

Compton

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



Fully fitted 3,969 sq ft workspace
with great transport links,
modern amenities and access to a
shared courtyard

For Rent

Elm Yard
13-16 Elm Street
Clerkenwell WC1X

Size
3,969 Ft²

Rent
£69.50 per sq ft

Fitout
Fitted

Description
The 2nd floor at Elm Yard, extending to 3,969 sq ft, is 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. Café amenities are available just next door at 200 Gray's Inn Road, and the Sesame® workplace app supports seamless building management and communication.



For Rent

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Clerkenwell WC1X

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For Rent

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Soft Seating

Size
3,969 Ft²

Rent
£69.50 per sq ft

Fitout
Fitted



Compton

For Rent

Elm Yard
13-16 Elm Street
Clerkenwell WC1X

Main Building Reception



For Rent

Elm Yard
13-16 Elm Street
Clerkenwell WC1X

Meeting Room



Main Office Space

For Rent

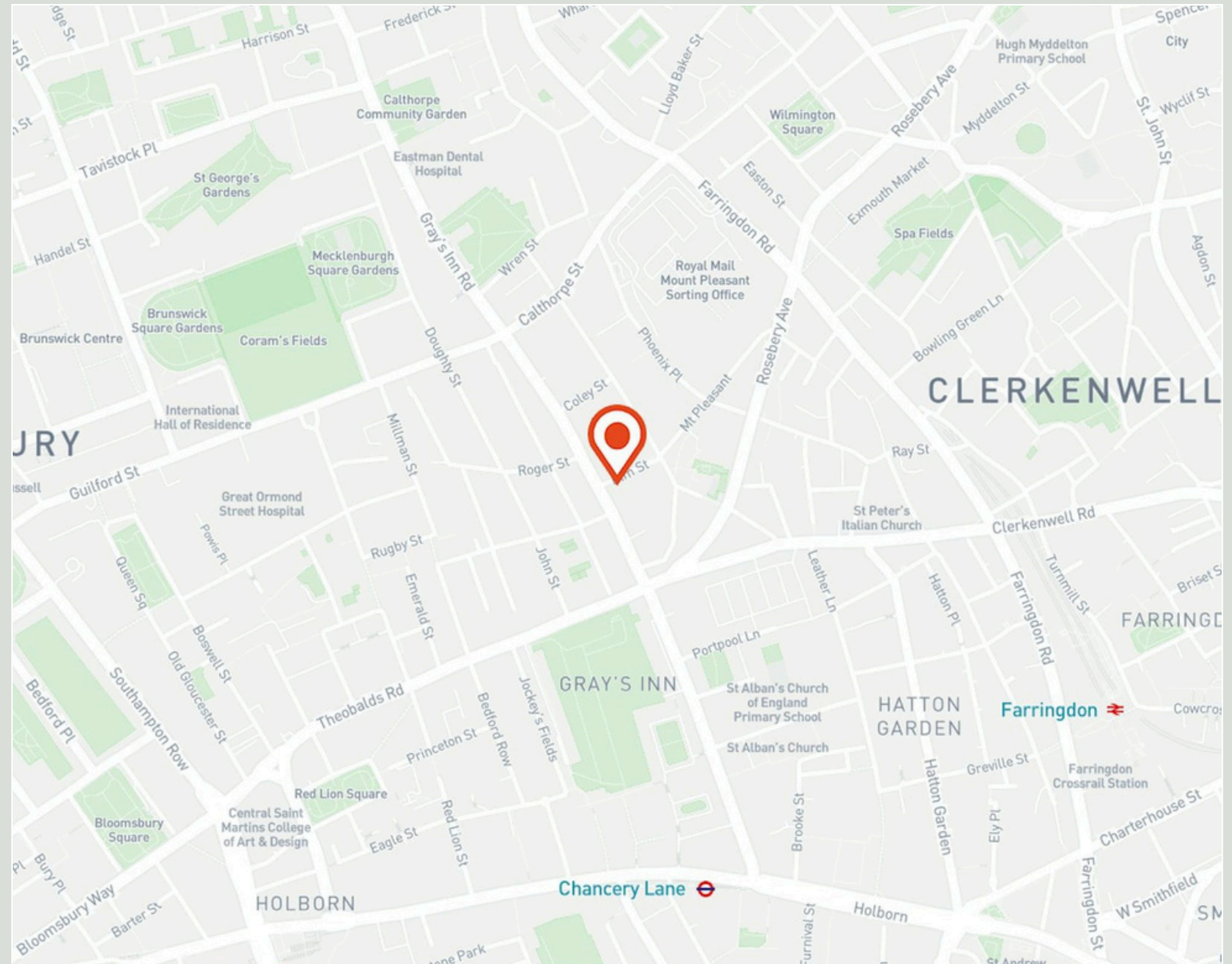
Elm Yard
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Clerkenwell WC1X

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.

