

E L M

Y R D

C L K

WHY ELM YRD?



WELLBEING

Designed with wellbeing in mind. A shared courtyard space, bright floors, art and cycle / shower facilities all contribute to the positive mental health of your staff.



LOCATION

Situated in Clerkenwell, one of London's most creative neighbourhoods. Elm Yard is surrounded by plentiful and diverse amenity with great transport connections.



WORK SMART

Fully fitted, fully managed workspace equipped with sesame™, our smart workplace app, fibre connectivity and more.

FULLY FITTED, FULLY MANAGED

This isn't co-working; it's
the best bits of a serviced
office, with added benefits.



Exclusively yours

It's your own private workspace. You'll have your own front door, meeting spaces and kitchen. There's plenty of space to brand your way.

Alive with technology

Our smart workplace app, sesame, allows you to make more of every day and connects you with our friendly on-site team. Fast and reliable Wi-Fi and IT support comes as standard.

Workspace with a conscience

We've committed to decarbonising our business to become net zero carbon by 2030. You can work easy knowing that you're in an exceptional, climate-conscious space that's sustainably developed and responsibly managed.

Thoughtfully designed, fitted and managed

Our top quality workspaces are sustainably designed and expertly managed. Fully equipped and always looked after, we're on hand for your daily needs and we'll keep the place sparkling clean.

Flexible lease term, straightforward contract, all in one bill

With a simple, speedy sign-up process, it's always hassle free.

Owned and managed by us, GPE

Proven workplace experts on hand to make sure your office runs like clockwork. You deal directly with us, there's no middle man.

FULLY FITTED, FULLY MANAGED



How we manage your space

- Community Manager
- Beverage Offer
- Cleaning Service
- sesame – smart workplace app
- Concierge Service
- Handyman Service
- Landscaping and Planting
- Helpdesk
- Health & Safety
- Pest Control
- Mechanical & Electrical Maintenance

IT service

- Private networks for private workspaces (1GB switches, firewall and flood wired CAT 6 cabling)
- Guest Wi-Fi throughout
- Wi-Fi 6 ready for ultra-fast connectivity
- AV screen in meeting rooms with ClickShare capability
- An expert on hand to get you started and make sure your IT infrastructure runs smoothly

BUILDING FEATURES

AMENITIES

Shared courtyard for staff to work, rest and play.



CONVENIENCE

Access to café amenities at 200 Gray's Inn Road.



sesame, our workplace app provides contactless access and connects you with your dedicated Lifestyle Concierge Service.



100Mbps pre-installed fibre connectivity.



Situated close to Exmouth Market, Lamb's Conduit Street and Leather Lane.



Nearby parks and open spaces - Corams Fields and Spa Fields.



4,000 sq ft bright fully fitted floors.



72 secure cycle spaces, 5 showers, lockers and changing facilities.



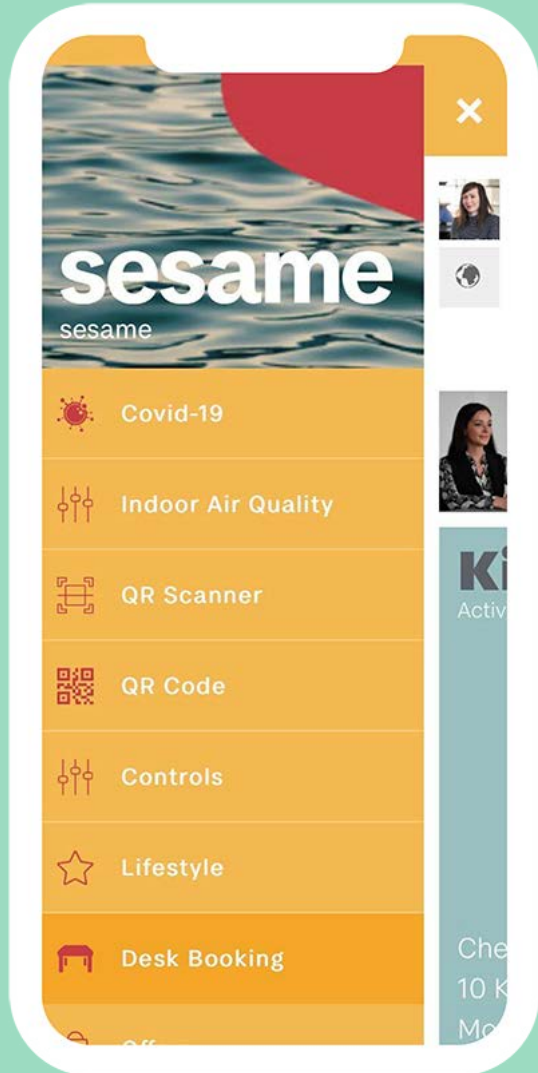
Situated close to Exmouth Market, Lamb's Conduit Street and Leather Lane.

