

Fitted  
workspace

Discover Elm Yard





# What's available?

7,957 sq ft of space available now at Elm Yard

| Floor | Desks | Max occupancy | Sq ft | Highlight                                 | Availability  |
|-------|-------|---------------|-------|---|---------------|
| 8     | 42    | 57            | 3,980 | Ample breakout areas and meeting rooms    | Available now |
| 5     | 42    | 52            | 3,977 | 2 private offices and ample meeting rooms | Available now |

# Elm Yard

10-16 Elm Street, London WC1X 0BJ

Elm Yard is at the heart of where Kings Cross, Clerkenwell and Farringdon meet: three of London's most vibrant neighbourhoods.

Elm Yard is a 12 storey building including a shared courtyard space designed with wellbeing in mind, ideal for staff to work, relax and socialise.

Nestled between Clerkenwell, Kings Cross and Farringdon, Elm Yard benefits from each of these unique neighbourhoods. Clerkenwell and King's Cross offer a buzzing restaurant and bar scene and there's great travel connections including the Elizabeth line from Farringdon, just moments away.

The building offers ready to move in workspaces. From the design specification to customer services, every detail is considered and covered.

Designed with wellbeing in mind

Find out more >

## The Building



Size:  
49,367 sq ft



24 hour access  
and security



Lockers, changing facilities  
including 5 showers, 72  
secure cycle spaces and  
dedicated cycle entrance



Spacious, modern  
reception



sesame, our workplace  
app provides desk bookings  
and access to over 150+  
free publications



Large shared garden  
courtyard for staff to  
work, relax and socialise



Access to café amenities  
at 200 Gray's Inn Road



Nearby parks and  
open spaces

## Specification



Fitted  
workspaces



3 or 4 WCs on  
every floor



2 x 11 person  
passenger lifts



SKA 'Gold'



VRF air  
conditioning



Wi-Fi 6 ready for  
ultra-fast connectivity



Bespoke lighting system  
below exposed soffits



Private networks for private  
workspaces (flood wired CAT  
6 cabling)

