

# FULLFLOW

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**Hubflow**  
Flexible Workspaces

## NEWSLETTER

**November 2025  
Edition**

### Providing Flexible Workspaces across Central London!

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

In this edition, we introduce a new Hubflow Team Member, Stuart & new service offering (Hubflow Synergy) which will aim to partner with Agents & Landlords.

We'll also get insight from the team on how our flexible workspace availability at 37 Lombard Street & the newly opened Hubflow Success Lounge on the ground floor.

## Industry News

As hybrid work continues to redefine how and where teams operate, demand for serviced and flexible offices is surging worldwide.

According to a new report from Cushman & Wakefield, more than half of global occupiers now use flexible office solutions, with many planning to expand their footprint over the next year. Cost efficiency, agility, and community-driven design are driving this shift.

– Cushman & Wakefield (Right)



**Half of Global Occupiers use  
Flexible Office Solutions**

01/04



## Interesting Stats

### Record-Breaking Market Valuation:

The UK coworking industry projections to hit **£1.59 billion** by 2030, representing a compound annual growth rate (CAGR) of 9.90% to 15.7%. This explosive growth positions the UK, and specifically London as one of the world's most mature and densely supplied flex markets.

Source Available.

**1.59  
Billion**

**24-  
35%**

**Financial Services Lead:** The financial services sector accounted for 24-35% of London office take-up in 2025, remaining the dominant driver of flexible workspace demand. Banking, financial services, and insurance (BFSI) is forecast to grow at 11.21% CAGR through 2030, the fastest-growing sector adopting flexible offices. Source Available.

**Tech and Media Surge:** Tech and media accounted for 22% of Central London take-up, with technology firms now overtaking financial services as the most active tenants in some analyses.

Source Available.

**02/04**



**30+ Trees Planted this month.**



People  
love us



## Hubflow Synergy w/ Stuart

"I'm thrilled to have joined Hubflow at such an exciting stage of its growth journey. My role focuses on driving the company's wider strategic expansion — from developing new revenue streams and partnerships to strengthening our market presence and brand positioning. A key part of this includes leading Hubflow Synergy, our new landlord partnership division, which helps property owners unlock the full potential of their assets through flexible, managed workspace solutions."



**Stuart Biggerstaff**  
Director of Corporate Development

With over 20 years in the flexible office sector, Stuart has built and led high-performance sales teams for fast-growth operators including Avanta, Landmark, Work.Life, and Fora. He has negotiated major deals with global brands such as Netflix, Nike, and Dropbox, and previously led JLL's flex brokerage team, launching a highly successful division connecting landlords with both conventional and flex agencies.

## Featured Testimonial

"Hubflow is fantastic. The staff are welcoming and always happy to help, the facilities are spotless, and the atmosphere strikes the perfect balance between professional and relaxed.."

Sean

“

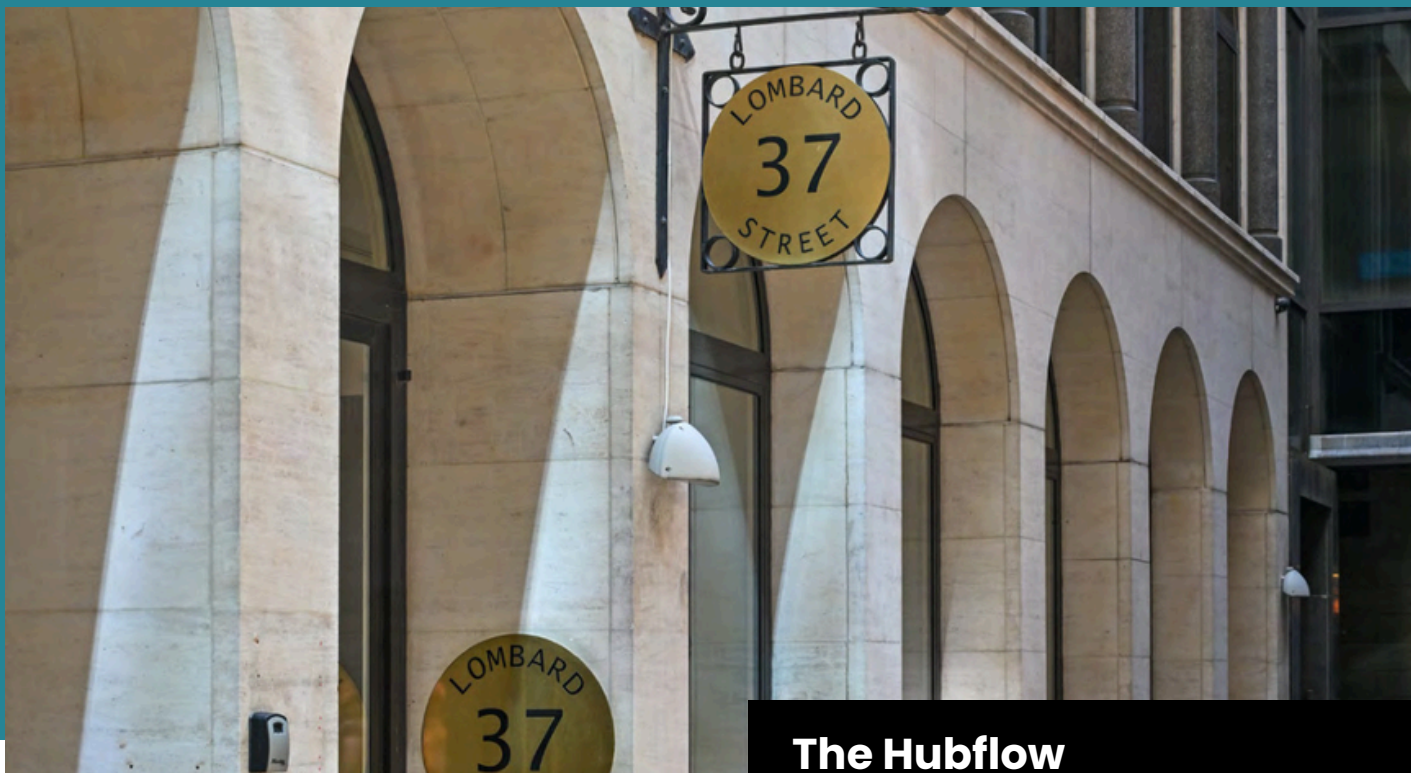
We see potential where others see empty space. Every vacant floor represents an opportunity not just for revenue, but for meaningful collaboration.

Through Hubflow Synergy, we connect property owners with growing businesses, creating partnerships that transform underused real estate into thriving ecosystems of productivity and innovation.

That's the true power of Hubflow Synergy.

**Hubflow CEO**  
Gary McCausland

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## On The Pulse w/ Adam

If you've been considering setting up in the City of London, now's the moment. with just one self-contained floor remaining at 37 Lombard Street:

- Up to 24 desks in an open-plan layout with superb natural light
- Three executive offices or meeting rooms, and private kitchen
- Access to breakout areas and communal meeting rooms, bike storage, showers and 24/7 entry
- Located directly beside Bank and Monument Stations

**Contact our Sales Director Adam for more info**



## The Hubflow Success Lounge

Our Success Lounge at Hubflow Lombard Street is designed to provide a professional workspace for individuals and small teams. Whether you need a quiet place to focus, a spot for client meetings, or a creative environment to collaborate, our lounge has you covered.

Flexible, month-to-month hot-desking memberships (1-5 days/week) with high-speed Wi-Fi, free coffee, discounted meeting rooms, and a friendly professional community for networking and growth.

**- Simona (Community Manager)**



## 2025 Activity

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

04/04