7 tube lines, the Elizabeth line* & National Rail within a 10 minute walk.



* Coming Soon

YOUR SMART WORKPLACE APP



OPEN SESAME

- Contactless access control
- 150+ free publications
- Support
- Lifestyle concierge service
- Transport
- Occupier directory
- Offers
- Weather
- Community
- Events
- Local amenities



Effortlessly secure

There's no security pass, no sign in; just a mobile phone in your pocket or bag. sesame is a single point of contactless access.



Effortlessly involved

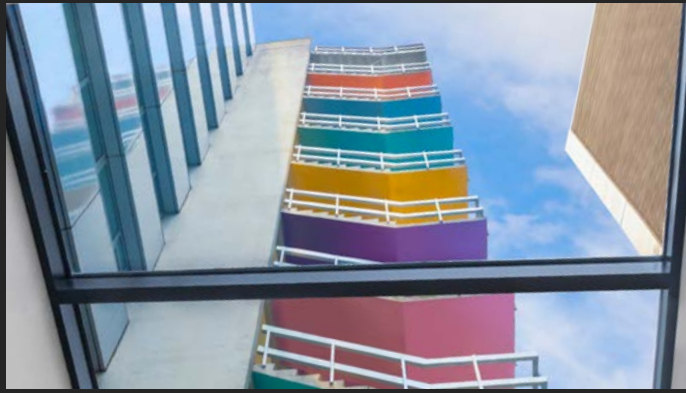
Bringing the rich offering of the local area into the palm of your hand, sesame will help you discover local offers, events and new openings and connect you with others in the building via the community platform.

24/7

Enjoy the easy life

Access your Lifestyle Service. It's available 24/7. Think dry-cleaning, catering, dinner reservations, business travel...

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FULLY FITTED AND READY TO GO

WE PROVIDE

- Fully dynamic fit out with flexible collaboration spaces
- Opportunity to customise your space with your company logo and brand
- Complete, premium quality furniture pack including desks with wireless charging points and soft seating throughout
- Biophilic design
- Blinds on all windows
- Feature lighting
- 100Mb pre-installed fibre connectivity, fully cabled with 2 x Cat 6 data points per desk
- Comms cabinet and storage units

SCHEDULE OF AREAS

Floor areas	sq ft	sq m	
10th (private terrace)			Available Q2 2022
9th			Available Q2 2022
8th			Rotary Watches Ltd
7th			Marriott Vacations
6th			Atlantic Swiss
5th			Flyt
4th	3,980	370.0	Available
3rd	3,974	369.2	Available
2nd			Gett
1st	3,970	368.8	Available
Courtyard			Sharpe Pritchard
Lower Courtyard East			Sharpe Pritchard
Lower Courtyard West			Imran Khan & Partners
Total	11,924	1,108	

4TH FLOOR

3,980 SQ FT
(370.0 SQ M)

