



Welcome to Elm Yard

A Fully Managed workspace
where your people are our priority.



Elm Street, Clerkenwell,
London WC1X 0BJ

gpe.co.uk/portfolio/elm-yard

GPE.
Greater together

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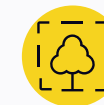




What's in your building

A space where innovation meets consideration

Every detail at Elm Yard has been considered with wellbeing in mind - this is a workspace designed so people and businesses can thrive. Inspired by the pillars of work, rest and socialise, it sits in a location that's perfect for all three.



Large shared garden courtyard

A private, central courtyard to relax, socialise and enjoy the fresh air.



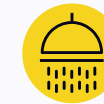
Cycle storage

Secure spaces to end your journey by bicycle.



Cafe Amenities

Access to cafe amenities at 200 Grays Inn Road.



Locker and shower facilities

Access to showers to start your day feeling fresh and lockers to safely store your belongings.



sesame® workplace app

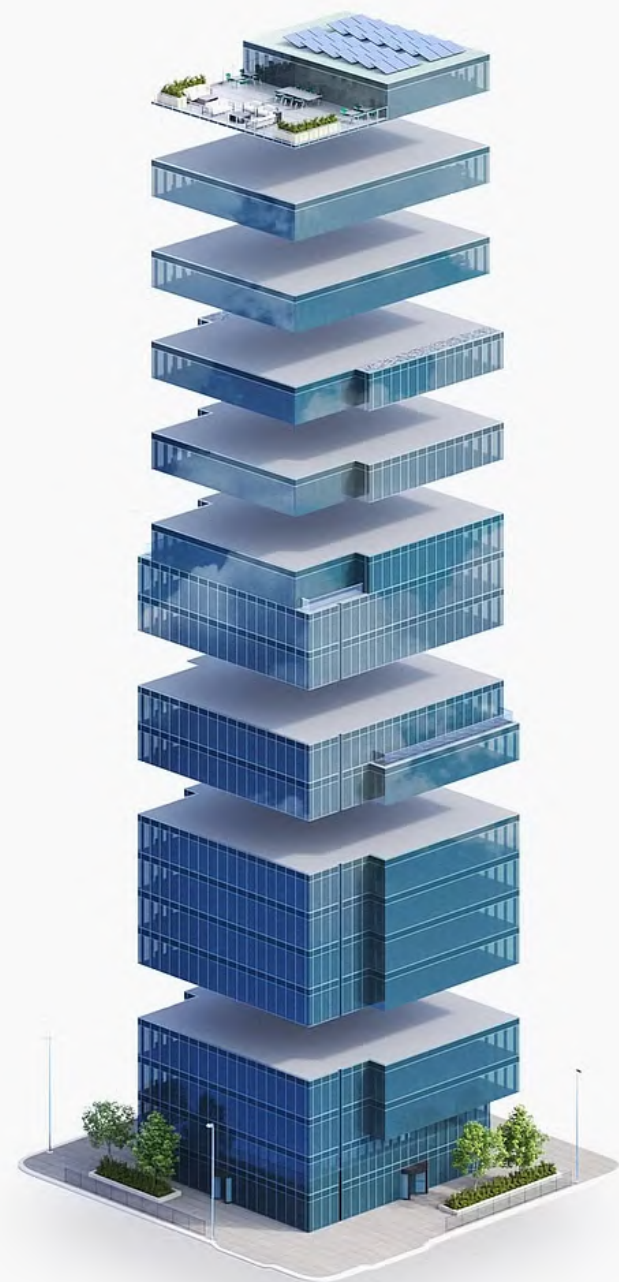
Think contactless access, desk bookings and more.



24 hour access and security

When business never stops, come and go as you please.

It's all included in one bill, no hidden extras



- Events, Food and Beverages
- Security
- IT Connectivity and Support
- Utilities
- Cleaning and Maintenance
- Fully Furnished Workspace
- Building Service Charge
- Business Rates
- Rent

6 reasons to choose GPE Fully Managed



1 – Fully managed and fully yours

Say hello to a furnished workspace that's exclusively yours. Our Fully Managed service is a truly hassle-free experience.

[How we make it hassle-free](#)



2 – All-in-one bill with no hidden extras

Say goodbye to multiple bills. Each month you'll receive one all-inclusive bill from us, and, your bill remains fixed for your contract period.

