

ELM YARD

CLERKENWELL

A fitted workspace by **GPE.**



Exceptional workspace



Discover a seamless workspace experience

Elm Yard sits at the meeting point of King's Cross, Clerkenwell and Farringdon – three of London's most vibrant and characterful neighbourhoods.

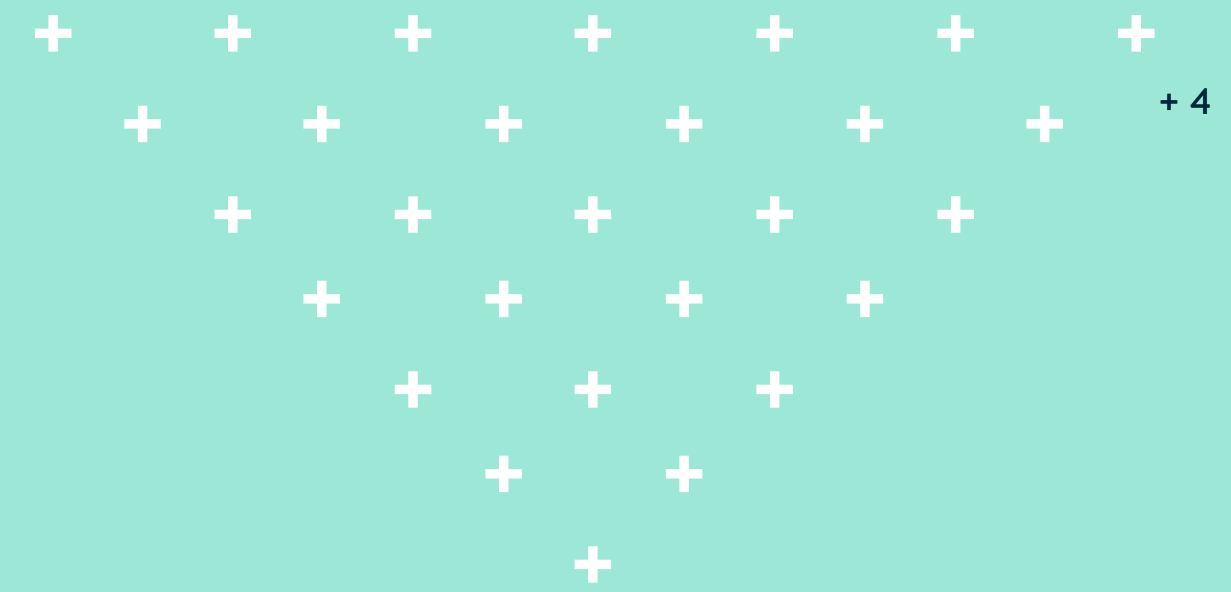
Designed with well-being in mind, the building centres around a landscaped garden courtyard, offering an ideal space to relax, socialise or enjoy an alfresco lunch.

As part of GPE's network of workplaces, you'll also have access to the nearby hub at 200 Gray's Inn Road, complete with a welcoming ground-floor café – perfect for a change of scenery or an informal meeting.

Step outside and you're surrounded by restaurants, bars, independent retail and cultural highlights, with excellent transport links just moments away.

Inside, Elm Yard offers ready-to-move-in workspaces where every detail has been thoughtfully considered to elevate your working day.












5th floor kitchen area

Designed to inspire

Workplace amenities

-  Workspaces starting from 3,977 sq ft
-  72 cycle spaces and dedicated cycle entrance
-  Spacious reception and welcome lounge
-  Café amenities at 200 Gray's Inn Road
-  End-of-trip facilities supporting active commutes and wellness
-  On-site concierge
-  Landscaped courtyard garden

Workspace features

-  Design-led interiors with contemporary furniture, art and planting
-  Kitchen and breakout areas designed to keep teams fuelled and connected
-  Bespoke lighting with exposed soffits
-  SKA 'Gold'
-  Flexible meeting rooms with modern AV and phone booths for effortless collaboration
-  Ultra-fast Wi-Fi connectivity and flood-wired CAT 6 cabling
-  VRF air conditioning with dedicated fresh-air supply

Remarkable connections

Elm Yard has access to 7 tube lines via 5 stations; including Farringdon station, which is one of London's 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.



