

Compton

For Rent
**13-16 Elm Street
Clerkenwell WC1**



Fully fitted workspace with great
transport links, modern amenities
and access to a shared courtyard

For Rent

Elm Yard
13-16 Elm Street
Clerkenwell WC1X

Size

3,977 - 7,957 Ft²

Rent

£70 - £72.50 per sq ft

Fitout

Fitted

Description

The 4th and 5th floors at Elm Yard are available fully fitted and furnished. The layout currently provides 36 desks, three meeting rooms, two private phone booths, a well-appointed kitchen and breakout area, and a welcoming arrival space - all designed to allow an occupier to move straight in and begin operating immediately.

Tenants benefit from access to the building's landscaped garden courtyard, along with cycle storage, lockers, shower facilities and 24-hour security. Cafe amenities are available just next door at 200 Gray's Inn Road, and the Sesame® workplace app supports seamless building management and communication.



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Soft Seating

Size

3,977 - 7,957 Ft²

Rent

£70 - £72.50 per sq ft

Fitout

Fitted

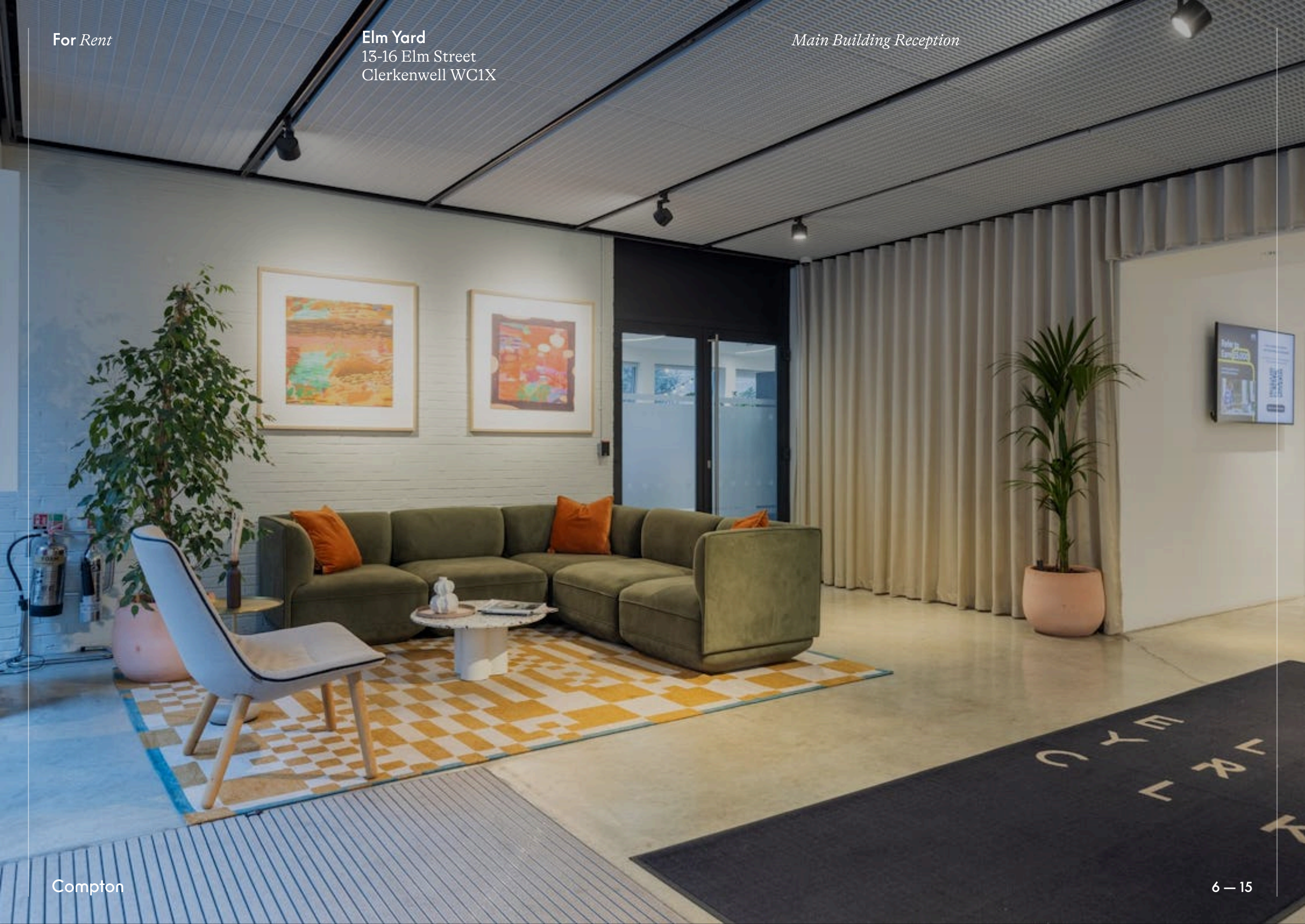


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Elm Yard
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Main Building Reception