[See what's included](#)



3 – Relax, you're in safe hands

We've been doing this for a long time. Our in-house experts curate the perfect experience, so you can enjoy market-leading workspaces. We own and manage our buildings, so you'll always deal directly with us.

[Learn more about us](#)



4 – Plug in and go – your tech's all sorted

You get safe, secure and ultra-fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your award-winning workspace app.

[Head over to the tech](#)



5 – Working towards a better world

As an environmentally-conscious company, we prioritise sustainability and refuse to engage in greenwashing. We're working towards being a net zero carbon business by 2040.

[How we're reducing our impact](#)



6 – Exceptional service as standard

Your people are our priority. It's why we've developed our customer promise – the values by which we operate – so we can deliver you a great experience.



Availability schedule

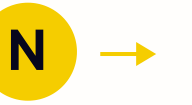
Let's get down to the details...

The details

Floor	Configuration	Max occupancy	Sq ft	Key features	Availability
2nd	36 Desks + 3 Meeting rooms	62	3,969	Welcome lounge and ample breakout space	Available now

Floorplan

2nd floor, Elm Yard



-  Bloomsbury/Clerkenwell
-  3,969 sq ft
-  62 maximum occupancy
-  36 current desks
-  3 meeting rooms
-  Breakout area
-  Welcome lounge
-  Kitchen
-  Teapoint



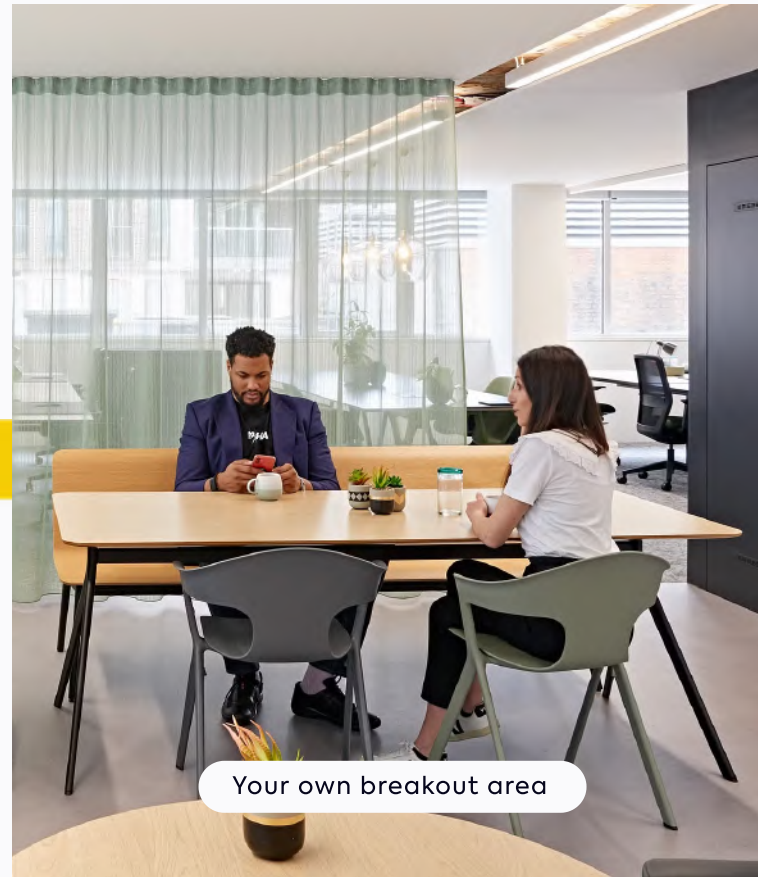
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Elm Yard

[View/download 2D floorplan](#)

*This floorplans colour scheme and furnishings are for illustrative purposes only.

