



WEAVER

MERCER STREET

4,870 SQ FT OF NEWLY REFURBISHED
SELF-CONTAINED WORKSPACE

THE YARDS
COVENT GARDEN



CGI: Ground floor reception and feature staircase

OVERVIEW

Welcome to Weaver, the most exciting industrial-style workspace in the heart of The Yards, Covent Garden, one of London's most iconic and vibrant cultural destinations.

Drawing inspiration from its historic roots, the name Weaver draws on the building's connection to The Mercers' Company, one of London's oldest and most successful merchant companies, specialising in the sale of fine silks and textiles. This legacy of craftsmanship and creativity is stitched into the building's new identity.

Weaver offers a truly unique opportunity for a business to create its own story within a private, self-contained workspace. A striking double-height entrance leads directly into an expansive, lateral open-plan environment, flooded with natural light from large warehouse-style windows that benefit from views of the courtyard and the brand-new Guinness Experience on Mercers Walk.

CGIs for indicative purposes only



LEAVE YOUR MARK

The ground floor reception and lateral first-floor workspace are currently undergoing a comprehensive refurbishment, designed to deliver a contemporary CAT A blank canvas, ready for a business to weave its own culture and personality into the space. The workspace will benefit from the following:

- A private double height entrance lobby with ability to brand
- Feature staircase leading to the lateral first-floor workspace
- DDA compliant lift
- 3m plus finished floor to ceiling height
- Purpose built boardroom
- New exposed M&E services
- LED lighting
- Raised access floor
- New WC's and showers
- Drying room and lockers
- Cycle storage provision

CGIs for indicative purposes only



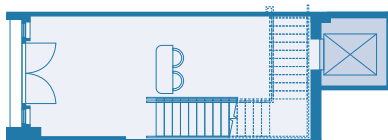
CGI: First floor workspace: CAT B

CGIs for indicative purposes only

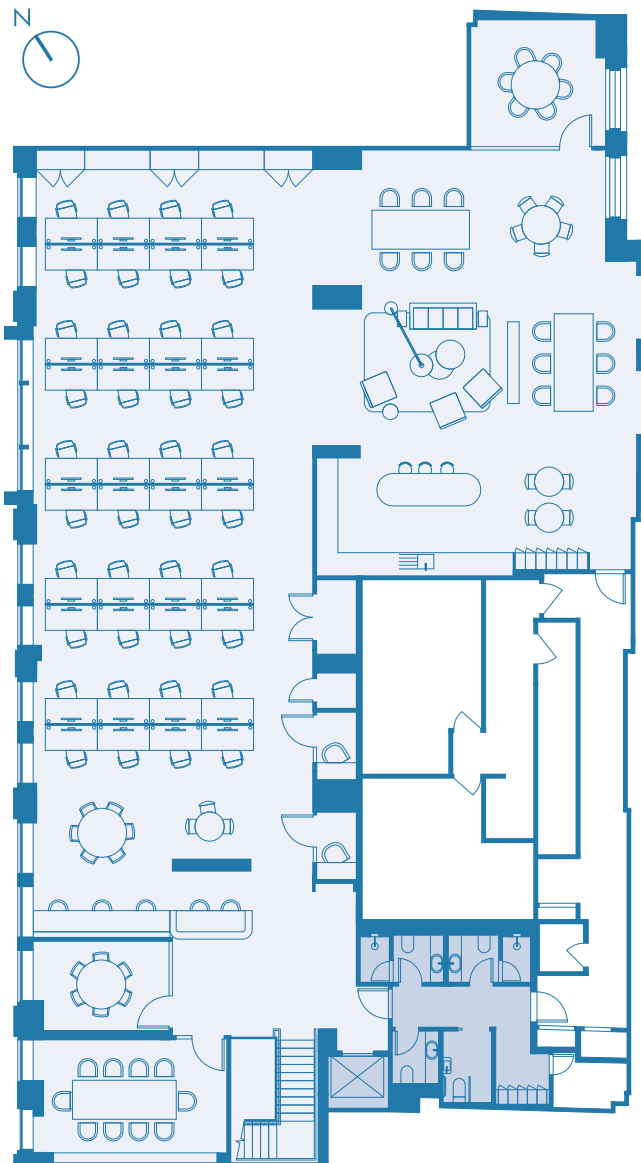
GROUND & 1ST FLOOR

4,870 SQ FT / 452 SQ M

An architectural design led CAT B fit out has been prepared and is available by way of a turnkey solution upon request.



GROUND FLOOR



FIRST FLOOR

SPECIFICATION

The fit-out comprises:

- Client arrival lounge area
- 40 x workstations
- 1 x 10 person boardroom
- 1 x 6 person meeting room
- 1 x 6 person internal meeting room
- 2 x call booths
- Large open kitchenette with island
- Dining and break out spaces
- Furniture
- Comms room and fibre cabling

Alternatively a bespoke, turnkey fit-out can be provided.



