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# Elm Yard

A WORKPLACE FUSING CREATIVE ENERGY WITH STYLE

Elm Street, Clerkenwell,  
London, WC1X 0BJ

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Elm Yard





Discover premium **Fully Managed** workspaces, exceptional amenities, and seamless connectivity.

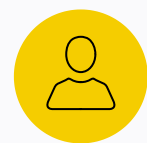
Nestled between Clerkenwell, Bloomsbury, and King's Cross, Elm Yard is a dynamic, design-led workplace in one of London's most creative and well-connected neighbourhoods.

Offering Fully Managed workspaces that prioritise wellbeing and combine flexibility, comfort, and style, Elm Yard is ideal for businesses seeking a seamless, hassle-free office experience.

Perfectly positioned, Elm Yard provides unrivalled access to a vibrant mix of character, culture, and convenience. And with seven tube lines and four major stations nearby, commuting is effortless.

Each workspace has been thoughtfully designed with bold colour accents, statement artwork, and biophilic touches that bring calm and energy to every corner.

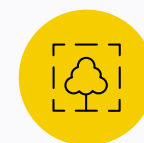
Add to that a beautifully landscaped courtyard, excellent shared amenities and a vibrant restaurant and bar scene, and Elm Yard becomes more than just a place to work - it's a place to relax, connect, and thrive.



