

GPE.
Fully Managed

gpe.co.uk/portfolio/elm-yard

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.

Overview

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 **3,977 sq ft**

Providing an array of Fully Managed workspaces tailored for **42 to 62 desks**, each with exclusive on-floor amenities and thoughtfully designed shared areas.



It's all included in one bill, no hidden extras



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.

SEND COFFEE

punchy

HIDDEN disabilities

LUMINARY BAKERY

Purple Changing the disability conversation

Availability schedule

Let’s get down to the details...

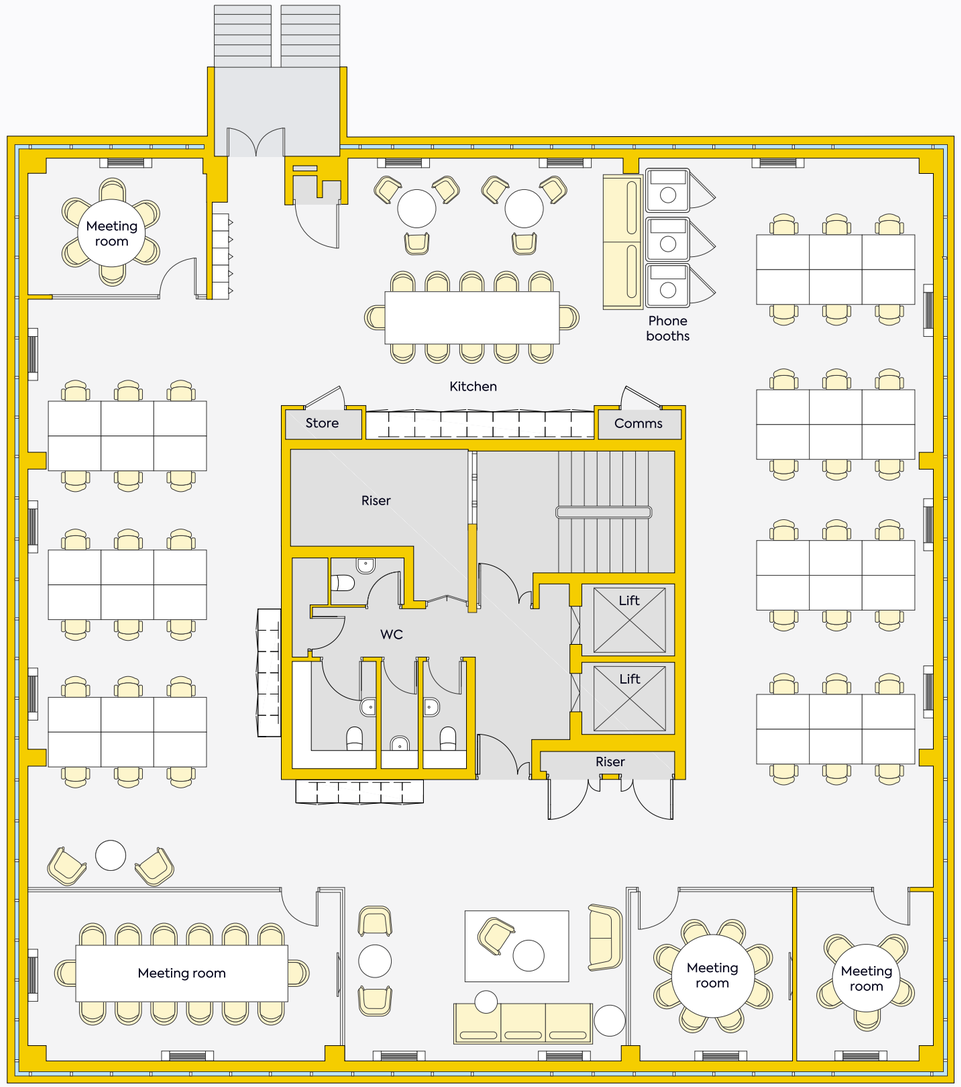
Floor	Configuration	Max occupancy	Sq ft	Floorplan	Key features	Availability
5th Floor	42 Desks + 2 Meeting rooms	62	3,977		Spacious meeting rooms and private offices	Available now
4th Floor	54 Desks + 3 Meeting rooms	62	3,980		Spacious meeting rooms and versatile breakout space	Under offer
2nd Floor	36 Desks + 3 Meeting rooms	62	3,969		Welcome lounge and ample breakout space	Recently let