CGI: First floor workspace CAT A

CGIs for indicative purposes only



CGI: First floor workspace: CAT B

CGIs for indicative purposes only



CGI: First floor workspace CAT A

CGIs for indicative purposes only



CGI: First floor workspace: CAT B

CGIs for indicative purposes only



CGI: First floor breakout and kitchen area: CAT A



CGI: First floor breakout and kitchen area: CAT B

CGIs for indicative purposes only

WEAVER: THE YARDS, COVENT GARDEN



ALL IN OUR BACKYARDS

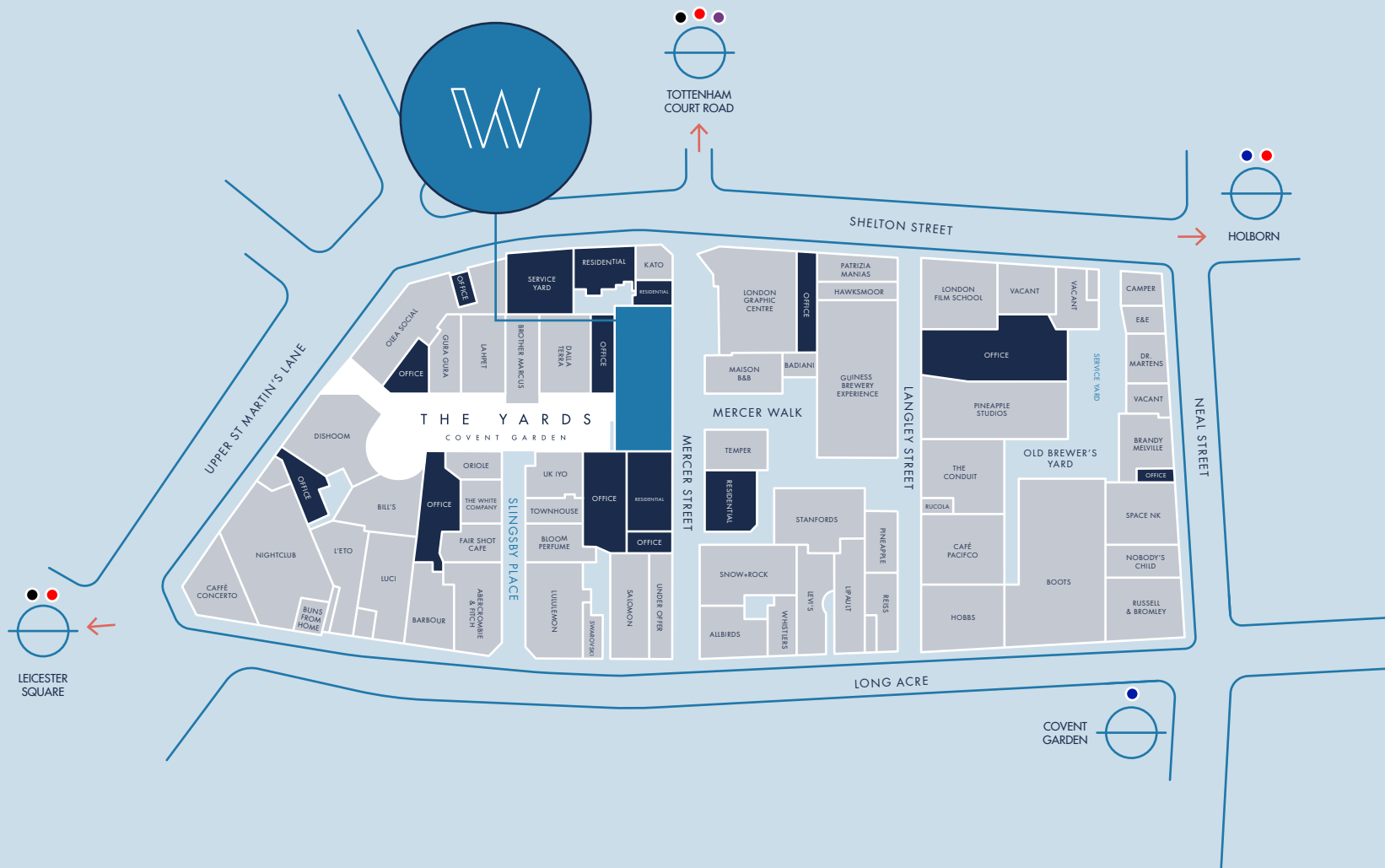
The Yards is a beautiful, pedestrian-only courtyard, that is home to a fantastic array of some of London's best al fresco restaurants, including the original Dishoom, in addition to a live music venue, boutique retail, best-in-class office space and residential apartments.

The Yards have been revamped with award winning lighting installations, new signage and way-finding, seasonal pop ups and extensive planting, offering healthy and green outdoor space on the doorstep.

Covent Garden will also soon welcome the much-anticipated 500,000 sq ft Guinness microbrewery, cultural hub and rooftop bar at Old Brewer's Yard.

HAVE IT ALL IN YOUR BACKYARD.





IDEALLY LOCATED

With multiple access points, The Yards offers calm and landscaped walk ways into Covent Garden, Leicester Square and Tottenham Court Road; the latter providing speedy access across London via the Elizabeth Line.

-  **Covent Garden Station**
3 min walk (0.1 miles)
-  **Leicester Square**
4 min walk (0.2 miles)
-  **Tottenham Court Road**
8 min walk (0.3 miles)
-  **Holborn**
8 min walk (0.3 miles)
-  **Farringdon**
13 mins (via Tottenham Court Road station)
-  **King's Cross St Pancras**
10 mins (via Covent Garden station)
-  **Bank**
15 mins (via Tottenham Court Road station)
-  **Heathrow Airport**
50 mins (via Tottenham Court Road station)

GET IN TOUCH



SIMON LEE

07769 745 449
simon@stage-re.co.uk

JAMES GUYER

07885 770 728
james@stage-re.co.uk



MAX CHALK

07522 867 157
max.chalk@colliers.com

TASH ATKINSON

07936 338 767
tash.atkinson@colliers.com

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THEYARDS COVENT GARDEN LONDON