Customer experience team



Reception & welcome lounge



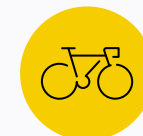
Landscaped courtyard garden



sesame® workplace app



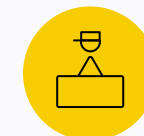
Self-contained workspaces



Cycle spaces, lockers, showers



Café amenities at 200 Gray's Inn Road



24-hour access & security

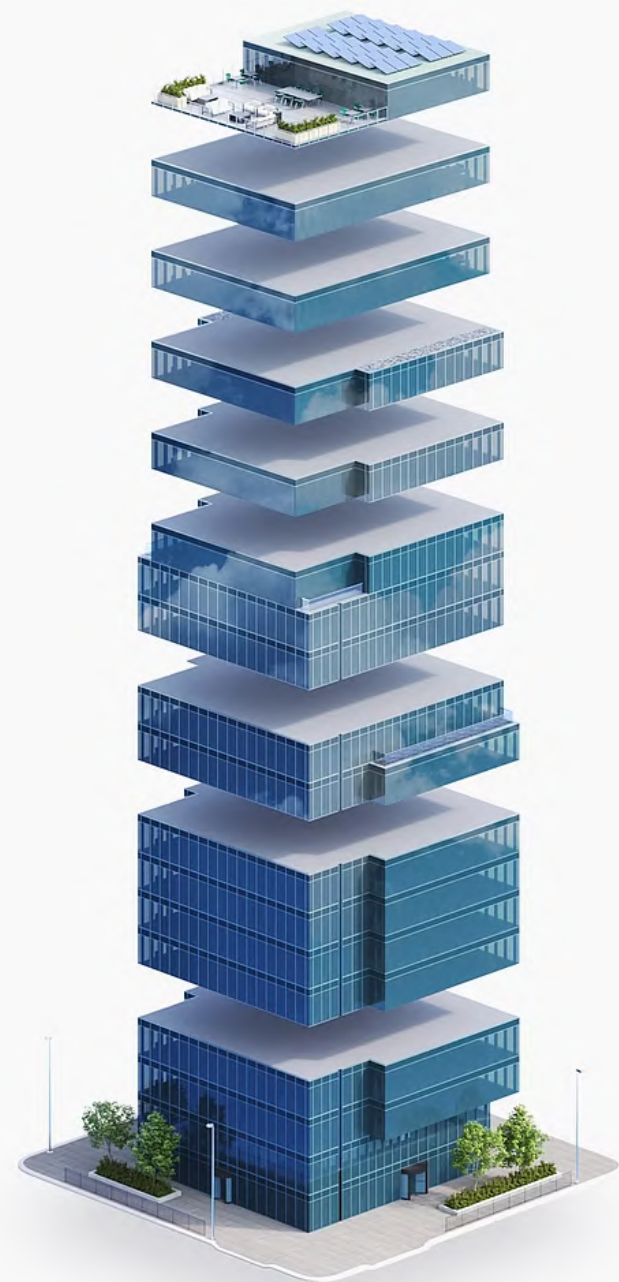
## Clerkenwell, WC1 0BX

Workspaces ranging from 3,969 sq ft

Providing an array of Fully Managed workspaces tailored for 36 to 62 desks, each with exclusive on-floor amenities and thoughtfully designed shared areas.



# 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 fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your workspace app.

[Head over to the tech](#)



### 5 – Working towards a better world

We're committed to becoming a net zero carbon business by 2040, sourcing 100% renewable energy and maximising material reuse. We'll also work with you to reduce your carbon footprint, creating sustainable spaces where your business can thrive.

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



### 6 – Exceptional service as standard

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

[Learn more about our services](#)

# Exceptional service as standard



## Everything taken care of

Our welcoming customer management team will ensure a hassle-free experience for you and your employees. Let our team take care of everything so you can focus on running your business.



Building management



Community management



Statutory compliance



Food & Beverage



24/7 Helpdesk



Health & safety



Maintenance



Access & visitor management



Events

### Purposeful partnerships







We're passionate about working closely with our thriving local communities, supporting local businesses and social enterprises. By choosing a Fully Managed workspace, you help these fantastic businesses every day.



# Availability schedule

Let's get down to the details...

The details





Floor	Configuration	Max occupancy	Sq ft	Floorplan	Key features	Availability
<b>5th Floor</b>	42 Desks + 2 Meeting rooms	62	3,977		Spacious meeting rooms and private offices	 April 2026
<b>4th Floor</b>	54 Desks + 3 Meeting rooms	62	3,980		Spacious meeting rooms and versatile breakout space	 April 2026
<b>2nd Floor</b> Configuration 1	36 Desks + 3 Meeting rooms	62	3,969		Welcome lounge and ample breakout space	 Recently let