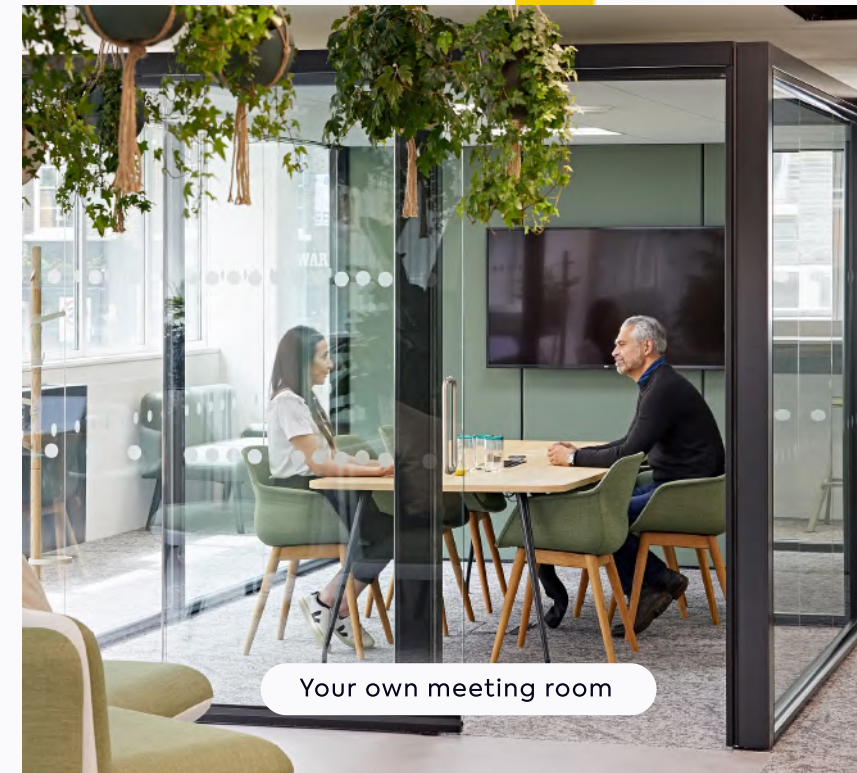
2nd Floor



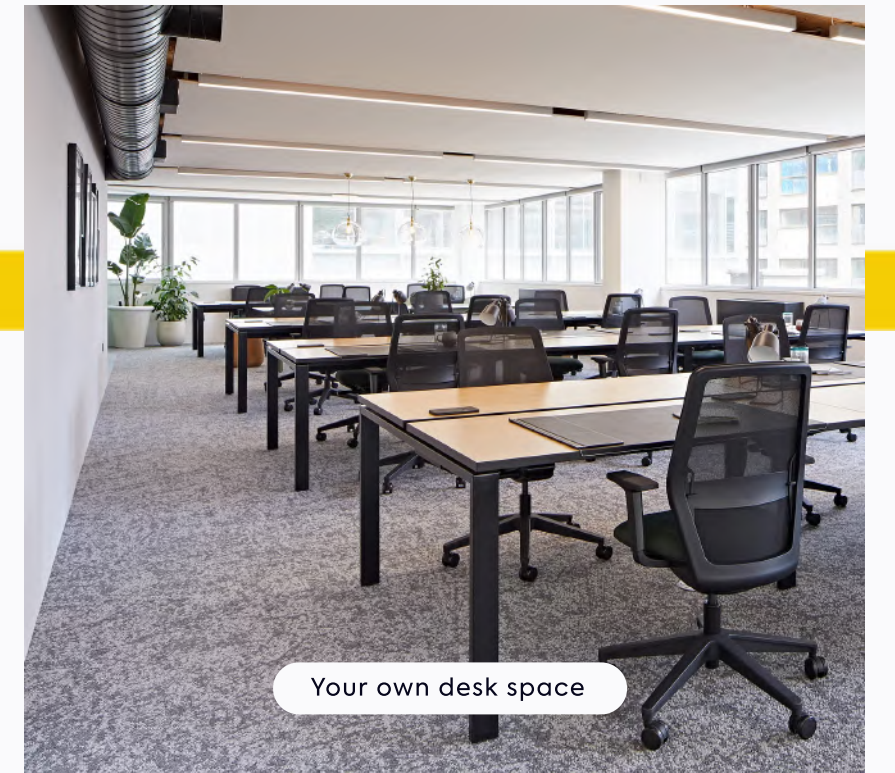
Your own breakout area



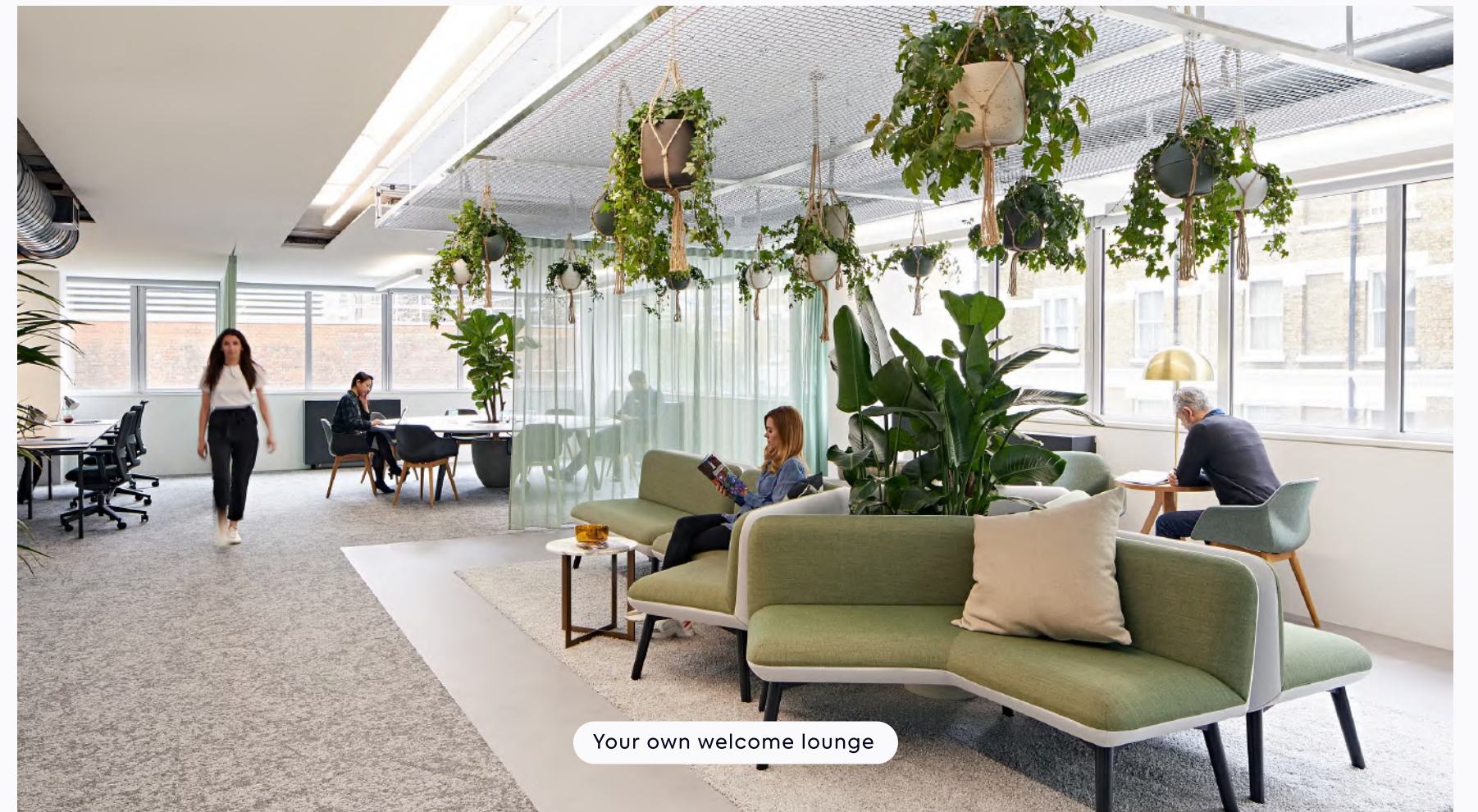
Your own kitchen



Your own meeting room

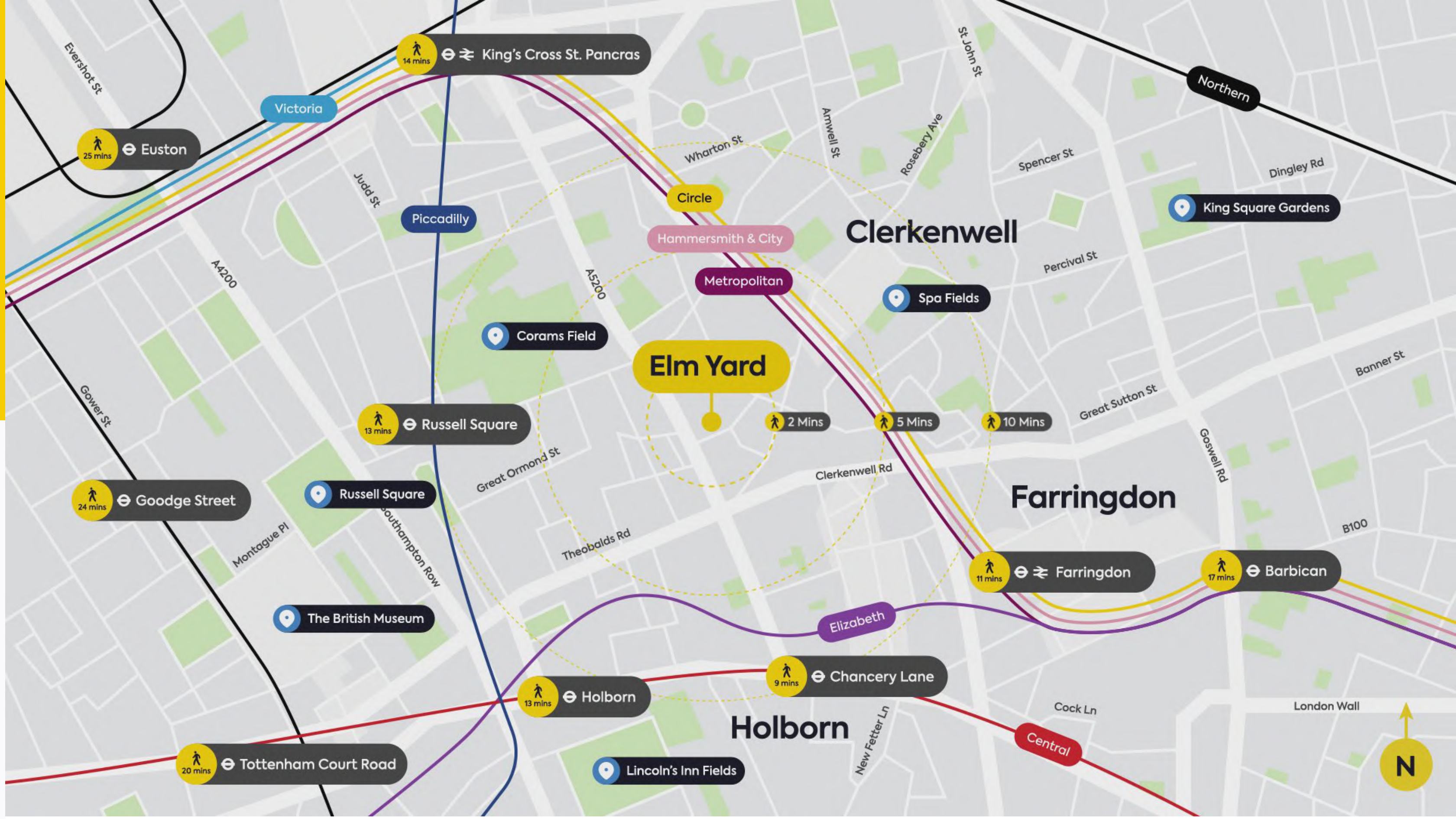


Your own desk space



Your own welcome lounge

Truly Connected



Location is everything and we're in the thick of the action between the City and the West End. Access seven tube lines across four nearby stations, including the new Elizabeth Line via Farringdon station.

Walking Distance	Chancery Lane	Farringdon	Holborn	Russell Square	King's Cross St. Pancras	Barbican	Tottenham Court Road	Goode Street	Euston
9 mins	11 mins	13 mins	13 mins	14 mins	17 mins	20 mins	24 mins	25 mins	



