



WEAVER

13 MERCER STREET

4,810 SQ FT OF NEWLY REFURBISHED
SELF-CONTAINED WORKSPACE

THE YARDS
COVENT GARDEN



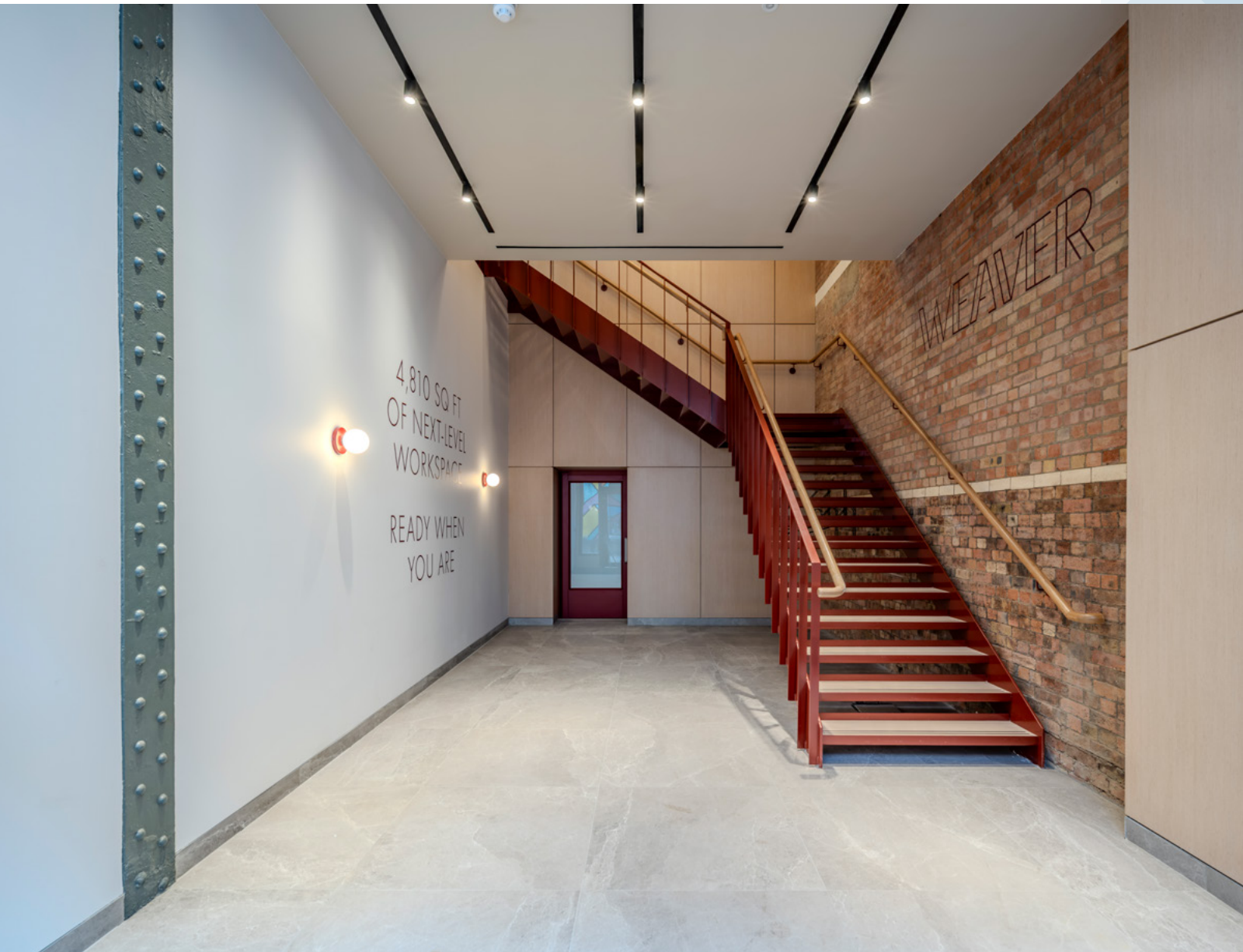
Front Entrance

OVERVIEW

Welcome to Weaver, a new industrial-style workspace located in the heart of The Yards, Covent Garden, one of London's most iconic and vibrant cultural destinations.