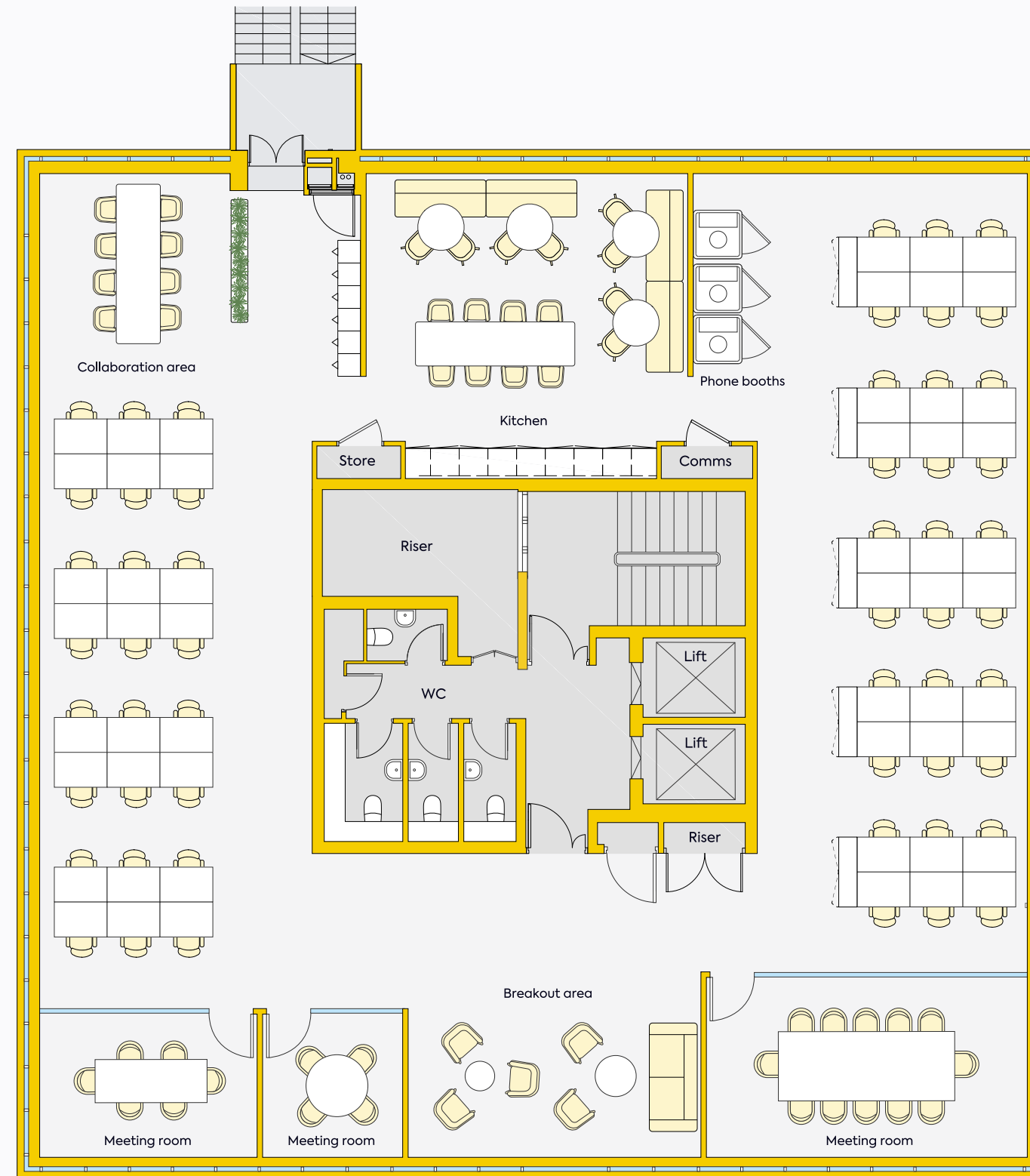


# Floorplan

## 4th floor, Elm Yard



-  Bloomsbury/Clerkenwell
-  3,980 sq ft
-  62 maximum occupancy
-  54 current desks
-  3 meeting rooms
-  Breakout areas
-  3 phone booths
-  Kitchen
-  Coffee machine