Tried and tasted

Within

10

minutes

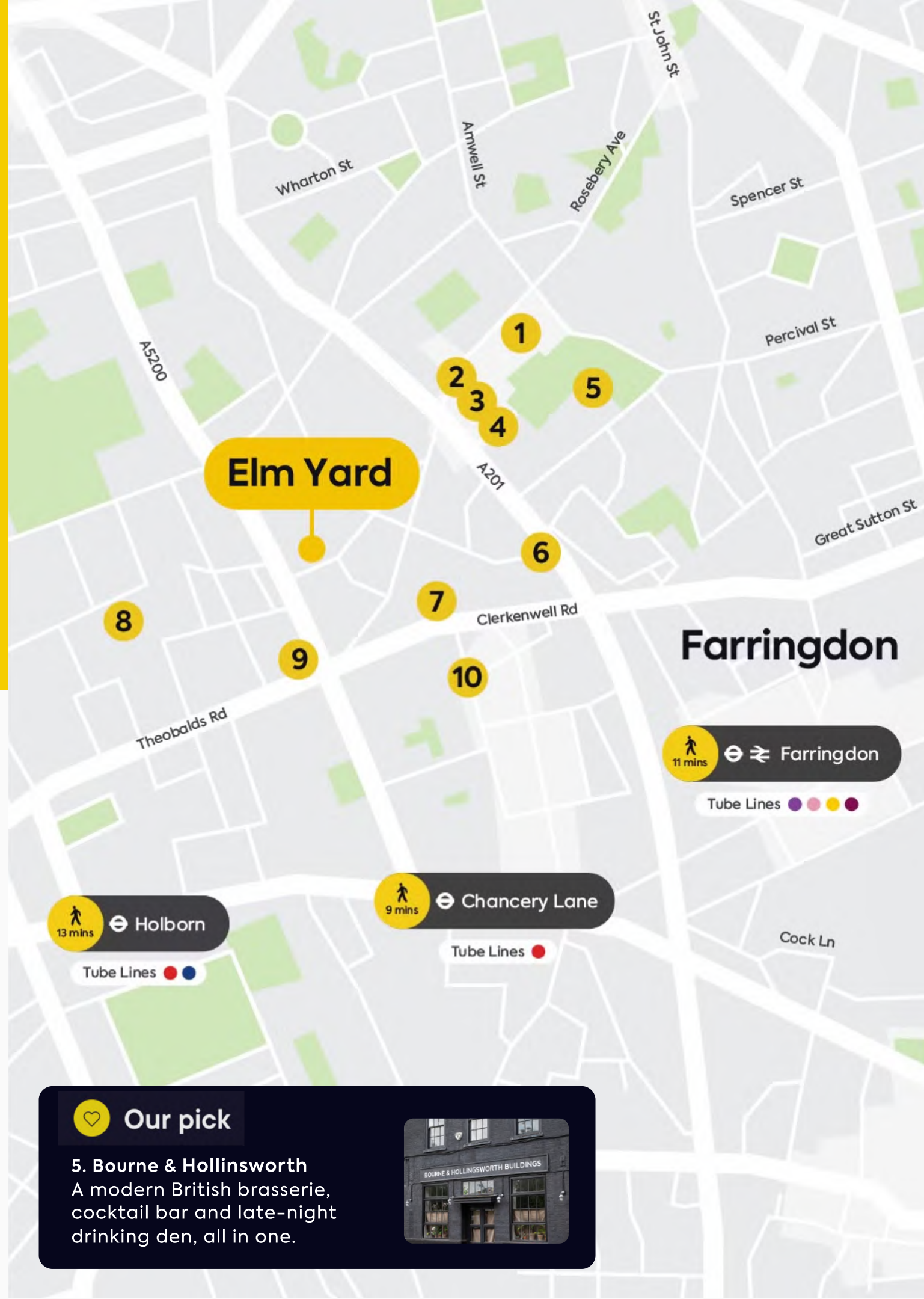


Highlights

- 1 Mikkeller Brewpub
- 2 Caravan Coffee
- 3 The Quality Chop House
- 4 Quality Wines
- 5 Bourne & Hollinsworth
- 6 The Piano Works
- 7 L Terroni & Sons
- 8 Honey & Co.
- 9 Banh Mi Bay
- 10 Attendant Coffee Roasters

Our pick

5. Bourne & Hollinsworth
A modern British brasserie, cocktail bar and late-night drinking den, all in one.



Good food



With a thriving coffee and cafe culture, a vibrant drinking scene and a wealth of choice when it comes to eating out, you'll never have to stray far to satisfy your appetite.

