



## Providing Flexible Workspaces across Central London!

### Welcome to the July 25' Edition of FullFlow!

In this edition, we dive into the latest industry news, standout stats, and offer a behind-the-scenes look at our highlights and reflections from June.

We also discuss the progress at our newest location 37 Lombard Street and what we've been up to this month as we approach July, just one month from opening.

## Industry News

With over 228 operators now managing four or more locations, the market has entered a critical consolidation phases.

This surge in operator numbers reflects the massive growth of flexible workspaces, driven by a 111% increase in managed office supply year-on-year and 10.6% quarter-on-quarter.

Despite this expansion, not all players will survive the upcoming shake-up.

Industry experts predict that only 10–15 operators will emerge as market leaders with truly scalable and sustainable business models. **(Source, Right).**



### Flex Office Mark enters "Consolidation Phase"



## Interesting Stats

"Flexible workspaces now represent approximately 10% of London's total office space, marking a significant milestone in the sector's maturation.

The UK flexible office space market is valued at USD 2.02 billion in 2025, with projections to reach USD 3.09 billion by 2030 at a compound annual growth rate of 8.95%."

Source Available.

10%

£2.4M

"Central London office investment saw a major resurgence in Q1 2025, with total volumes hitting £2.4 billion, a 49% increase on the previous quarter and the strongest Q1 performance since 2022. This uptick reflects growing investor confidence in the market, particularly in core City and West End locations.

The quarter was characterised by six major transactions over £100 million, including high-profile joint ventures and share acquisitions, which played a significant role in driving overall volumes."

Source Available.

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 treeapp

30+ Trees Planted this month.

**People  
love us**



## Out & About

The first of our clients have now moved into our new space at 37 Lombard Street. It's been a busy and productive month, with our team and contractors working hard to ensure everything was in place for our new fintech tenant. We're also looking forward to welcoming additional clients who will be moving in at the end of the month.



## Featured Testimonial

"Absolutely love this space, super flexible, super cost-effective and convenient to the train station.

I have been operating from this space for over a year now, it's quiet but also has a great bunch of businesses/people to mix with."

**Sharon Kirkpatrick**

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As COO of Hubflow, I couldn't be more excited about what we're building at 37 Lombard Street. With just over a month to go until completion, this flagship location is shaping up to be one of our most inspiring workspaces to date.

We've combined exceptional design, seamless connectivity, and full flexibility to create a space that truly takes us to the next level.

**COO of Hubflow  
Declan Mellan**

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## On The Pulse w/ Mert

Refurbishment at Lombard Street is progressing swiftly, with space already secured ahead of the August completion.

Each light-filled, self-contained floor features private meeting rooms and breakout areas, along with access to shared amenities such as a podcast studio, bookable meeting rooms, phone booths, showers, and secure bike storage.

This vibrant City location is ideal for your next move. Interested? **Contact our Sales Director, Mert Seyhan [for further details](#).**

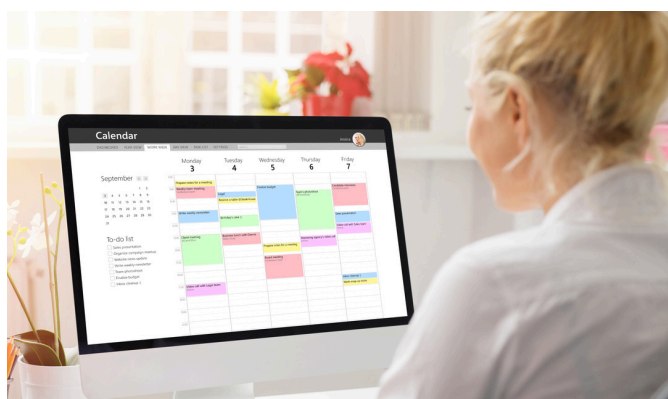


## Move Office With Hubflow

At 37 Lombard Street, we're creating something truly exceptional. As Facilities Manager, I've had the privilege of watching it come to life.

Every detail has been thoughtfully designed to make life as seamless as possible for the teams moving in. From the layout to the little finishing touches, everything's taken care of, so you can focus on what matters most. Just 1 month to go!

– **Dale Ranger (UK Facilities Manager)**



## 2025 Activity

Stay tuned for the latest offers, deals and events throughout the year by keeping up-to-date with FullFlow.

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