Maximum occupancy: 62

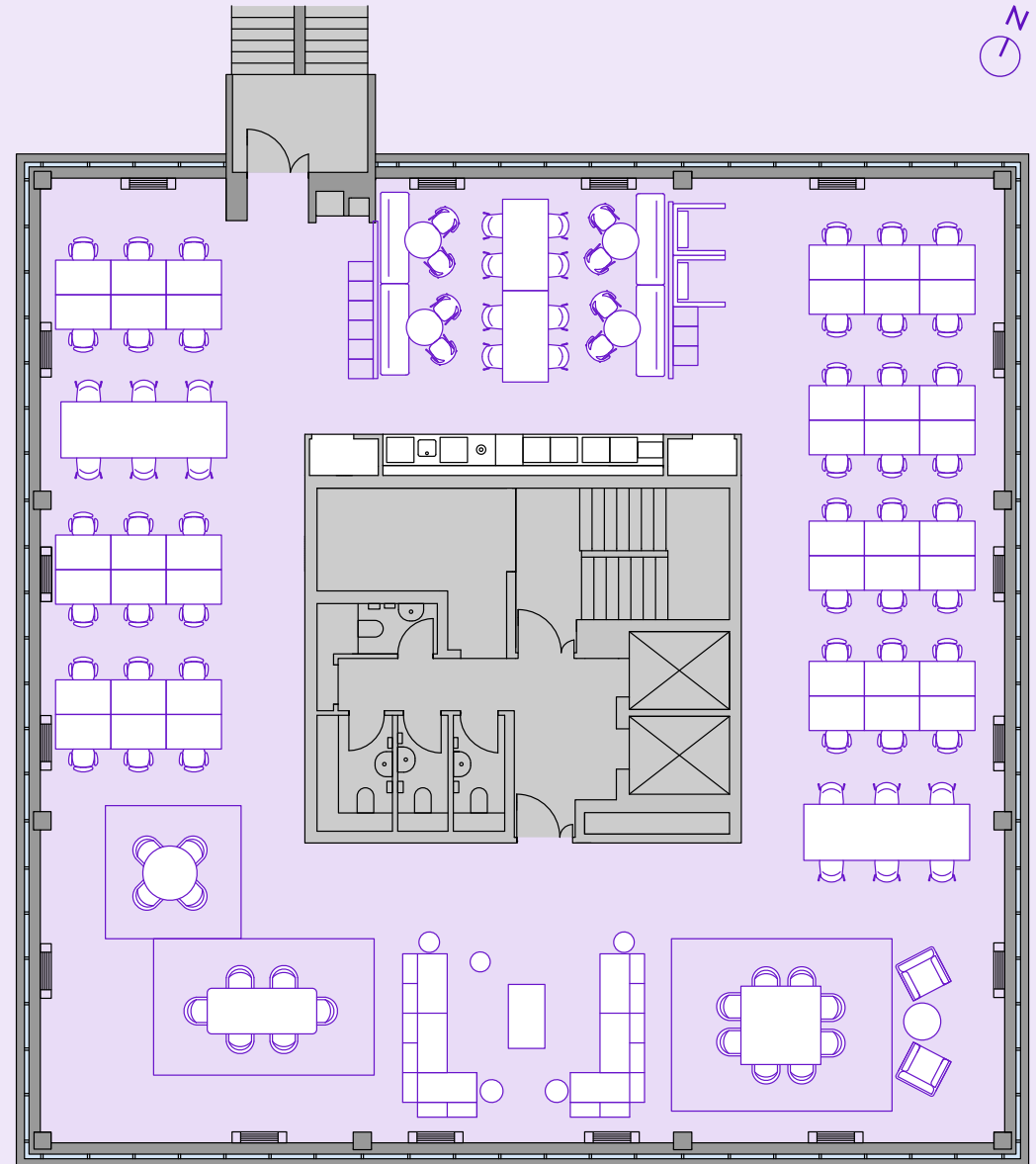
54 x work stations

3 x private meeting rooms

1 x kitchen

1 x private reception area

2 x breakout spaces



Elm Street

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**YOUR OWN KITCHEN AND
BREAKOUT SPACES
- FOURTH FLOOR**

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**YOUR OWN RECEPTION AREA
- FOURTH FLOOR**

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**WORKSPACE FULLY FITTED
- FOURTH FLOOR**

3RD FLOOR

3,974 SQ FT
(369.2 SQ M)