Spoilt for choice

Within

10

minutes



Highlights

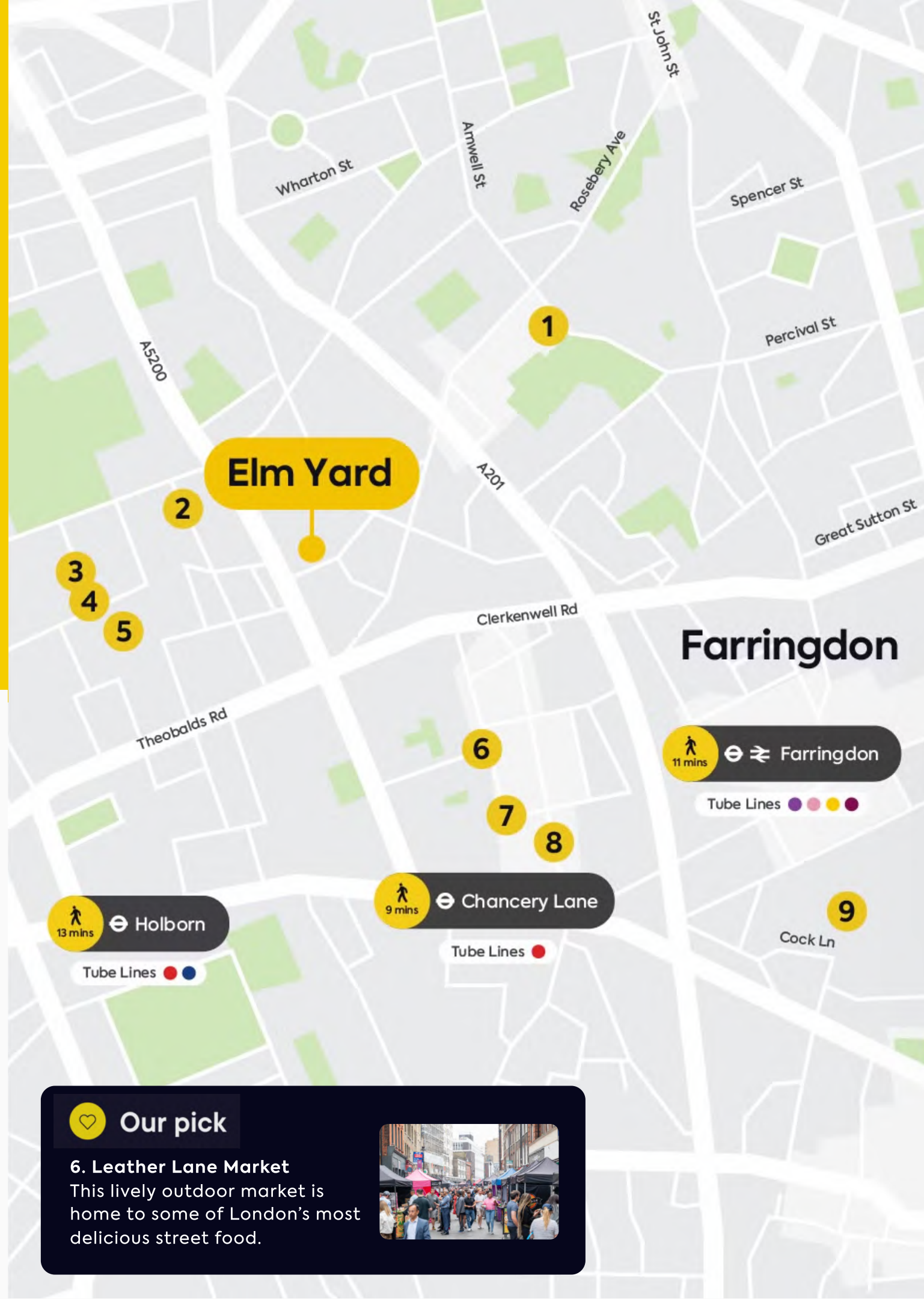
- 1 Spa Fields
- 2 Charles Dickens Museum
- 3 Huckle The Barber
- 4 Noble Rot Wine Bar
- 5 Lamb's Conduit Street
- 6 Leather Lane Market
- 7 Gymbox Farringdon
- 8 Bounce Farringdon
- 9 Smithfield Market



Our pick

6. Leather Lane Market

This lively outdoor market is home to some of London's most delicious street food.



Things to do



The beauty of Clerkenwell is that everything is so handy. There are gyms on your doorstep, wonderful markets to browse and shop, and culture to immerse in. You can even drop into the wonderful Huckle the Barber for a quick trim.