Travel times from King's Cross St. Pancras

09 minutes	10 minutes
Bank	Paddington

11 minutes	12 minutes
Liverpool Street	Victoria

Travel times from Farringdon (via Elizabeth Line)

04 minutes	08 minutes
Liverpool Street	Paddington

11 minutes	35 minutes
Canary Wharf	Heathrow

The centre of everything

Elm Yard sits at the crossroads of some of London's most iconic neighbourhoods.

Step out to the vibrant food stalls of Leather Lane for a standout lunch, browse the independent boutiques of Lamb's Conduit Street, or wander over to Exmouth Market to discover its cafés, restaurants and bars. Whether you're after great coffee, unique brands or an after-work bite, everything is just a short walk away.

Bars and restaurants

- 01 L Terroni & Sons
- 02 Banh Mi Bay
- 03 Noble Rot Lamb's Conduit
- 04 The Lady Ottoline
- 05 Bourne & Hollingsworth Buildings
- 06 The Clerk & Well
- 07 Quality Wines
- 08 Caravan Exmouth Market
- 09 The Rabbit's Hole
- 10 The Exmouth Arms
- 11 The Duke
- 12 Ikkan Sushi
- 13 Sushi Tetsu
- 14 The Eagle Farringdon
- 15 Attendant Coffee Roasters
- 16 The Gunmakers
- 17 The Zetter Clerkenwell
- 18 The Quality Chop House

- 19 Solus Kitchen & Bar
- 20 Breddos Tacos Clerkenwell
- 21 Morito
- 22 Moro
- 23 Mikkeller Brewpub London
- 24 Vinoteca Farringdon
- 25 Cafe Kick
- 26 Bouchon Racine

Things to do

- 27 Hatton Garden
- 28 Leather Lane Market
- 29 International Magic Shop
- 30 Pentreath & Hall
- 31 Botanique Workshop
- 32 The Brunswick Centre
- 33 Exmouth Market
- 34 MagCulture
- 35 Present & Correct
- 36 Pennies Vintage
- 37 Marby & Elm

