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THE YARDS

COVENT GARDEN

UPPER ST MARTIN'S LANE



OVERVIEW

- The building comprises three office floors which have been comprehensively refurbished and redesigned by renowned architect, Hale Brown.
- The CAT A refurbishment includes exposing the ceiling detail, slab and steels, and the introduction of entirely new M&E services. A perforated raft system has been introduced in part and houses feature lighting and acoustic panelling.
- The existing raised access floor was retained for improved environmental credentials.
- Designed by the architect, a plug and play solution has been delivered on the 1st floor and features high quality bespoke carpentry.
- 100% of the strip out was recycled.
- The demised WCs have been fully upgraded and a shower introduced on each floor.
- The offices are accessed via a passenger lift opening directly onto the floor.
- The reception benefits from a newly designed desk with friendly concierge, feature lighting and new seating.
- Secure bicycle parking is provided within the basement underneath the courtyard.
- Fibre connectivity is provided by G-Network.
- EPC Rating - B











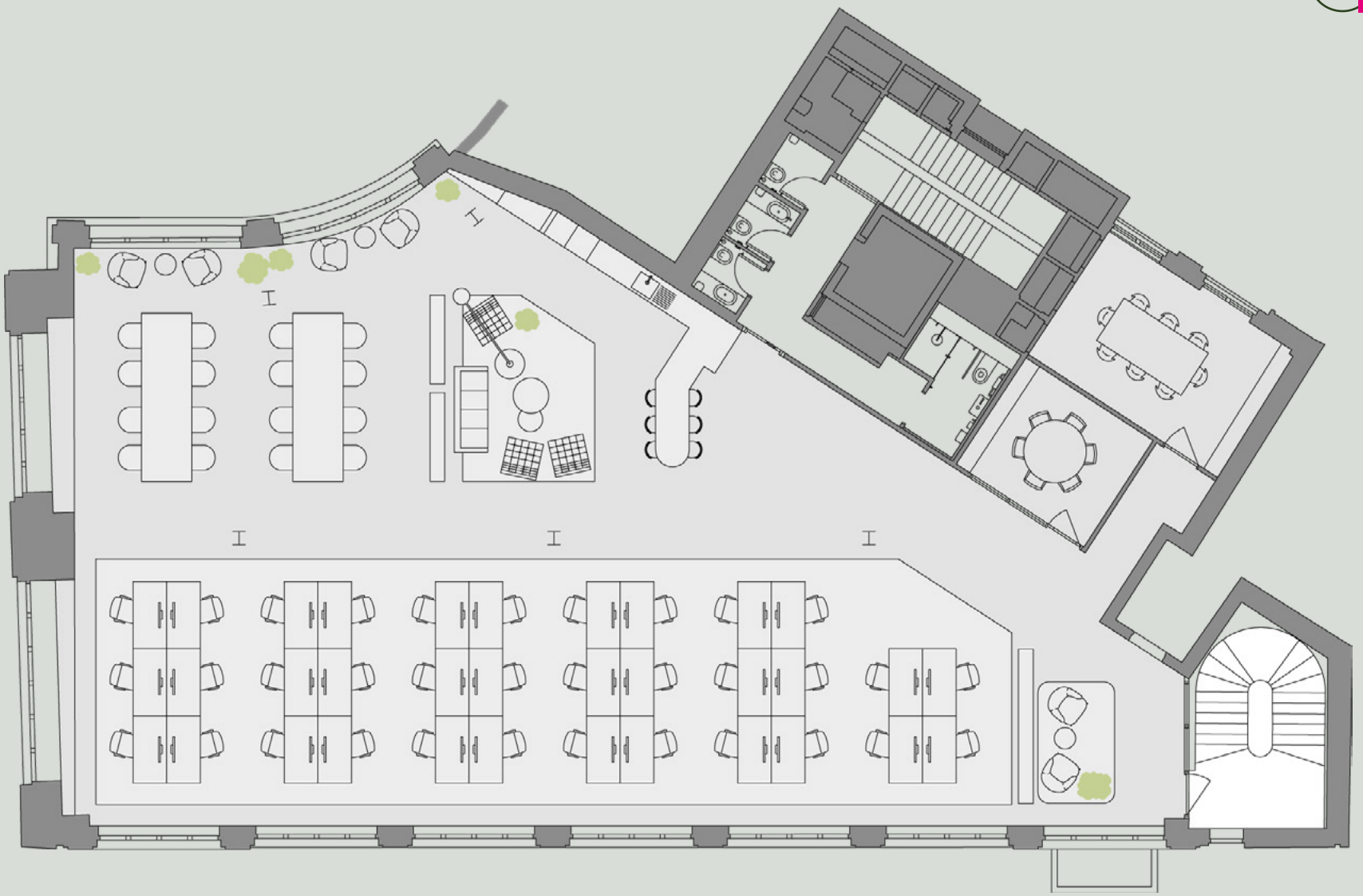


AVAILABILITY & FLOOR PLAN

FIRST FLOOR

– 3,767 sq ft (350 sq m)

– Plug and play solution:
  - 2x 8 seater work benches
  - 34 workstations
  - Client area with lounge seating
  - 8-person meeting room
  - 6-person meeting room
  - Large open plan kitchenette
  - Breakfast bar seating for 6 people
  - 18 agile workstations
  - Breakout space and soft seating



ALL IN OUR BACK**YARDS**

The Yards is a beautiful, pedestrian-only courtyard and home to a fantastic array of some of London's best al fresco restaurants, including the original Dishoom, as well as live music venue, retail, best-in-class office space and residential apartments.

The Yards have been revamped with award winning lighting installations, new signage and way-finding, seasonal pop ups and extensive planting, offering healthy and green outdoor space on the doorstep.

With multiple access points, The Yards offers calm and landscaped walk ways into Covent Garden, Leicester Square and Tottenham Court Road; the latter providing speedy access across London via the Elizabeth Line.

Have it all in your backyard.









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