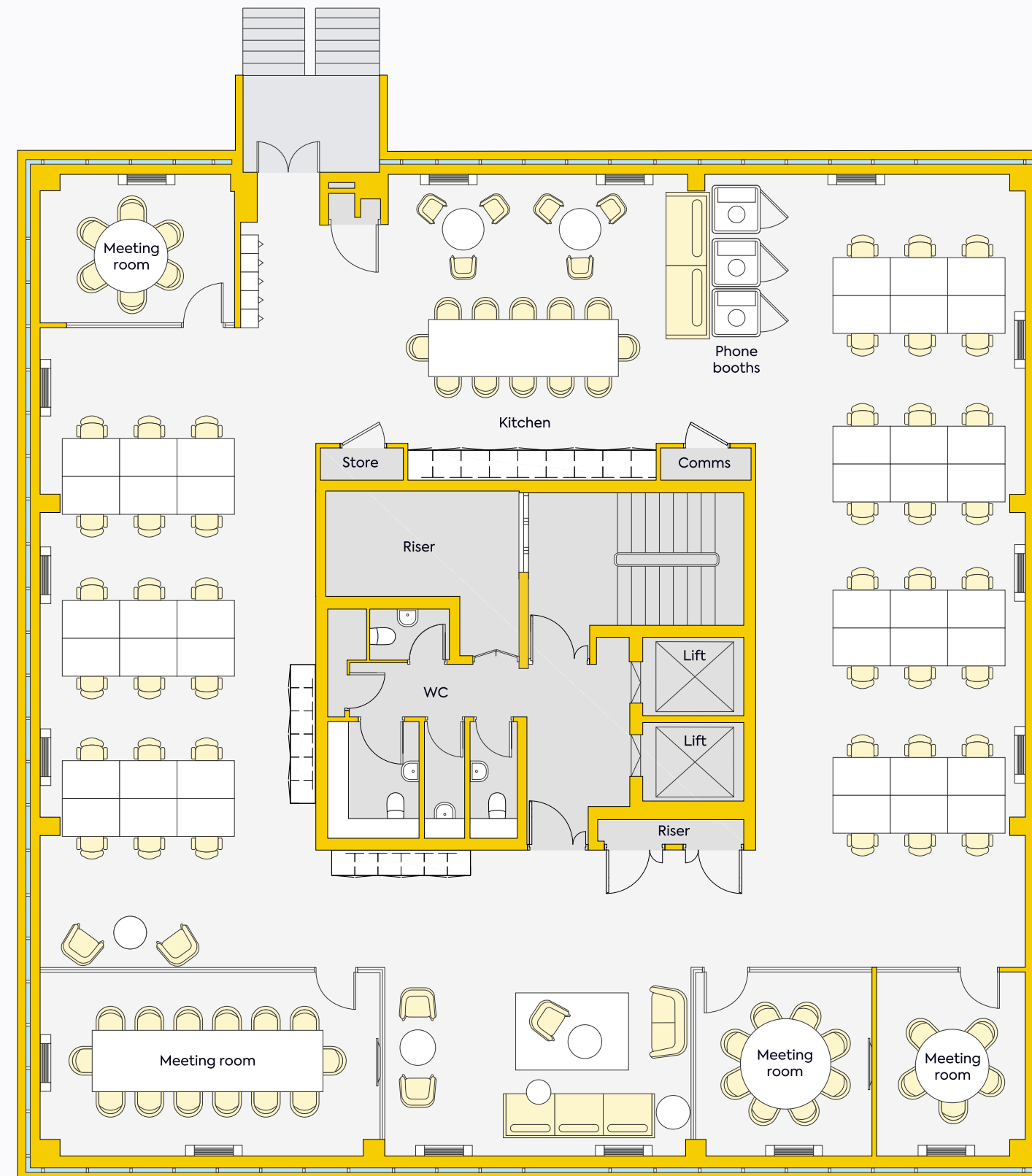


04.V1

# Floorplan

## 5th floor, Elm Yard

-  Bloomsbury/Clerkenwell
-  3,977 sq ft
-  62 maximum occupancy
-  42 current desks
-  4 meeting rooms
-  Breakout areas
-  3 phone booths
-  Kitchen
-  Coffee machine