For Rent

Elm Yard
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Clerkenwell WC1X

Meeting Room



Main Office Space

For Rent

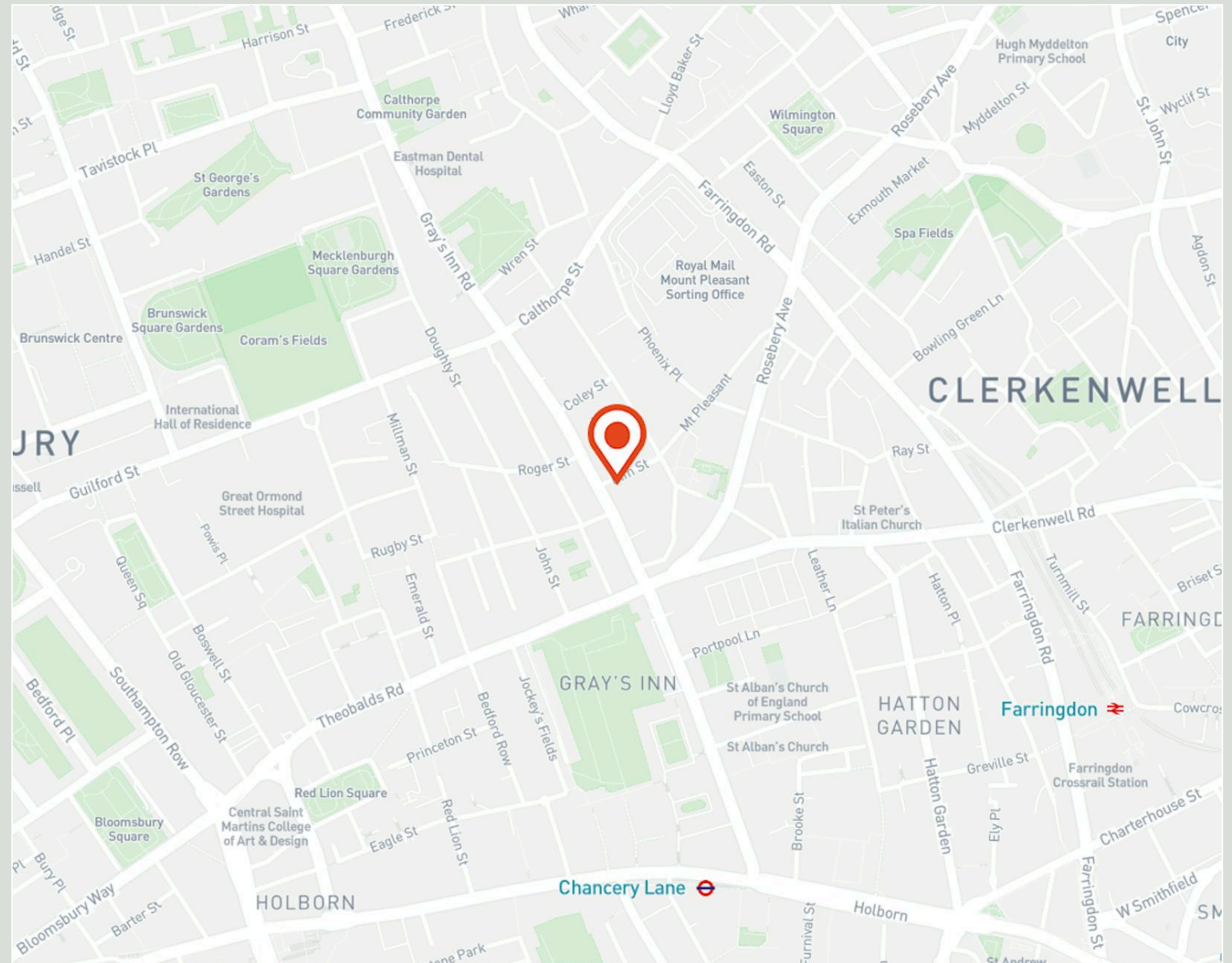
Elm Yard
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Location

Elm Yard is situated on Elm Street, WC1X, in the heart of London's Midtown, one of the capital's most well-connected and dynamic commercial districts. The building sits moments from Clerkenwell, King's Cross and Farringdon, offering easy access to a wide range of amenities.