On your doorstep

Within

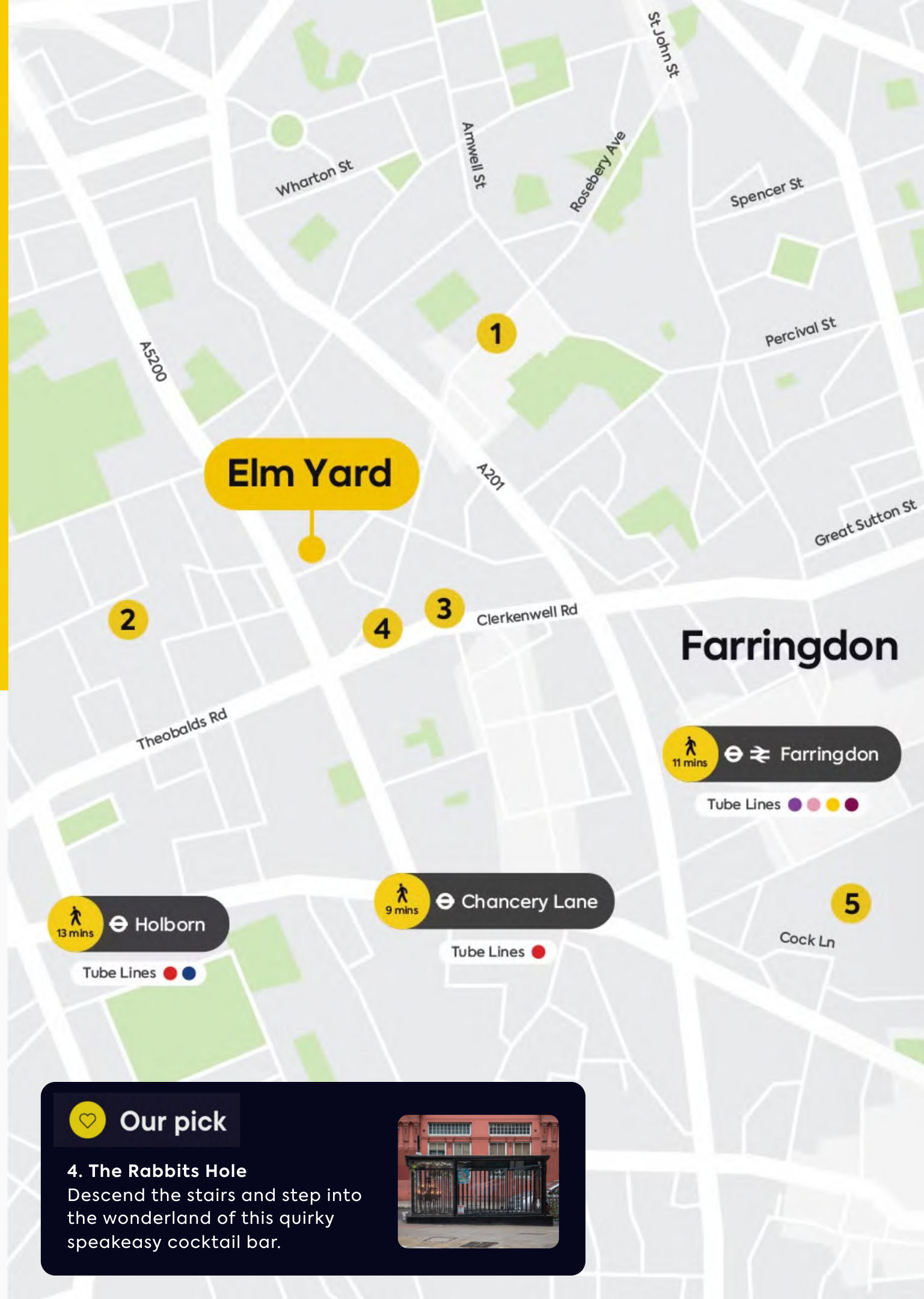
10

minutes



Highlights

- 1 Botanique Workshop
- 2 Pentreath & Hall
- 3 International Magic Shop
- 4 The Rabbits Hole
- 5 Barts Pathology Museum



Our pick

4. The Rabbits Hole

Descend the stairs and step into the wonderland of this quirky speakeasy cocktail bar.



Hidden Gems



Take time to explore and you'll discover that Clerkenwell is full of surprises. Amongst the design and interior stores you'll find everything from specialist boutiques and artisan gifts and crafts, to a medical museum packed full of curiosities.

Get in touch

We hope we've piqued your interest, but it's only just the beginning.
We'd love to show you more. Get in touch to book your viewing today.



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[Talk to us](#)



**Find a space that's fully
yours. More locations
across London.**

[See availability](#)