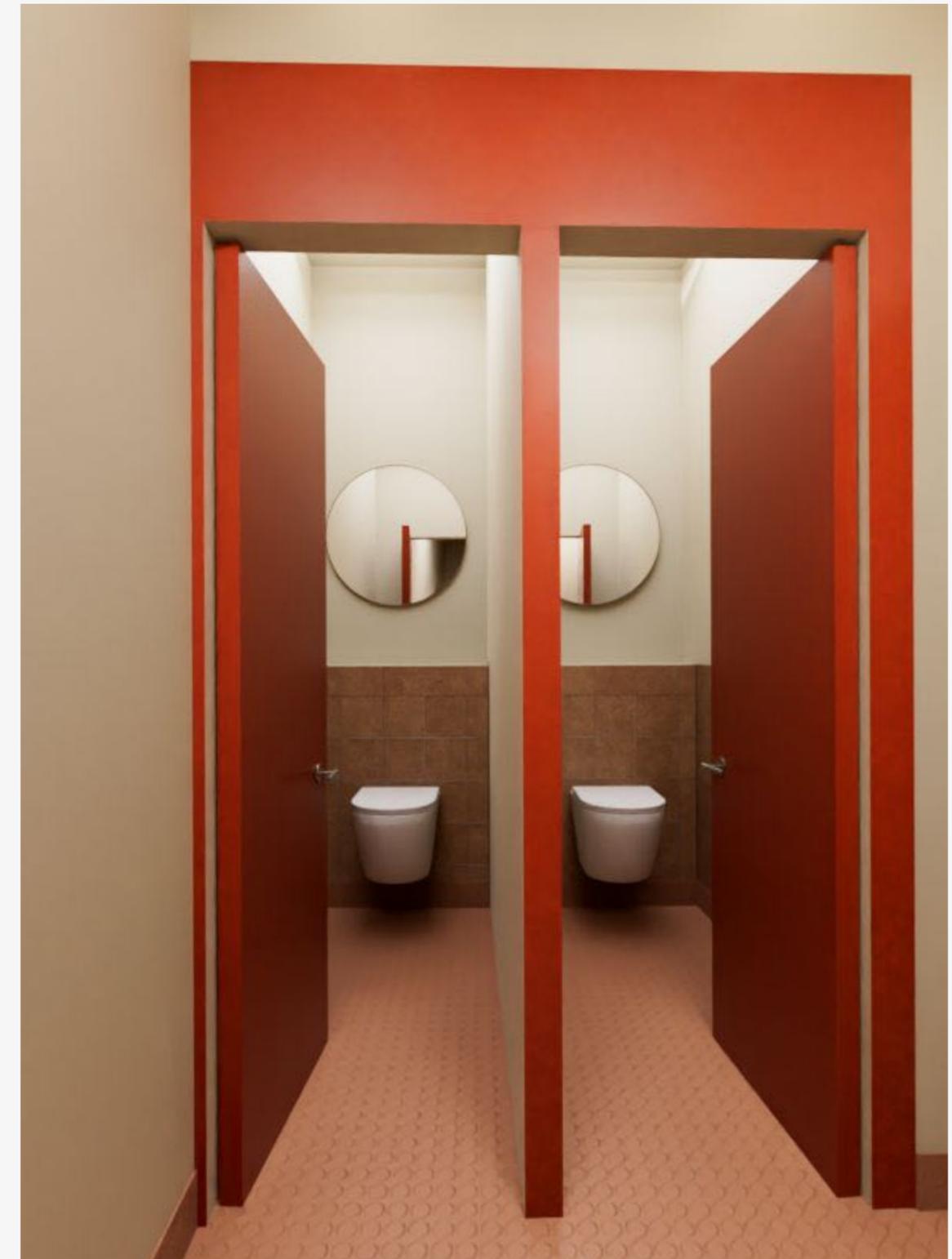
🗨️ Private meeting rooms and phone booths (where shown)

📶 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

🚿 Showers, bike storage, drying cupboard



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Location



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Watchmaker Works

Location

WATCHMAKER WORKS sits at 65 St John Street—just moments from Farringdon Station, one of London’s best-connected transport hubs.

At the centre of Clerkenwell’s creative neighbourhood, it’s surrounded by independent cafés, design-driven restaurants and lively pubs.

The area offers superb F&B options, from quick-grab lunches to destination dining. Creative boutiques, specialist gyms and cultural institutions including Sadler’s Wells and the Barbican are all within walking distance.