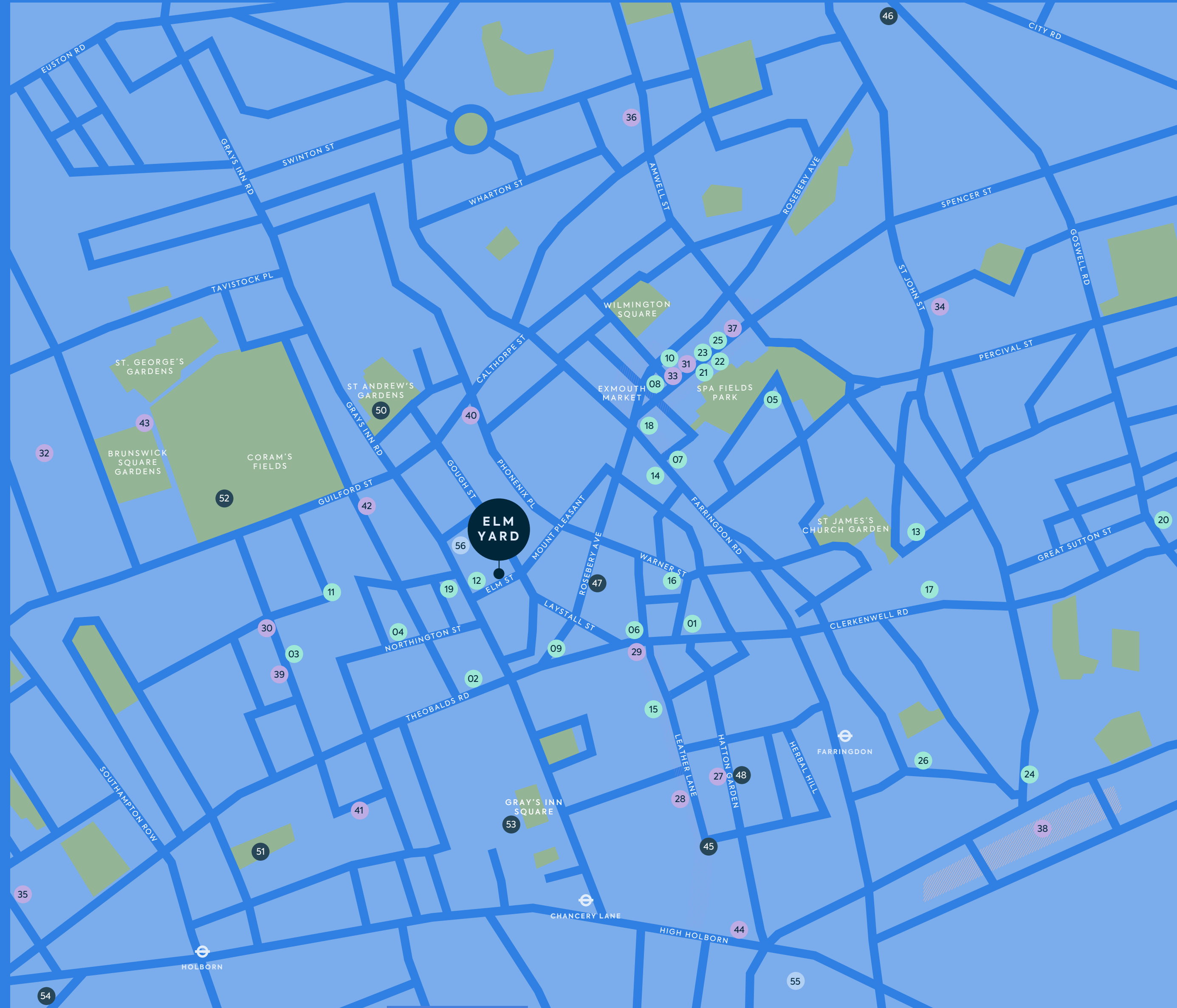
- 38 Smithfield Market
- 39 Lamb's Conduit St
- 40 The Postal Museum
- 41 Novelty Automation
- 42 Charles Dickens Museum
- 43 Founding Museum
- 44 Bounce Farringdon

Health and wellness

- 45 Gymbox Farringdon
- 46 Virgin Active
- 47 Puregym Farringdon
- 48 Ten Hatton Garden
- 49 Spa Fields
- 50 St Andrew's Gardens
- 51 Red Lion Square Gardens
- 52 Coram's Fields
- 53 Gray's Inn Square
- 54 1Rebel Holborn

GPE buildings*

- 55 SIX
- 56 200 Gray's Inn Road



*As a GPE customer you will also have access to the cafe at 200 Gray's Inn Road and the premium bookable boardroom at SIX.