Maximum occupancy: 62

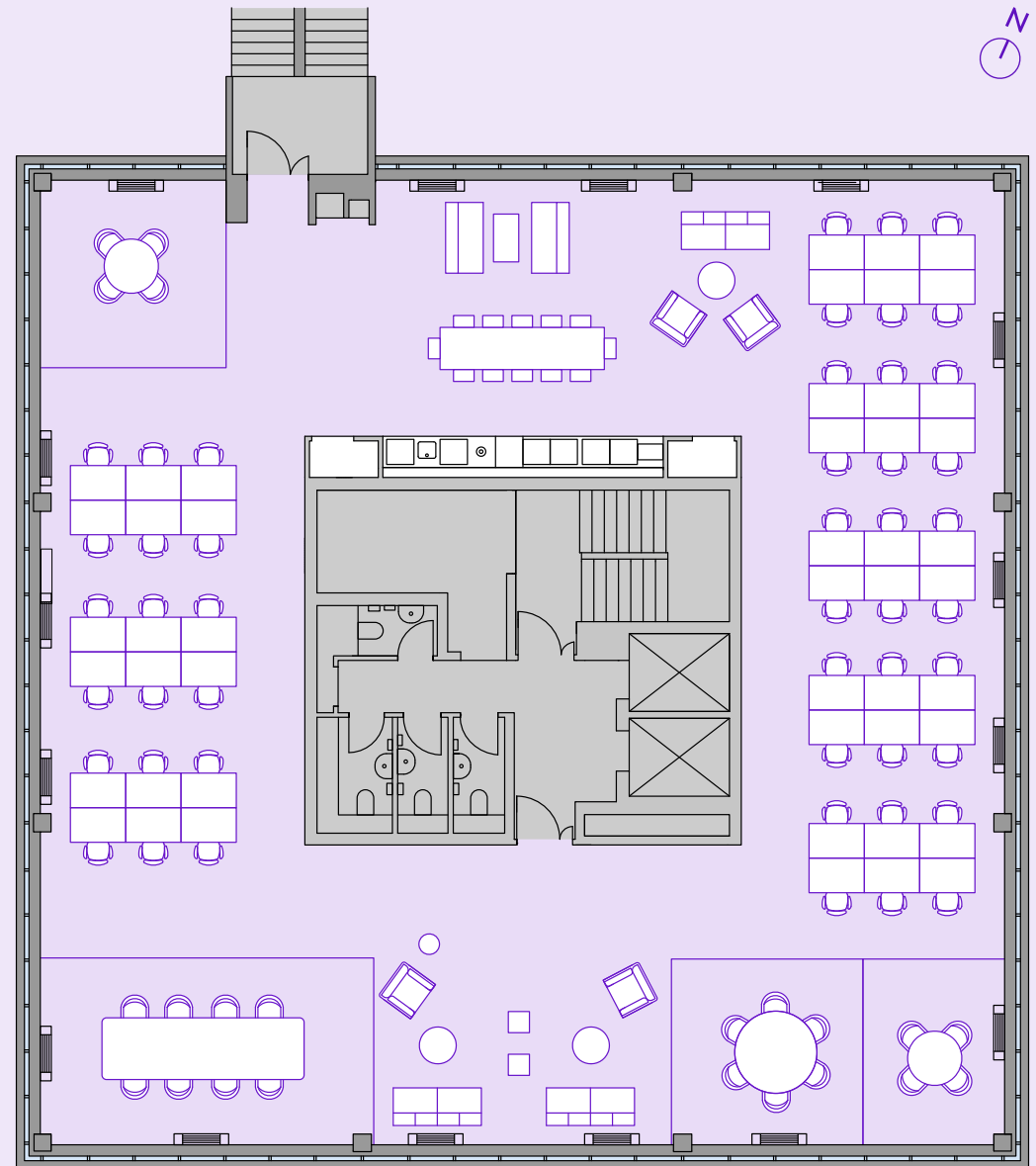
48 x work stations

4 x private meeting rooms

1 x kitchen

1 x private reception area

1 x breakout space



Elm Street

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1ST FLOOR

3,970 SQ FT
(388.8 SQ M)