The name Weaver is drawn from the buildings connection to The Mercers Company. One of London's oldest and most successful merchant companies specialising in the sale of fine silks and textiles. This legacy of craftsmanship and creativity is stitched into the building's new identity.

Weaver offers a truly unique opportunity for a business to create its own story within a private, self-contained workspace. A striking double-height entrance leads directly into an expansive, open-plan environment, flooded with natural light from large warehouse-style windows that benefit from views of the courtyard and the brand-new Guinness Experience on Mercers Walk.



Front Entrance

LEAVE YOUR MARK

The ground floor reception and first-floor workspace have undergone a comprehensive refurbishment, delivering a blank canvas, ready for a business to weave its own culture and personality into the space. The workspace benefits from:

- A private double height entrance lobby, offering branding potential
- Feature staircase leading to an expansive first-floor workspace
- DDA compliant lift
- 3m plus finished floor to ceiling height
- New triple glazed windows
- Purpose built boardroom
- New exposed VRF air-conditioning
- LED lighting
- Raised access floor
- New WCs and showers
- Drying room and lockers
- Cycle storage provision



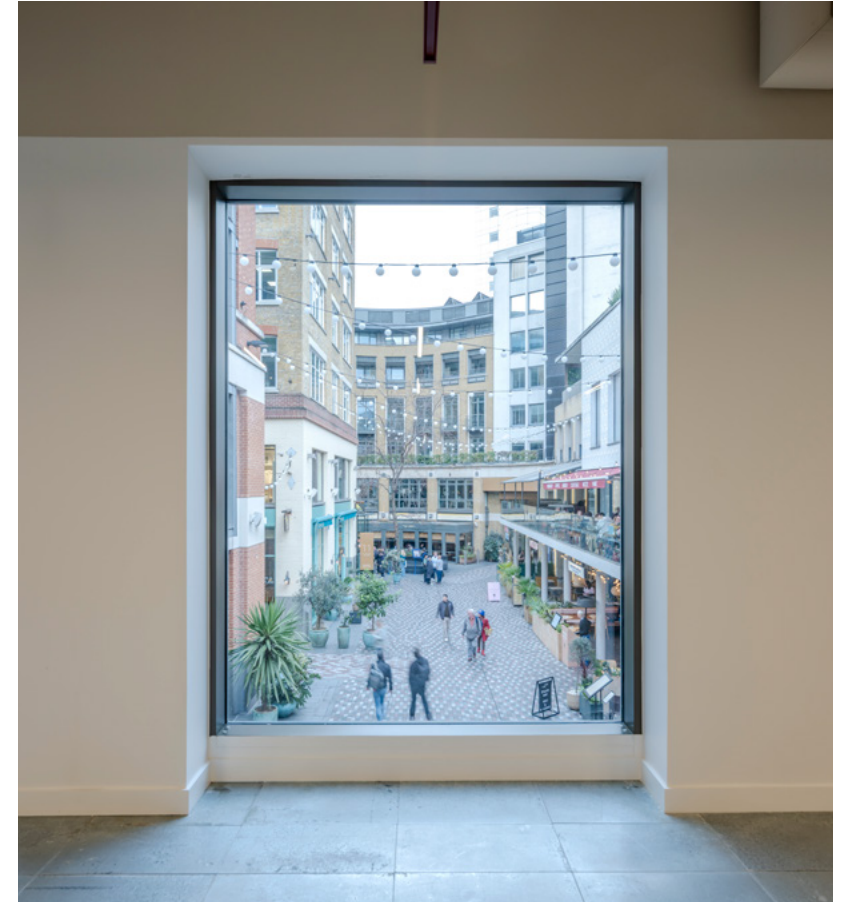
CAT A First Floor



CAT A First Floor



Office view to Guinness Microbrewery



Office view to The Yards



CAT A First Floor – Potential Kitchen Area



Entrance to Boardroom



Boardroom



Entrance to Boardroom



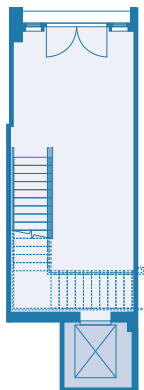
Boardroom

GROUND & 1ST FLOOR – FLOOR PLAN

4,810 SQ FT / 447 SQ M

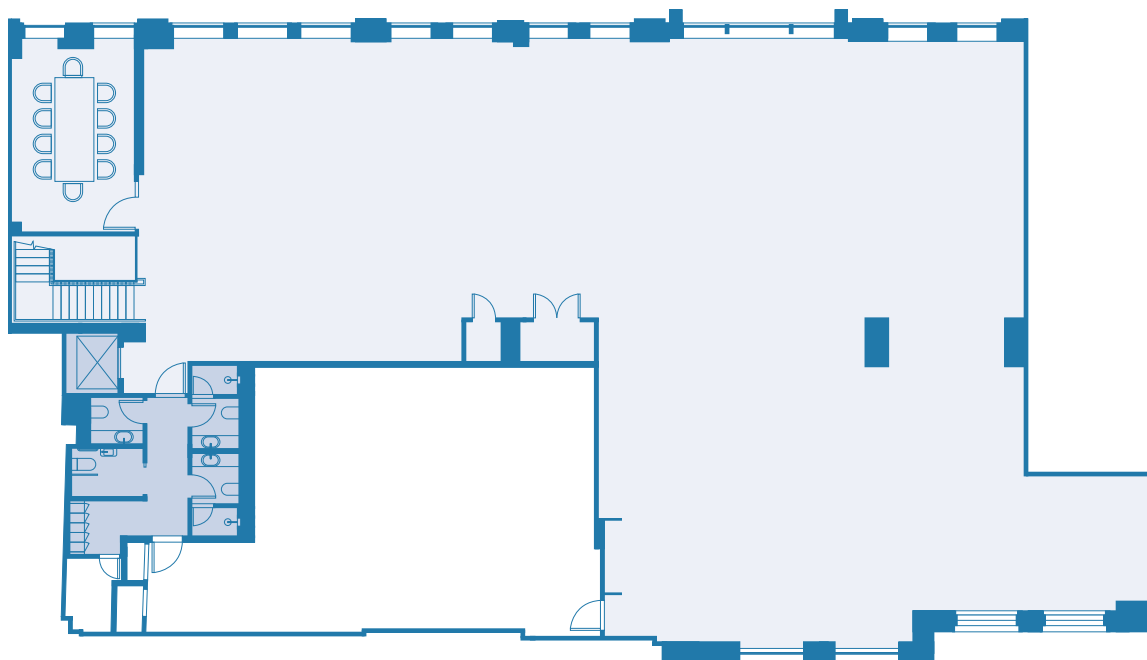
GROUND FLOOR

332 SQ FT / 31 SQ M



FIRST FLOOR