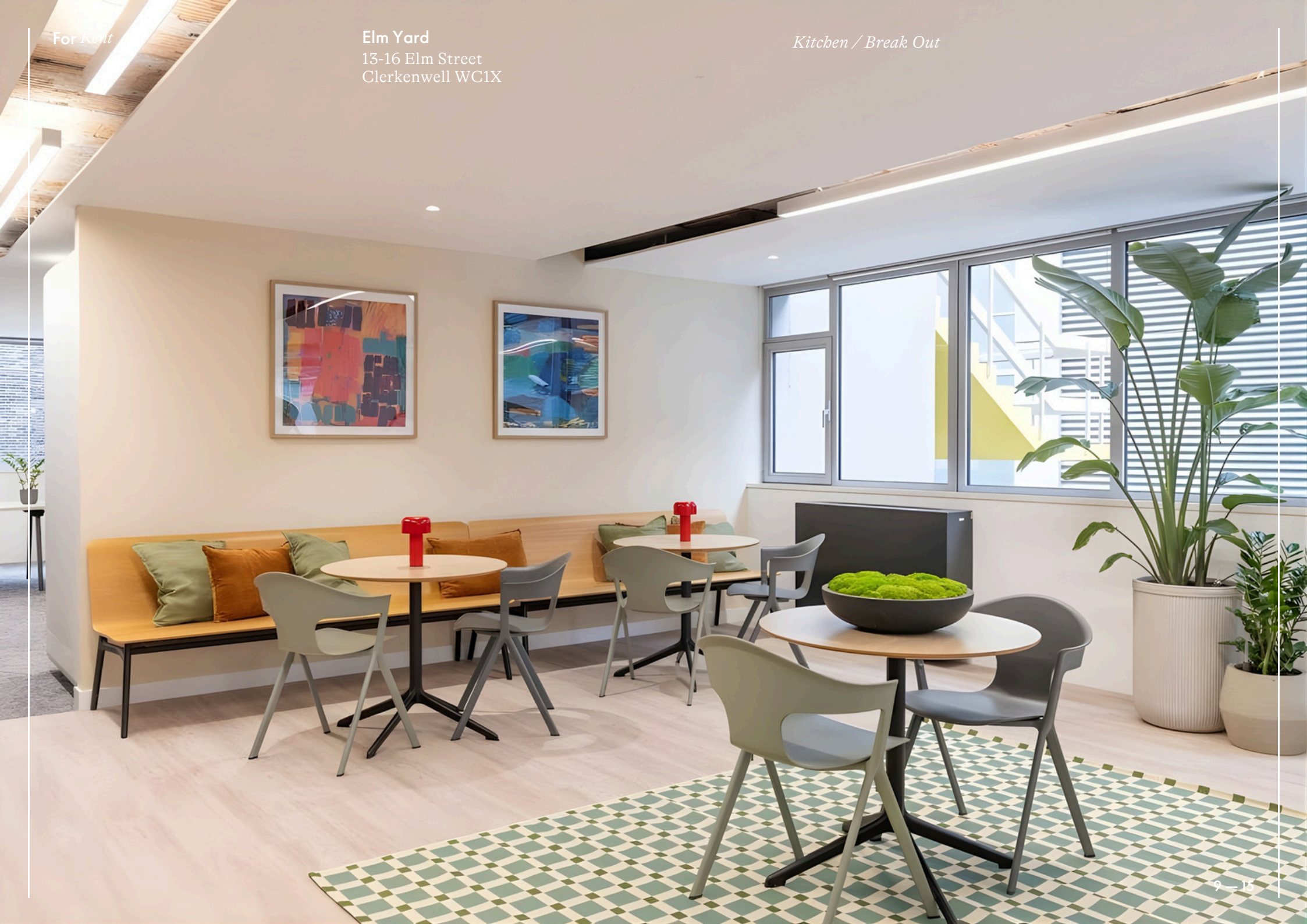
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Kitchen / Break Out