05.V3







The Perseverance



Smithfield Market



Banh Mi Bay



Leather Lane Market

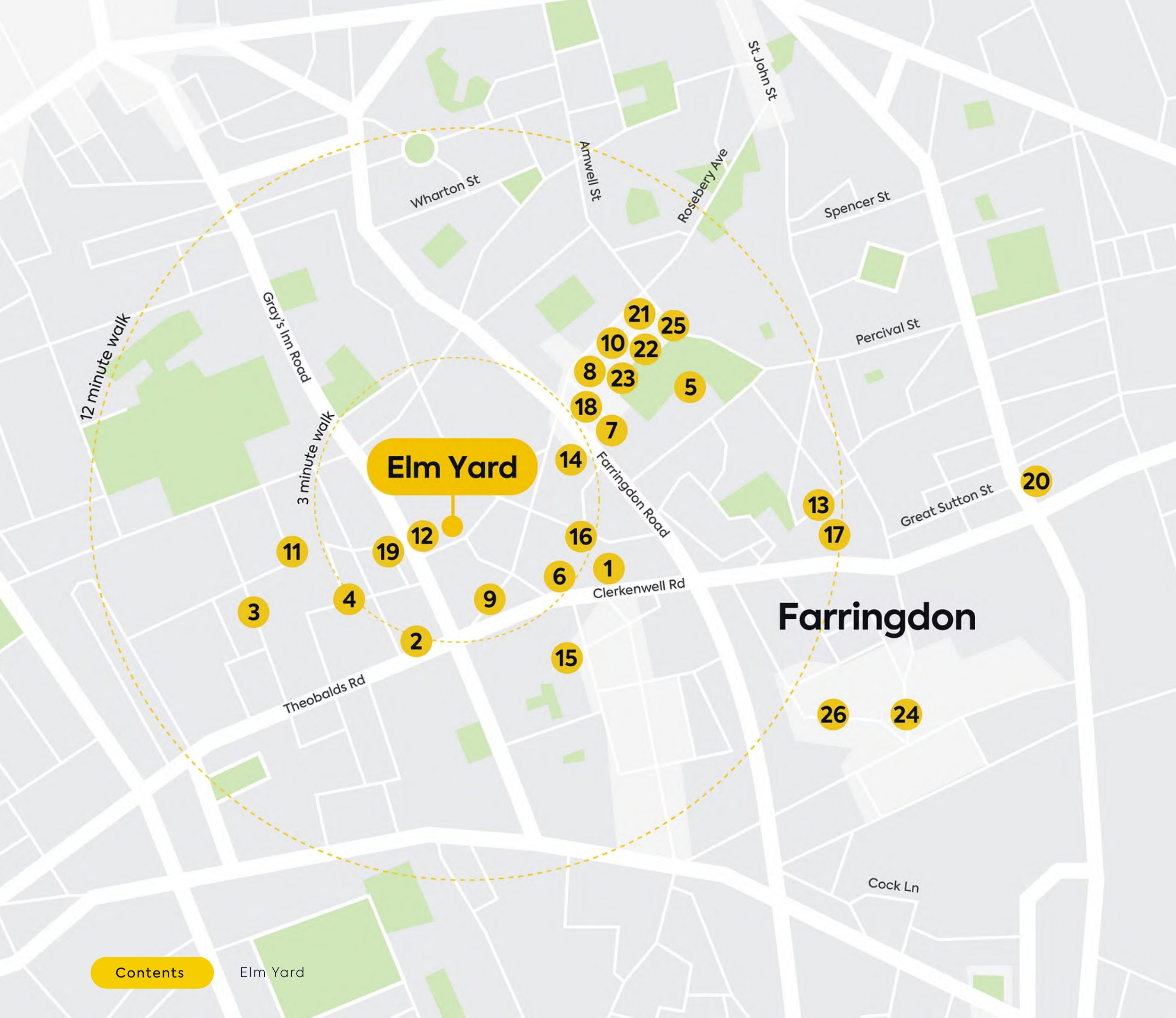


Lambs Conduit Street



Bourne & Hollinsworth



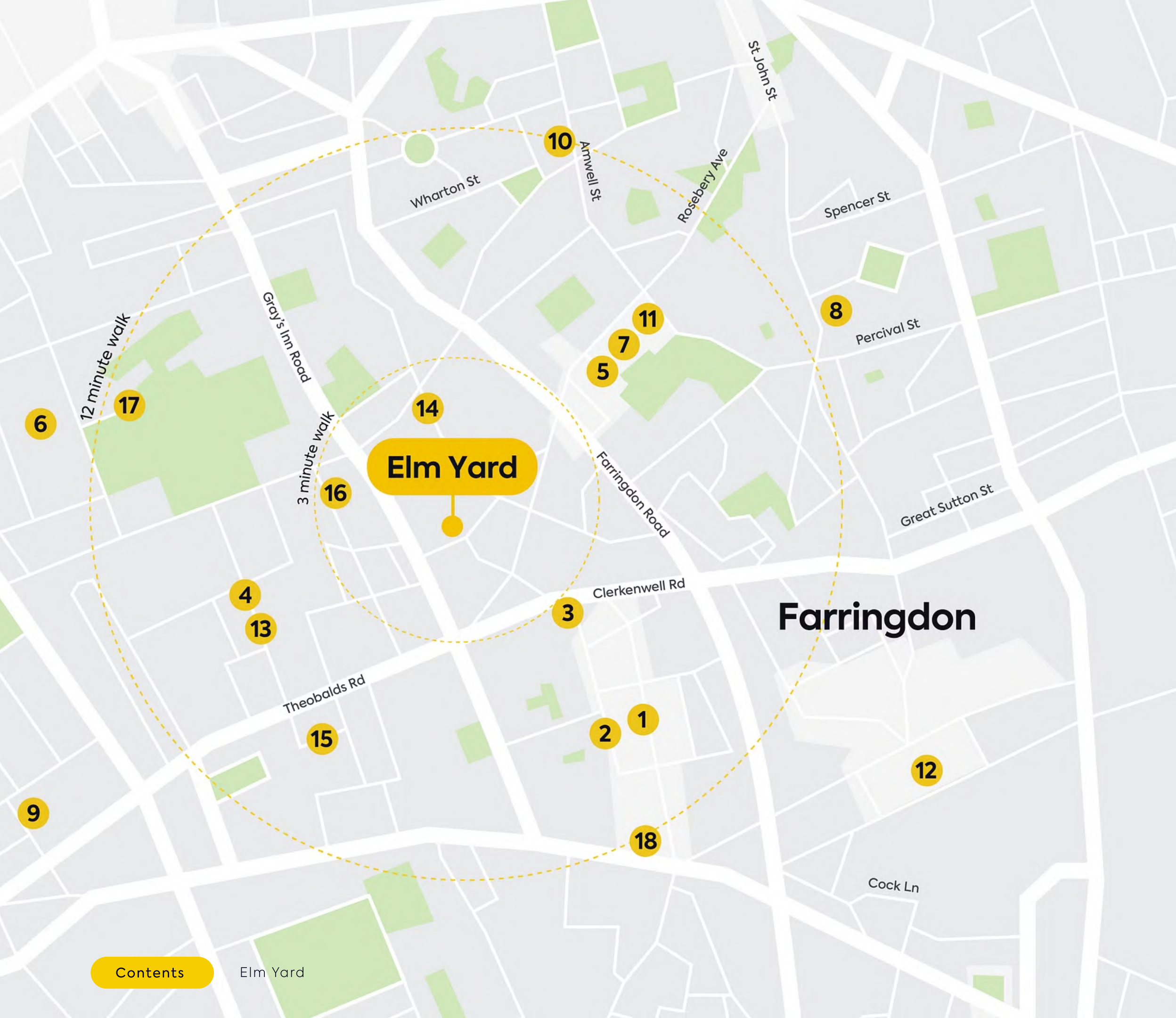


# Bars & restaurants

- 1 L Terroni & Sons
- 2 Banh Mi Bay
- 3 Noble Rot Lamb's Conduit
- 4 The Lady Ottoline
- 5 Bourne & Hollingsworth Buildings
- 6 The Clerk & Well
- 7 Quality Wines
- 8 Caravan Exmouth Market
- 9 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



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.



# Things to do

- 1 Hatton Garden
- 2 Leather Lane Market
- 3 International Magic Shop
- 4 Pentreath & Hall
- 5 Botanique Workshop
- 6 The Brunswick Centre
- 7 Exmouth Market
- 8 MagCulture
- 9 Present & Correct
- 10 Pennies Vintage
- 11 Marby & Elm
- 12 Smithfield Market
- 13 Lamb's Conduit St
- 14 The Postal Museum
- 15 Novelty Automation
- 16 Charles Dickens Museum
- 17 Foundling Museum
- 18 Bounce Farrindon