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



View images

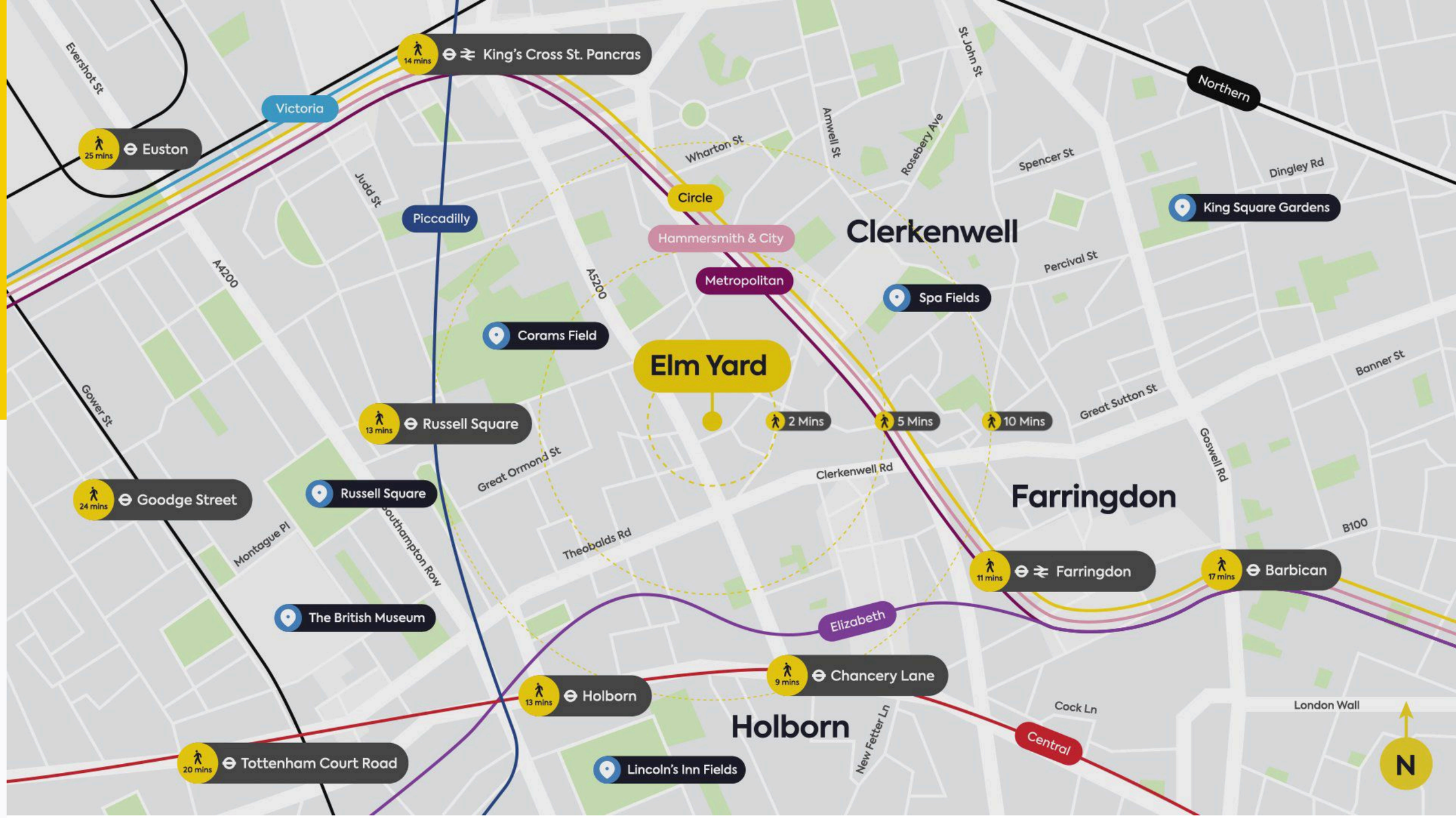
Download floorplan

*This floorplans colour scheme and furnishings are for illustrative purposes only.


Dish Soap
Hand Wash
Hand Lotion

Truly Connected

Location is everything and we're in the thick of the action between the City and the West End. Access seven tube lines across four nearby stations, including the new Elizabeth Line via Farringdon station.



Walking Distance

Chancery Lane 9 mins	**Farringdon** 11 mins	**Holborn** 13 mins	**Russell Square** 13 mins	**King's Cross St. Pancras** 14 mins	**Barbican** 17 mins	**Tottenham Court Road** 20 mins	**Goodge Street** 24 mins	**Euston** 25 mins

Discover your local area

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.

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.