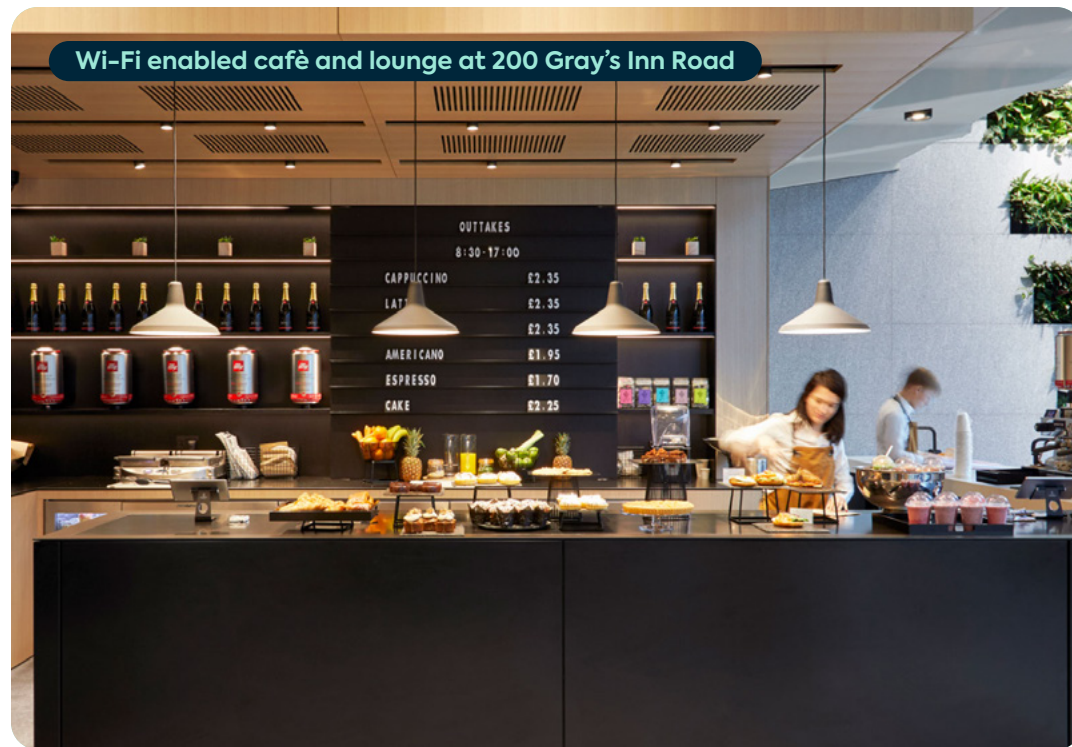




Secure cycle storage and dedicated cycle entrance



Wi-Fi enabled café and lounge at 200 Gray's Inn Road



Outdoor space to work, relax and socialise



Private courtyard mural





# Elm Yard

8th floor



Bloomsbury/Clerkenwell



42 total headcount



57 maximum occupancy



3,980 sq ft



Equipped with a secure broadband connection



Coffee machine

## The Workspace

|                         |    |
|-------------------------|----|
| Desks                   | 42 |
| Welcome lounge          | 1  |
| 4 persons meeting room  | 1  |
| 6 persons meeting room  | 1  |
| 10 persons meeting room | 1  |
| Private office          | 1  |
| Phone pods              | 2  |
| Focus pods              | 4  |
| Breakout areas          | 1  |
| Kitchen                 | 1  |
| WCs                     | 4  |



Elm Street

# Elm Yard

5th floor



Bloomsbury/Clerkenwell



42 total headcount



52 maximum occupancy



3,977 sq ft



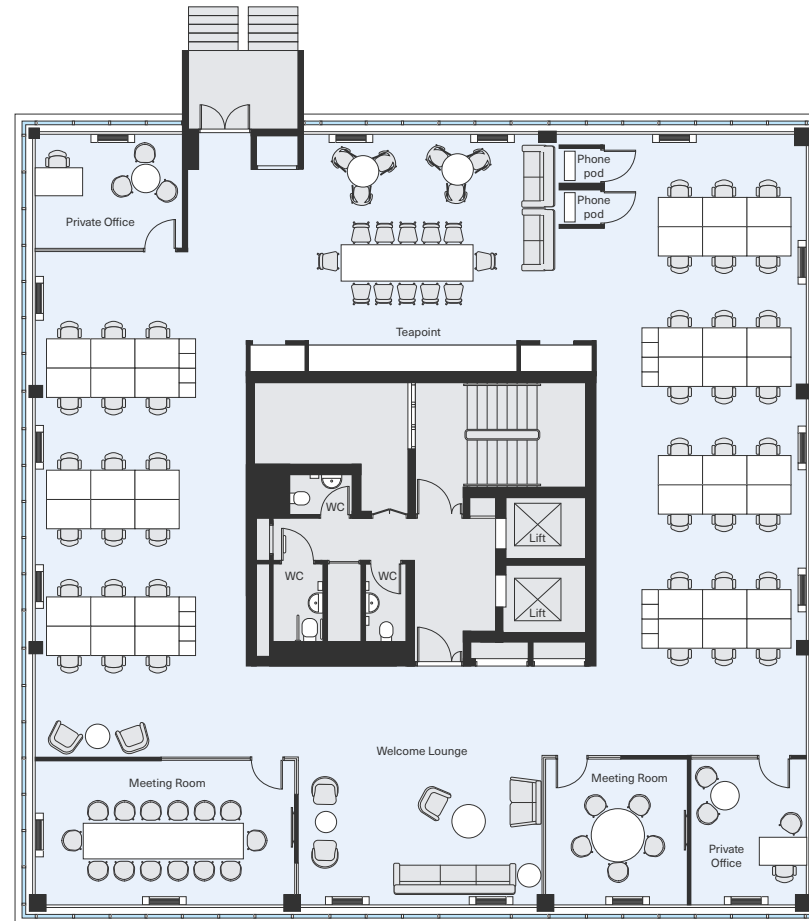
Equipped with a secure broadband connection