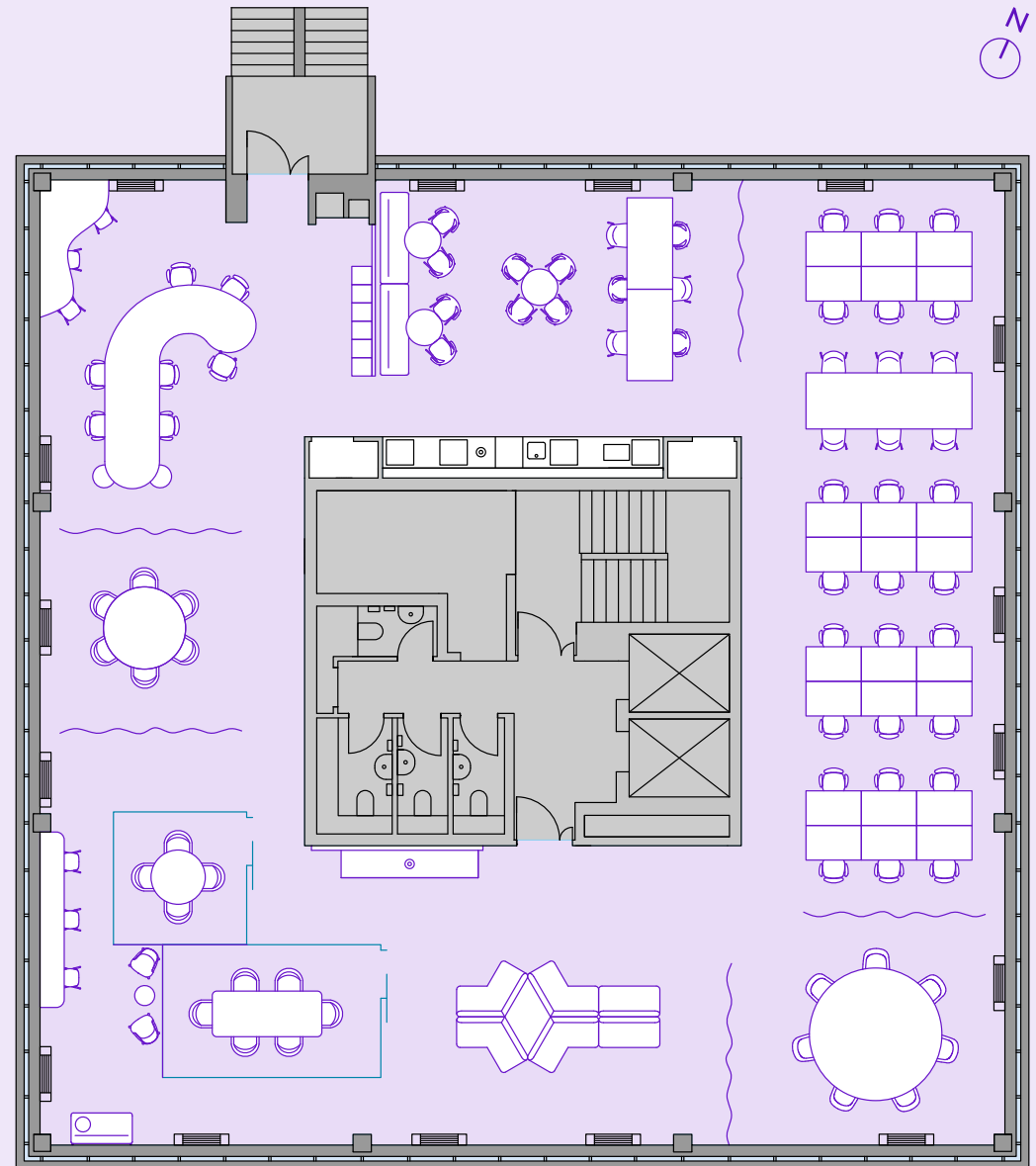
Maximum occupancy: 62

45 × workstations

2 × private meeting rooms

1 × private fully fitted kitchen

1 × private reception area



Elm Street

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**YOUR OWN PRIVATE RECEPTION
- FIRST FLOOR**

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**WORKSPACE FULLY FITTED
- FIRST FLOOR**



**YOUR OWN KITCHEN AND BREAKOUT SPACES
- FIRST FLOOR**



**YOUR OWN MEETING ROOMS
- FIRST FLOOR**

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**SPACIOUS COLLABORATION ZONES
WITH PRE-INSTALLED FIBRE
- FIRST FLOOR**

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LARGE COURTYARD
AMENITY



BrewDog



Piedmont



Clerkenwell Design Week



Grenson



Connock & Lockie



Bounce



Barber Streisand



The Modern Pantry
St John's Square



Leather Lane Market



Caravan, Exmouth Market

CLERKENWELL LIFE

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4 stations



within 10 minutes' walk

7 tube lines



access to 7 tube lines

3 minutes'



walk to Exmouth Market and Leather Lane Market

4 airports



with direct connections – Heathrow, Gatwick, London City and Luton

CONNECTIONS

Farringdon is becoming the transport crossroads of London with interchanges between Thameslink, the Elizabeth line and 7 underground services connecting north to south and east to west.

Farringdon



Farringdon station is served by 24 Thameslink trains per hour at the busiest times.

Tottenham Court Road* ●● 2 mins

Liverpool Street* ●● 2 mins

Canary Wharf* ●●●● 8 mins

Heathrow* ✈ ●●●●●●●● 32 mins

Gatwick° ✈ ●●●●●●●●●●●●●● 45 mins

King's Cross
St Pancras



Paris 2 hrs 15 mins

Leeds 2 hrs 13 mins

Chancery
Lane



Tottenham
Court Road 3 mins

Liverpool
Street 6 mins

Russell
Square



Piccadilly
Circus 5 mins

South
Kensington 13 mins

Sources:
crossrail.co.uk
tfl.gov.uk
nationalrail.co.uk

* Elizabeth line (coming soon)
° Thameslink

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GPE.

on behalf of
The Great Ropemaker Partnership
(A 50:50 joint venture with
Ropemaker Properties Ltd)