For Rent

Elm Yard
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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



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
2nd - Fully Fitted	3,969	£69.50	£22.40	£20.56	£112.46	£37,196.15	£446,353.74	Available
Total	3,969	£69.50	£22.40	£20.56	£112.46	£37,196.15	£446,353.74	

For Rent

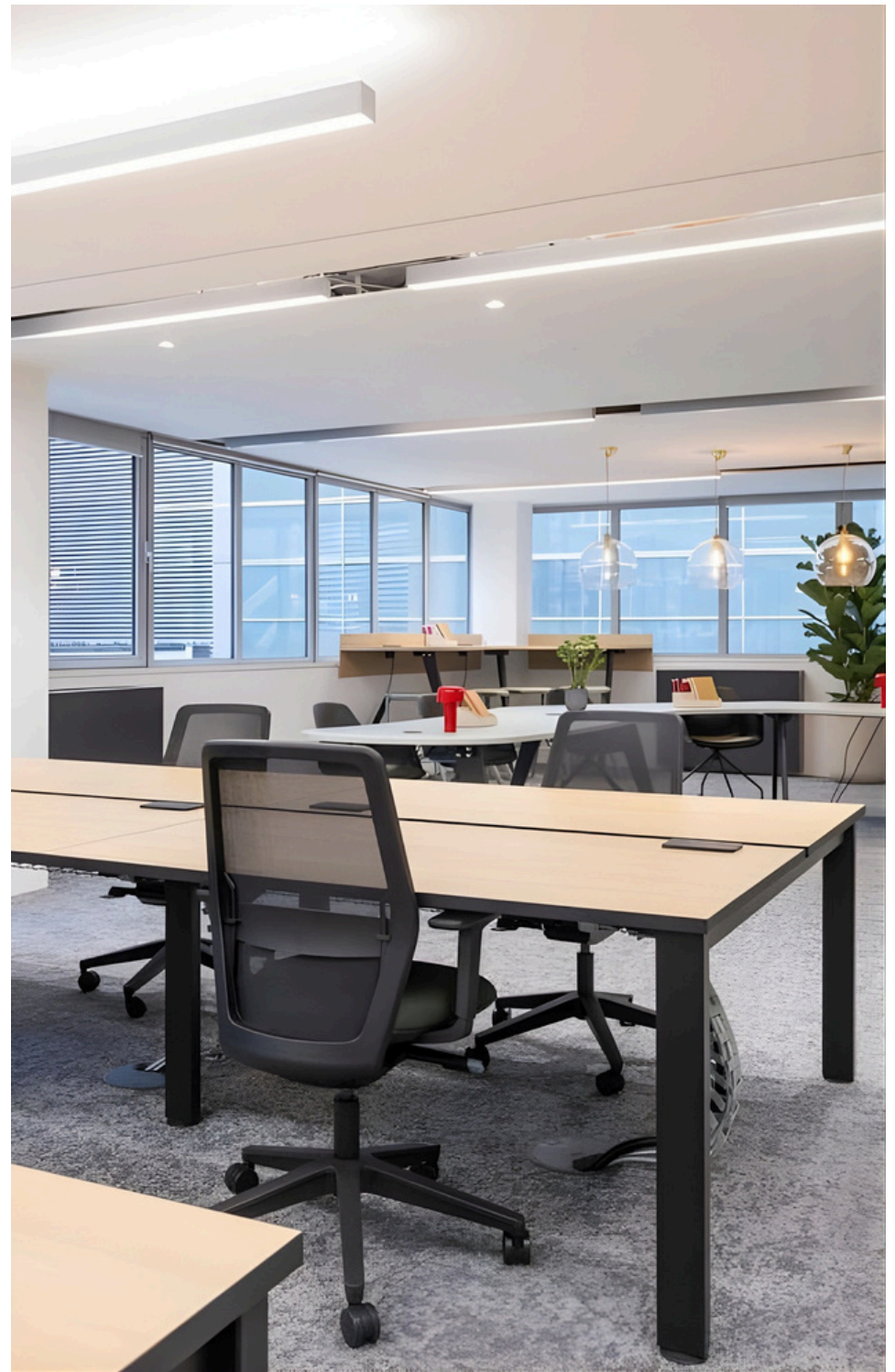
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Tenure

New Lease

Content

Watch the Film
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