Coffee machine

## The Workspace

|                         |    |
|-------------------------|----|
| Desks                   | 42 |
| Welcome lounge          | 1  |
| 5 persons meeting room  | 1  |
| 14 persons meeting room | 1  |
| Private offices         | 2  |
| Phone pods              | 2  |
| Breakout areas          | 2  |
| Teapoint                | 1  |
| WCs                     | 3  |



Elm Street



Your own welcome area and meeting rooms





Your own kitchen





← Fire exit

Your own desk space



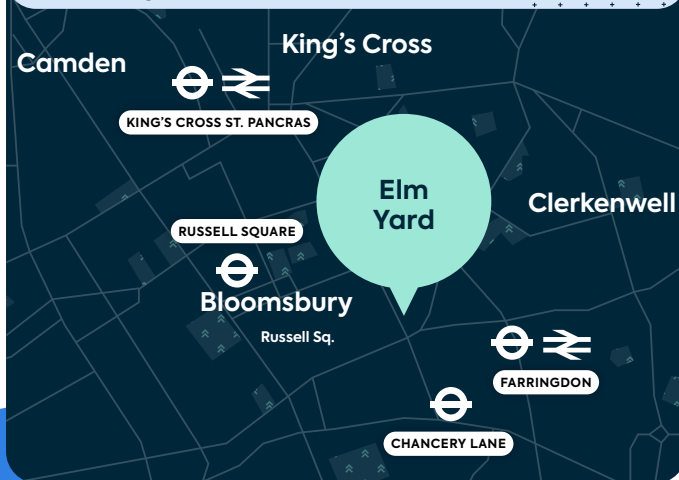
# Elm Yard - Local Area

## Connections

Elm Yard has access to 7 tube lines via 4 stations; including Farringdon station, which is one of London's new transport crossroads with interchanges between Thameslink line, Elizabeth line and underground services.

Chancery Lane, Russell Square and King's Cross St Pancras stations are also just a short stroll away. These nearby stations have connections to 4 airports: Heathrow, Gatwick, London City and Luton.

## Nearby Stations



**Russell Square**  
6 mins

**King's Cross St. Pancras**  
9 mins

**Chancery Lane**  
6 mins

**Farringdon Station**  
10 mins



A vibrant and stimulating area

## Location

One of London's most vibrant and stimulating areas, Elm Yard is perfectly situated between historic Market Lane, fashionable Lamb's Conduit Street and the daily food stalls at Exmouth Market.

Be part of the fun at a non-stop live music venue, work your way through the cocktail menu at Zetter Townhouse, or sit quietly in an independent cafe with your flat white watching the world go by in St John's Square.

## Local Finds

- 8 Museums within 10 minutes walk
- 6 Daily food stalls at Exmouth Market
- 5 Local pubs over 300 years old
- 16 Pocket parks within 10 minutes walk



## Eat

- Boom Burger
- Caravan Exmouth Market
- Daddy Donkey
- Granger & Co
- Kin
- Leather Lane Market
- Luce e Limoni
- Otto's
- The Salad Kitchen

## Experience

- Barber Streisand
- Bounce
- Charles Dickens Museum
- Coram's Fields
- Rebel Gym
- Red Lion Square Gardens
- The Postal Museum

## Drink

- Brewdog
- Cafe Kick
- Craft House
- Exmouth Arms
- The Gunmakers
- Knockbox Coffee
- Koa Coffee
- Lady Ottoline
- The Perserverance
- The Piano Works
- Zetter Townhouse





# GPE.

Contact our team at GPE:

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