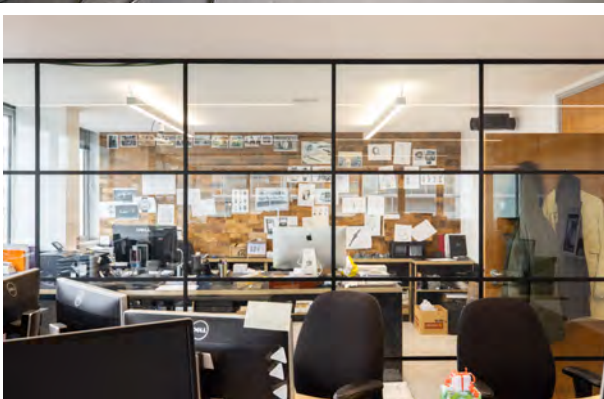




Fully fitted  
Newly Refurbished  
Incredible views

# ELM YARD

13-16 Elm Street, Clerkenwell, WC1X 0BJ



## LEASE TERM

Available by way of a sublease or assignment until April 2028. The lease contains a Tenant only option to determine in April 2023.

## DESCRIPTION

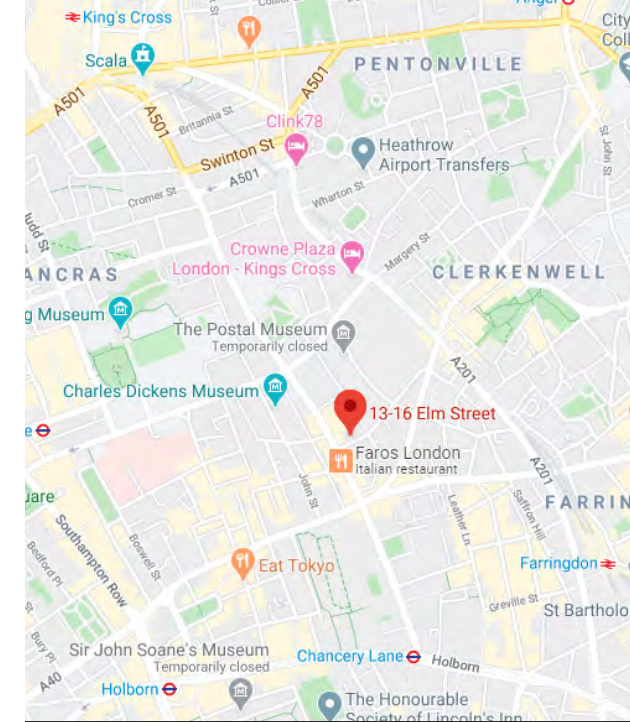
Elm Yard is a prestigious development between King's Cross, Clerkenwell and Chancery Lane. The available accommodation is located on the 8th floor with unbelievable views and provides newly refurbished office space within a tower building benefiting from incredible external communal areas/facilities. The entire office is Plug and Play and includes a number of internal meeting rooms as well as open plan spaces. The tenant will have access to the large garden on the ground floor and can enjoy all the amenities made available by the building such as bean bags, seating area, table football, games (giant Connect 4), occasional events (mini gold games etc.), food trucks, ice cream vans, bike racks and more.

## AMENITIES

- Newly Refurbished Building
- VRF Air Conditioning
- Plug & Play
- Incredible views
- Fitted Kitchenette
- Raised Floor
- Fibre
- LED lighting
- Carpet flooring
- Excellent Natural Light
- Toilets on each floor
- Internal Meeting Rooms
- 2 Passenger Lifts
- 72 Bike Racks
- 5 Showers & Lockers
- Beautiful Outdoor Areas
- Manned Reception
- 24 Hour Access

## AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
8th	3,980	£58.00	£28.56	£13.50	£398,238.80	Available



## CONTACT

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