Transport connections are excellent. Chancery Lane, Farringdon and Russell Square stations are all within walking distance, providing access to the Central, Metropolitan, Circle, Hammersmith & City and Piccadilly lines, as well as Thameslink. The Elizabeth Line at Farringdon offers rapid links across London and direct connections to Heathrow, making the location highly convenient for both staff and visitors.

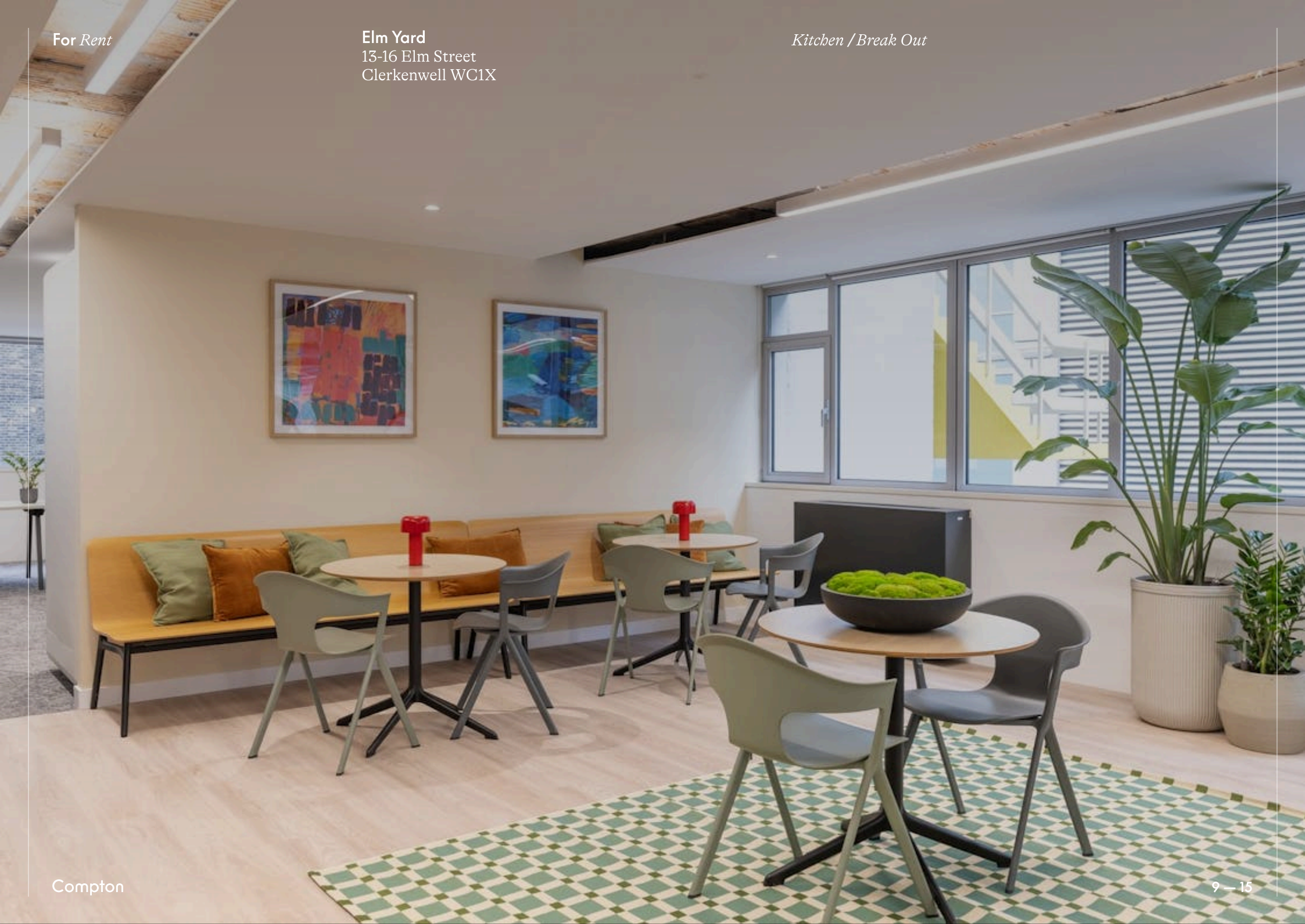
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Kitchen / Break Out



For Rent

Elm Yard
13-16 Elm Street
Clerkenwell WC1X

Amenities

- Large shared garden courtyard
- Cycle storage
- Access to cafe amenities at 200 Grays Inn Road
- Locker and shower facilities
- 24 hour access and security
- Sesame® workplace app
- 36 desks
- 3 meeting rooms
- 2 phone booths
- Can also be provided fully managed