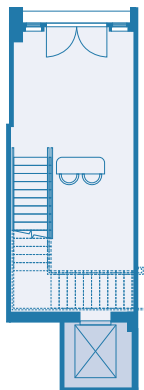
4,478 SQ FT / 416 SQ M



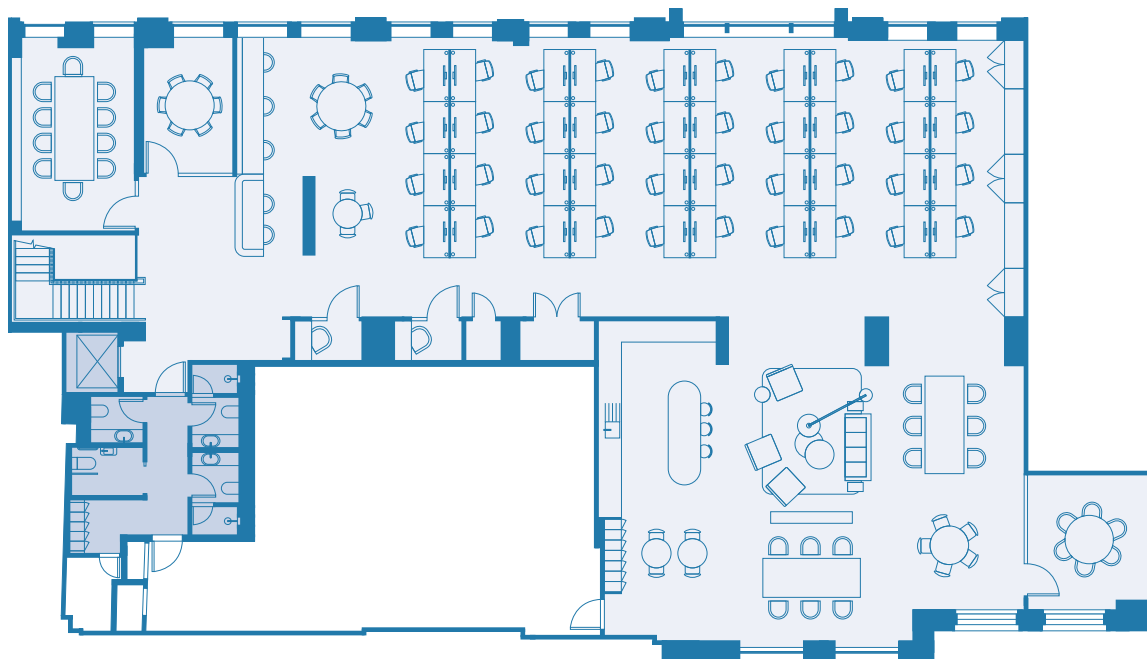
GROUND & 1ST FLOOR – INDICATIVE SPACE PLAN

4,810 SQ FT / 447 SQ M

GROUND FLOOR



FIRST FLOOR



SPECIFICATION

The fit-out comprises:

- Client arrival lounge area
- 40 x workstations
- 1 x 10 person boardroom
- 2 x 6 person meeting rooms
- 2 x call booths
- Large open kitchenette with island
- Dining and break out spaces



Dishoom

ALL IN OUR BACKYARDS

The Yards is a beautiful, pedestrian-only courtyard, that is home to a fantastic array of some of London's best al fresco restaurants, including the original Dishoom, in addition to a live music venue, boutique 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.

Covent Garden will also soon welcome the much-anticipated 500,000 sq ft Guinness microbrewery, cultural hub and rooftop bar at Old Brewer's Yard.

HAVE IT ALL IN YOUR BACKYARD.