Farringdon (4 mins walk)
Barbican (7 mins walk)



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Watchmaker Works

Entrance lobby

Floorplans



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Watchmaker Works

Units 1/2/3

Floor 1/2/3

~ 1,105 sqft

22 desk max capacity

1 meeting room

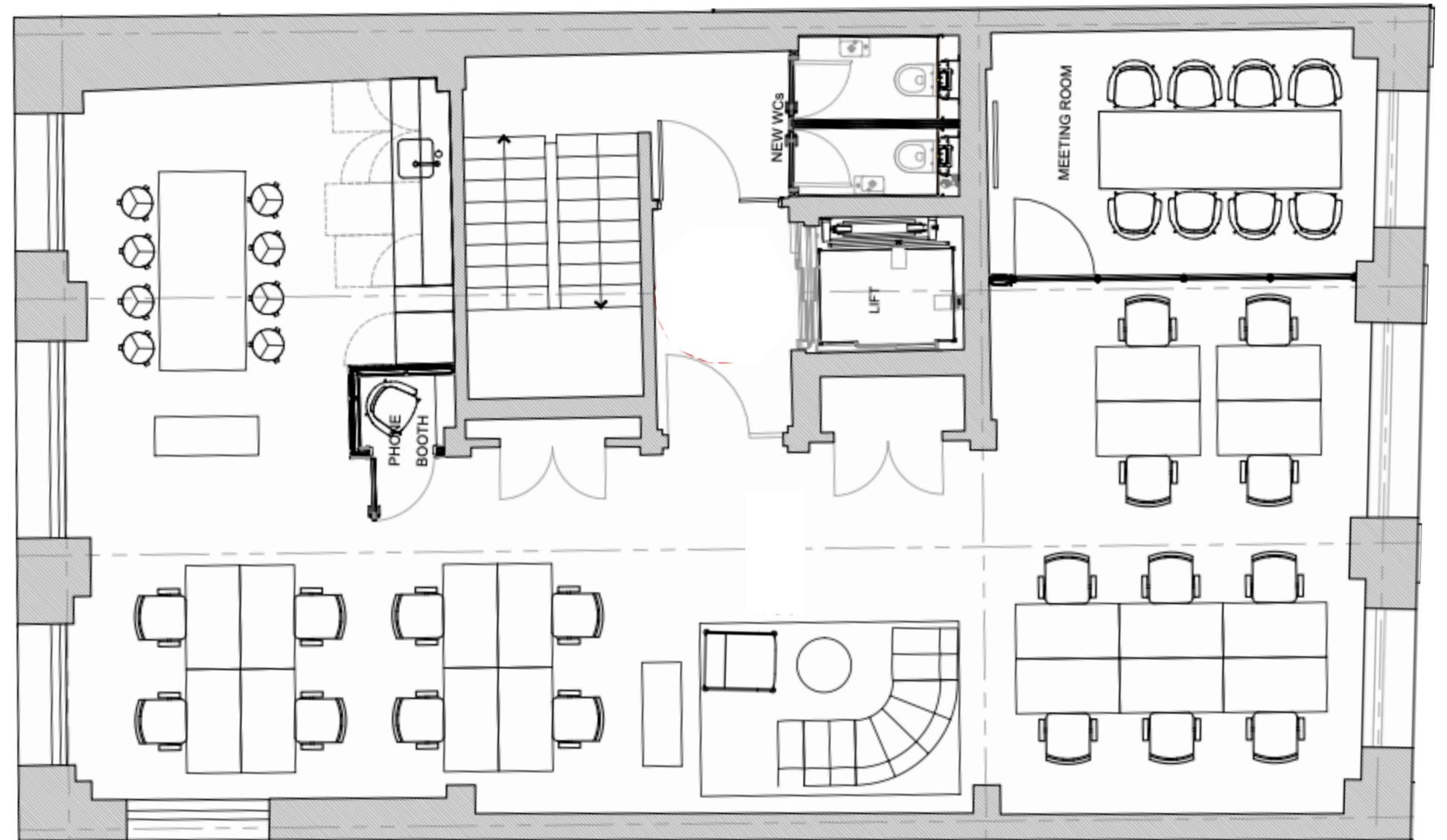
1 phone room

Also included:

Kitchen

Dining/informal meet area

Breakout space



Unit 4

Floor 4

~ 825 sqft

22 desk max capacity

1 meeting room

Also included:

Kitchen

Dining/informal meet area