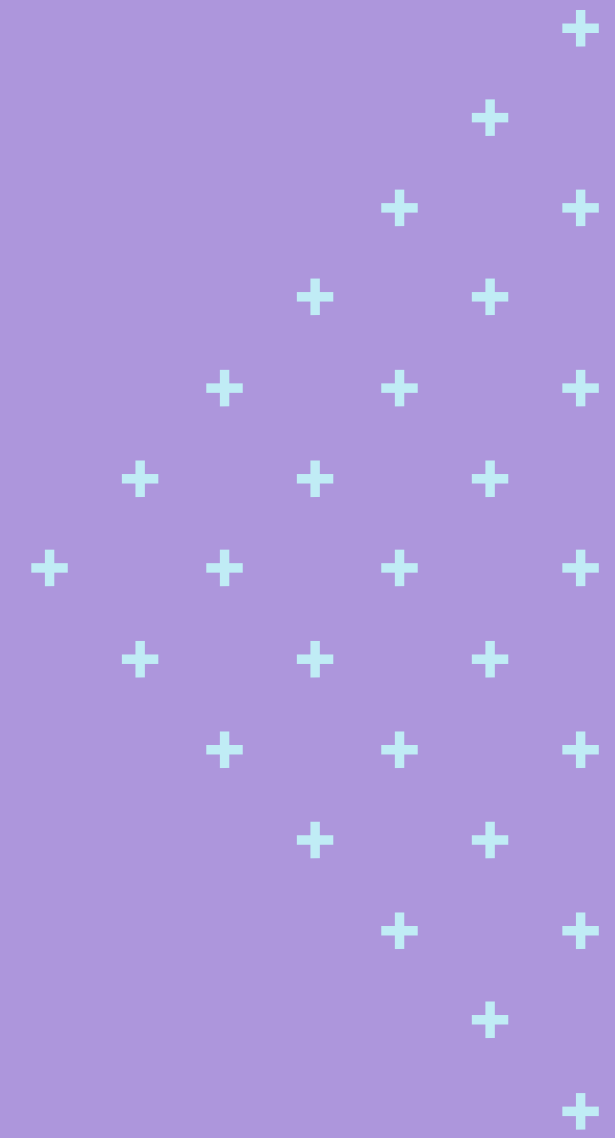









Choose your ideal space at Elm Yard

Floor	Desks	Sq ft	Business rates* (per sq ft)	Service charge* (per sq ft)	Highlights	Availability
5th Floor	42	3,977	£27.51	£22.09	Ample breakout areas, meeting rooms and private offices	Available now
4th Floor	54	3,980	£27.53	£22.09	Multiple breakout and collaboration areas, meeting rooms and phone pods	Available now

*Estimated business rates FY 26/27



4th floor

-  3,980 sq ft
-  62 maximum occupancy
-  54 desks
-  Welcome area
-  4 person meeting room
-  6 person meeting room
-  12 person meeting room