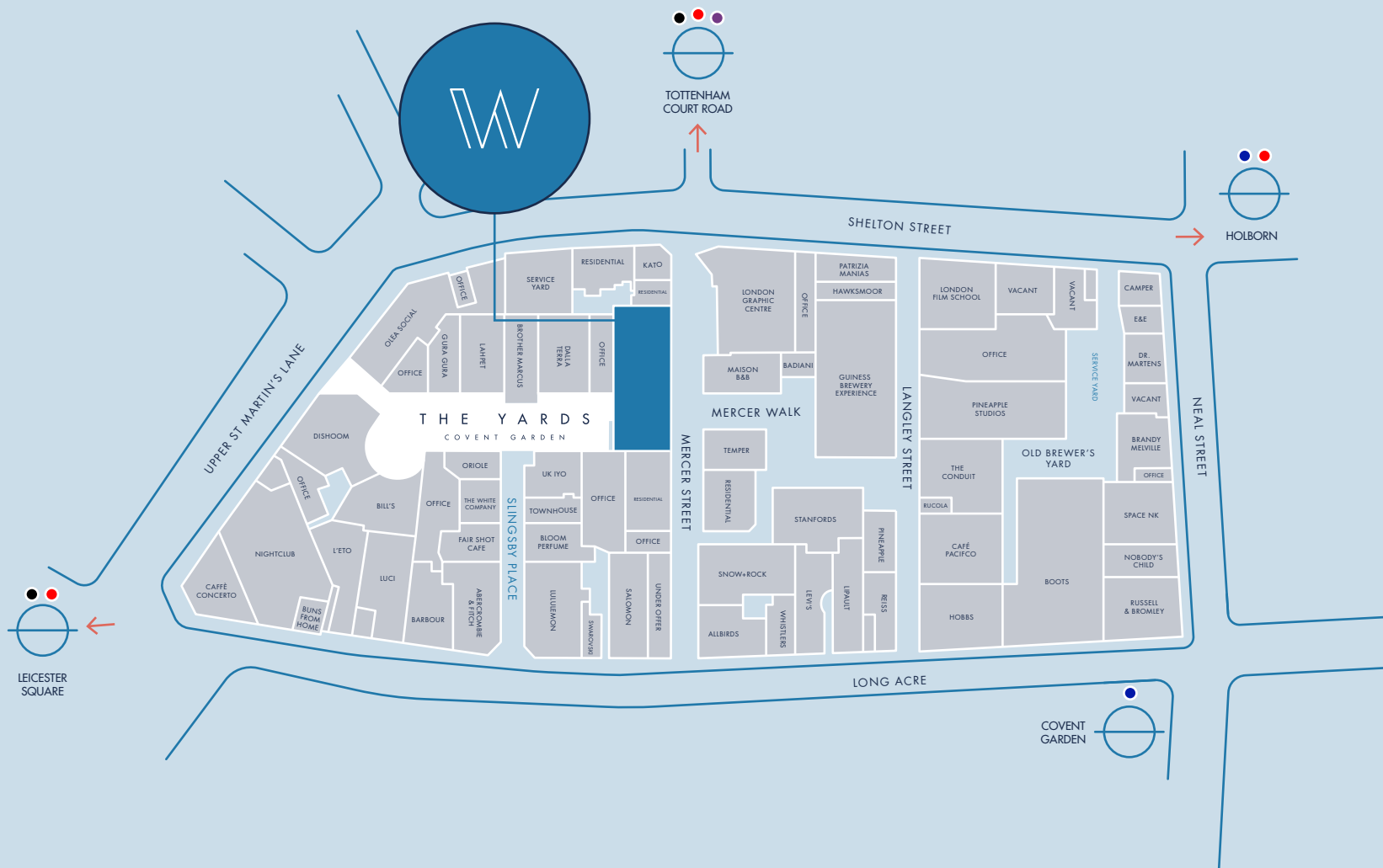
Guinness Open Gate Brewery



The White Company



Covent Garden



IDEALLY LOCATED

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.

- 
Covent Garden Station
 3 min walk (0.1 miles)
- 
Leicester Square
 4 min walk (0.2 miles)
- 
Tottenham Court Road
 8 min walk (0.3 miles)
- 
Holborn
 8 min walk (0.3 miles)
- 
Farringdon
 13 mins (via Tottenham Court Road station)
- 
King's Cross St Pancras
 10 mins (via Covent Garden station)
- 
Bank
 15 mins (via Tottenham Court Road station)
- 
Heathrow Airport
 50 mins (via Tottenham Court Road station)

GET IN TOUCH



SIMON LEE

07769 745 449
simon@stage-re.co.uk

JAMES GUYER

07885 770 728
james@stage-re.co.uk

BLUEBOOK

CHRIS WATKIN

07730 066 523
chris@bluebooklondon.co.uk

OLLIE PARDOE

07748 626 103
ollie@bluebooklondon.co.uk

GEORGE KNOWLES

07565 502 931
george@bluebooklondon.co.uk

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THEYARDS COVENT GARDEN . LONDON