CLERKENWELL



FOOD & BEVERAGE

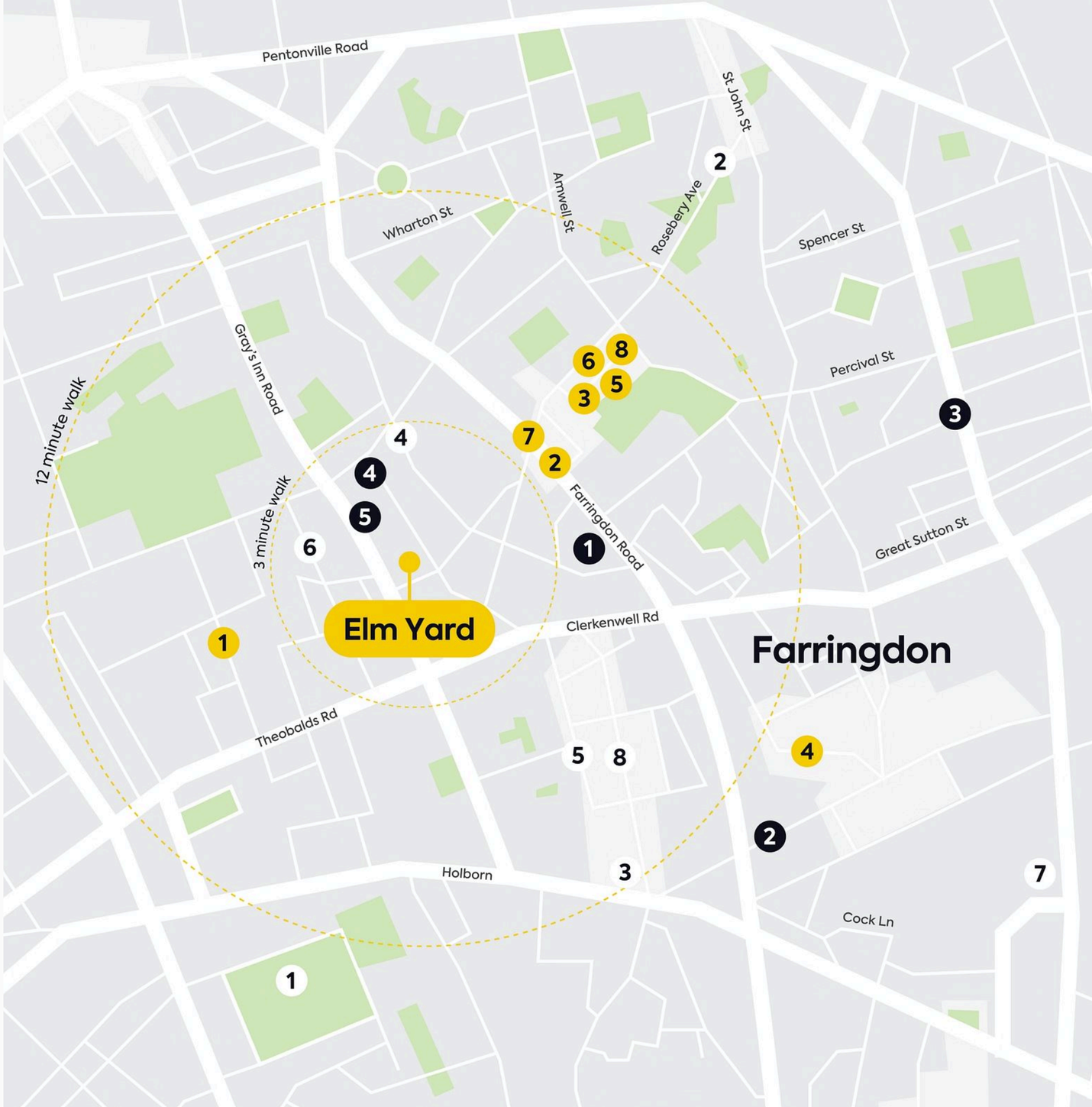
1. Noble Rot Lambs Conduit
2. Quality Chop House
3. The Exmouth Arms
4. Bouchon Racine
5. Moro
6. Mikkeller
7. Ivan Ramen
8. Café Kick

THINGS TO DO

1. Lincoln's Inn Fields
2. Sadler's Wells Theatre
3. Bounce Farringdon
4. The Postal Museum
5. Leather Lane Market
6. Charles Dickens Museum
7. Virgin Active
8. Hatton Garden

LOCAL OCCUPIERS

1. LinkedIn
2. Sainsbury's
3. Zaha Hadid Architects
4. Bindmans LLP
5. Pod Point



Get in touch

Experience a workspace where hospitality is at the heart of Soho.
We'd love to show you around. Get in touch to book your viewing today.

GPE. Fully Managed



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