For Rent

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Main Building Reception



Main Office Space

For Rent

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
5th - Fully Fitted	3,977	£72.50	£22.40	£20.56	£115.46	£38,265.37	£459,184.42	Available
4th - Fully Fitted	3,980	£69.50	£22.40	£20.56	£112.46	£37,299.23	£447,590.80	Available
2nd - Fully Fitted	3,969	£69.50	£22.40	£20.56	£112.46	£37,196.15	£446,353.74	Under Offer
Total	11,926	£70.50	£22.40	£20.56	£113.46	£112,760.75	£1,353,128.96	

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Tenure

New Lease

Compton Concierge

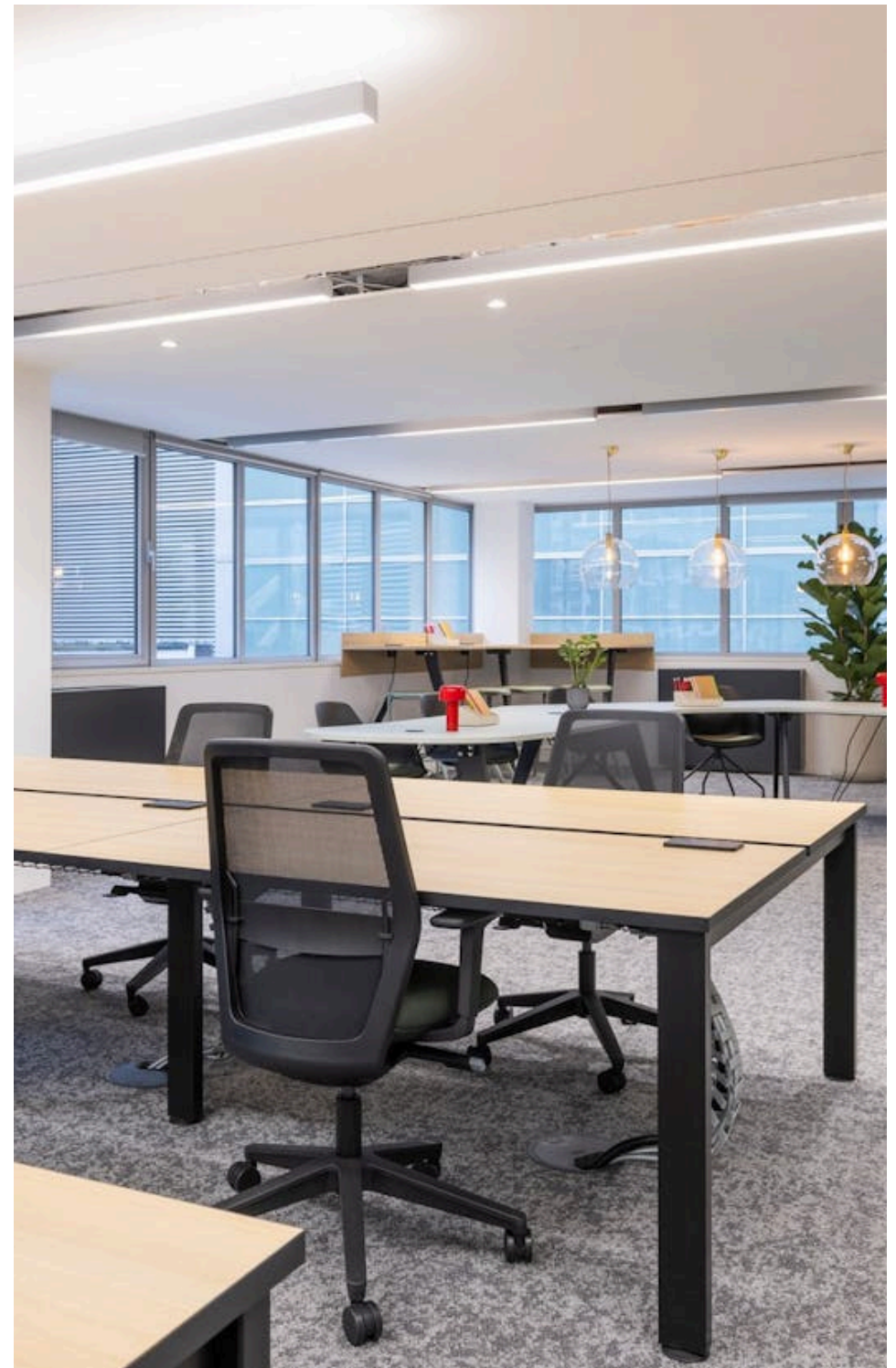
Want your workspace *managed?*

Find out more

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Content

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