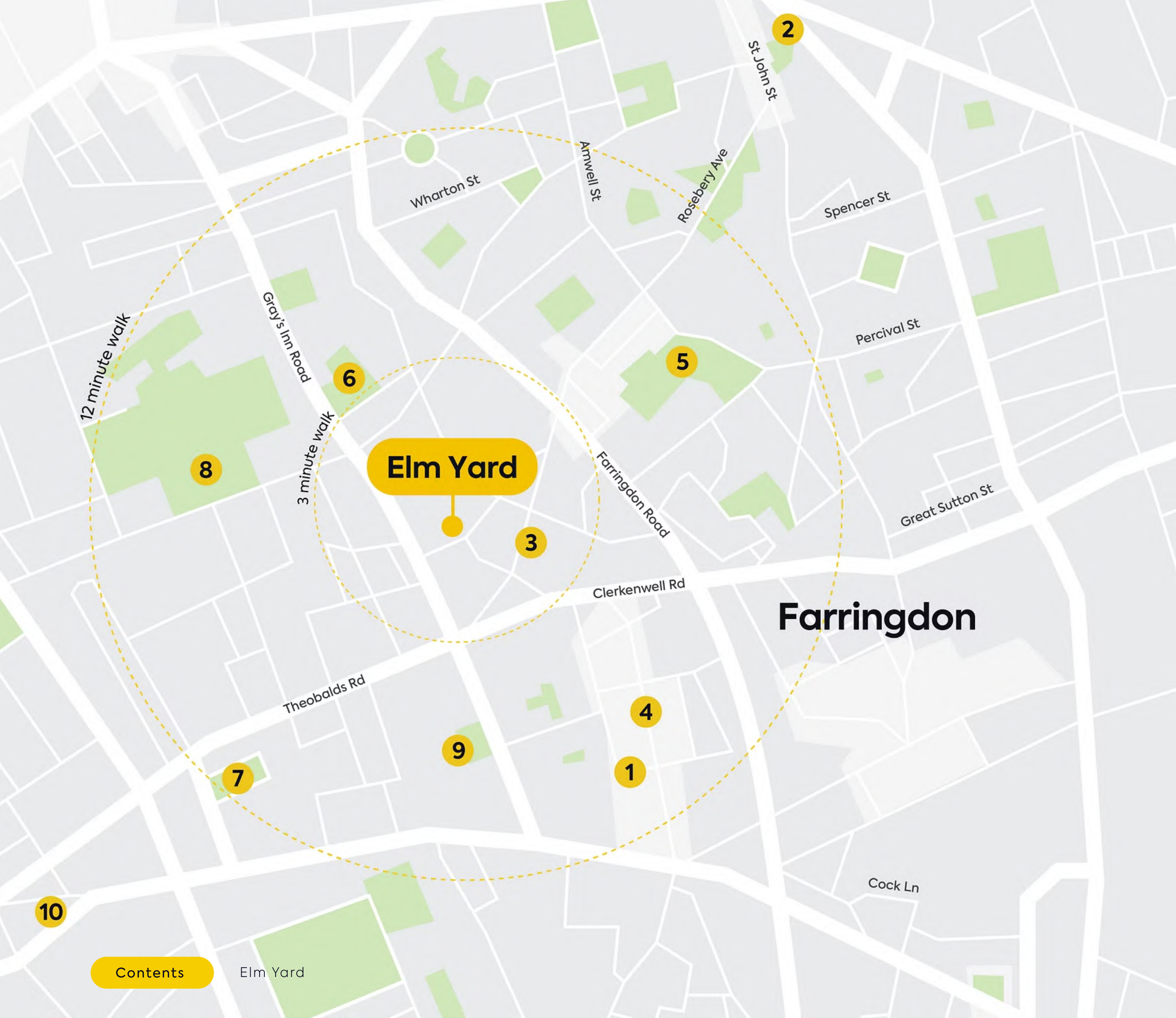
Take time to explore and you'll discover that Clerkenwell is full of surprises. Amongst the design and interior stores you'll find everything from specialist boutiques and artisan gifts and crafts, to a medical museum packed full of curiosities.

# Health & wellness

- 1 Gymbox Farringdon
- 2 Virgin Active
- 3 Puregym Farringdon
- 4 Ten Hatton Garden
- 5 Spa Fields
- 6 St Andrew's Gardens
- 7 Red Lion Square Gardens
- 8 Coram's Fields
- 9 Gray's Inn Square
- 10 1Rebel Holborn



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.



# 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](#)



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