-  3 phone booths
-  Kitchen area
-  Breakout areas
-  4 WCs



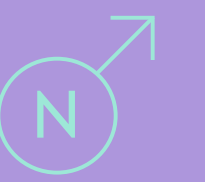
Elm Street



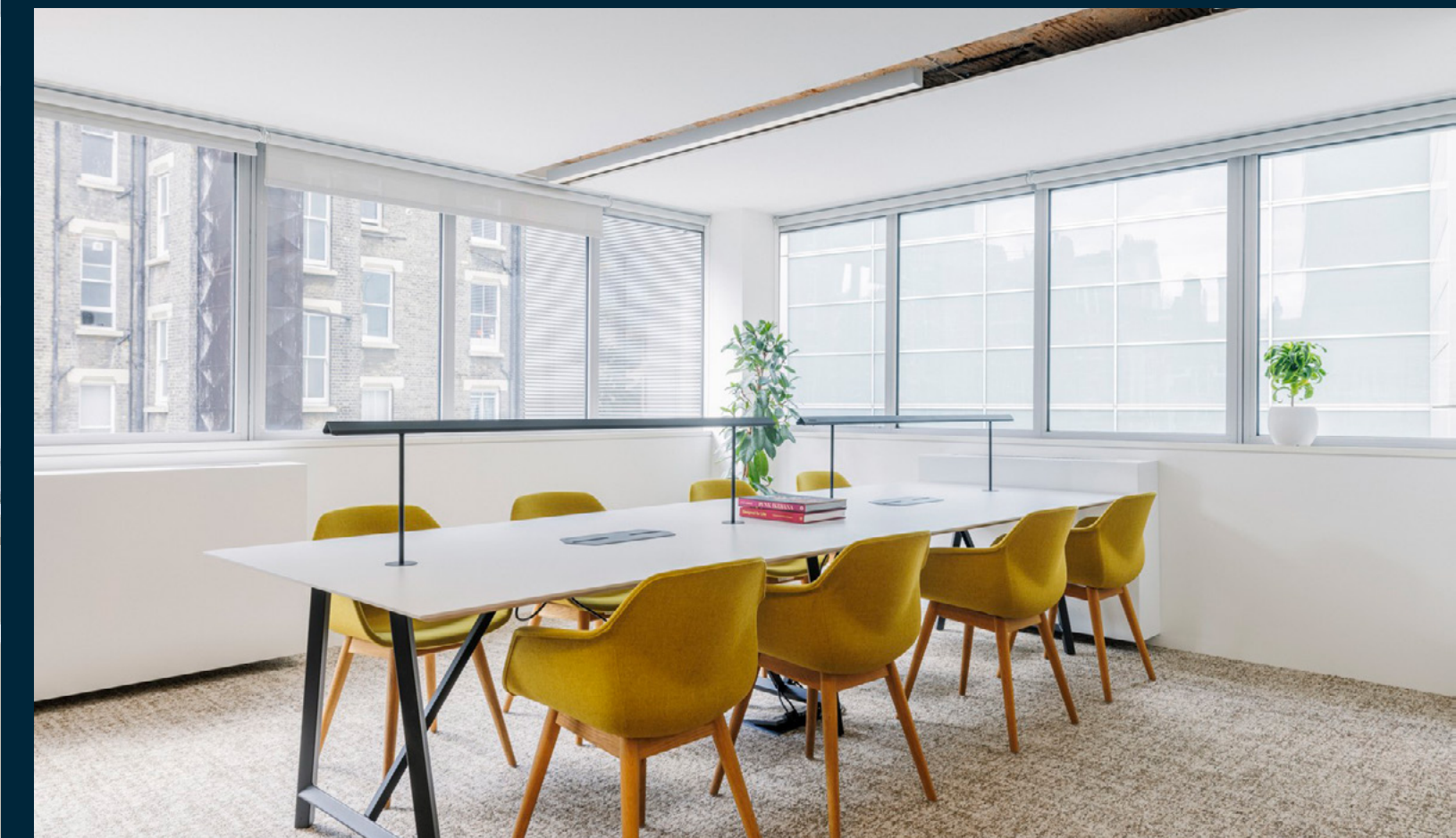
5th floor

- 3,977 sq ft
- 52 maximum occupancy
- 42 desks
- Welcome area
- 5 person meeting room
- 6 person meeting room
- 8 person meeting room
- 14 person meeting room

- 3 phone booths
- Kitchen area
- Breakout areas
- 3 WCs



Exceptional finishes



More space to meet

As a GPE customer, you'll have access to premium bookable meeting rooms and boardrooms located close by, including SIX, 141 Wardour, Nineteen Wells Street and Thirty One Alfred Place.

- ① **SIX, Farringdon**
Impressive 18 person boardroom set within a newly refurbished workplace.
- ② **141 Wardour, Soho**
This flexible amenity space doubles as an 11 person boardroom and a private screening room.
- ③ **Nineteen Wells Street, Fitzrovia**
Centrally located Nineteen Wells Street offers a generous 16 person boardroom.
- ④ **Thirty One Alfred Place, Fitzrovia**
Enjoy a design-led 12 person boardroom tucked behind the hustle and bustle of Tottenham Court Road.

Scan here for more information.



Please contact one of the team

GPE.

Anna Tweed

anna.tweed@gpe.co.uk
07990 633 486

David Korman

david.korman@gpe.co.uk
07435 939 956

Molly Maguire

molly.maguire@gpe.co.uk
07887 841 816

KONTOR

Ben Orchard-Smith

ben@kontor.com
07557 988 115

Luke Parkinson

luke.parkinson@kontor.com
07464 715 644

Freya Dingwall

freya@kontor.com
07375 860 911

CBRE

Georgina Willoughby

georgina.willoughby@cbre.com
07788 706 031

Dana Henry

dana.henry@cbre.com
07494 232 304

Eimhear McCosker

eimhear.mccosker@cbre.com
07353 897 681

Compton

Jake Kinsler

jk@compton.london
07928 049 777

Elliott Stern

es@compton.london
07834 918 700

GPE.