

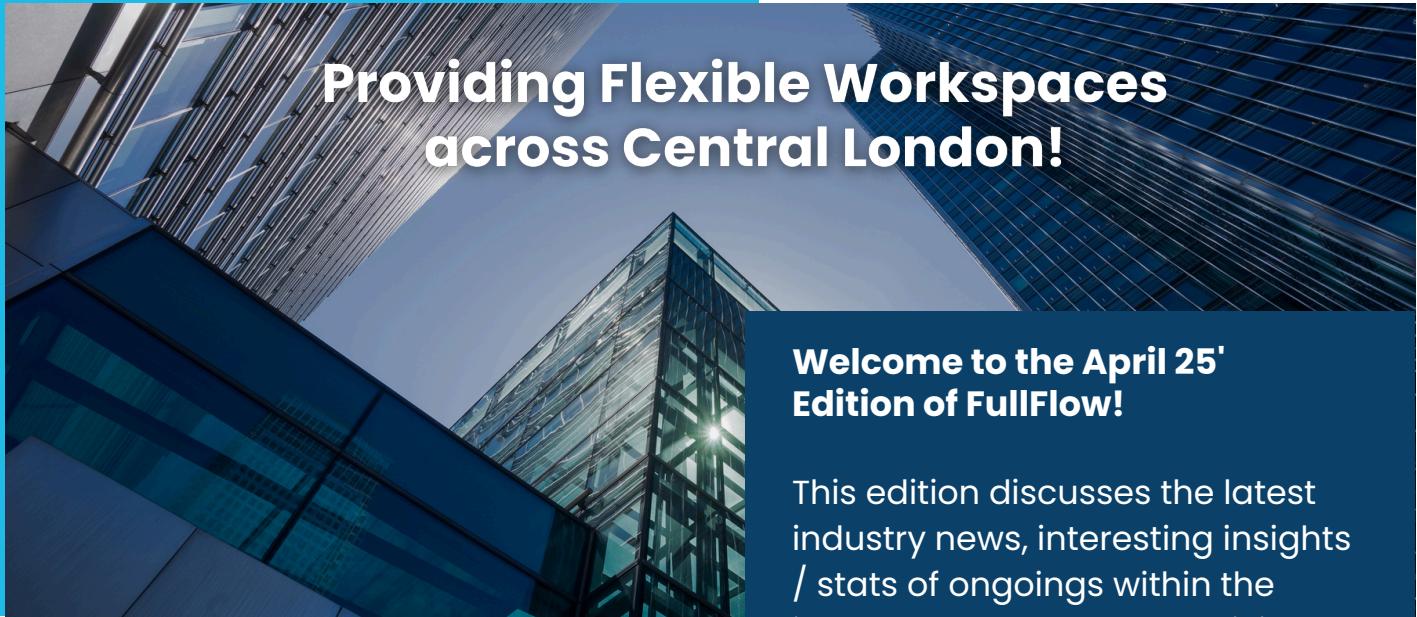
FULLFLOW

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Hubflow

NEWSLETTER

April 2025
Edition



Providing Flexible Workspaces across Central London!

Industry News

Rightmove's latest Commercial Insights Tracker (March 2025) paints a promising picture for the UK office market, especially in London. Office space demand surged by 11% year-on-year, while supply rose just 2%, a clear indicator of rental growth potential. Investment interest is also rebounding strongly, with a 57% rise in demand. Companies are no longer downsizing, in fact, central London saw twice as many occupiers moving into larger premises.

Flexible working has driven a shift toward high-quality, lifestyle-focused spaces. Serviced and managed office providers like Hubflow are well-positioned to capitalise on this shift, offering flexible, high-spec spaces that meet the evolving needs of modern businesses (Source Available, Right).

01/04

Welcome to the April 25' Edition of FullFlow!

This edition discusses the latest industry news, interesting insights / stats of ongoings within the industry, as well as our activity and thoughts from the month of March.

In this edition we also discuss the flex and the city event as well as any current updates on our flexible office spaces.



Rightmove's latest Commercial Insights Tracker (March, 2025).



Interesting Stats

"The pricing structure for flexible workspaces shows significant regional variation in 2025, creating diverse market opportunities. In London, the average cost of a private office desk rose by 12% in 2024, reaching £805 per desk per month¹. This price premium reflects the ongoing "flight to quality" trend, where businesses prioritize high-specification workspaces to attract top talent and reinforce brand identity."

[Source Available.](#)

12%

3,090
Locations

As of late 2024, the UK maintained approximately 3,090 flexible workspace locations, contributing to a combined inventory of over 3,300 spaces when including Ireland (which accounts for 236 spaces).

This extensive network of flex spaces serves a diverse range of businesses, from freelancers and startups to established corporations seeking satellite offices or collaborative environments.

[Source Available.](#)

02/04

 treeapp

30+ Trees Planted this month.

People love us



Out & About

The Hubflow team proudly took part in the Flex and The City Live panel debate alongside key industry leaders. It was a fantastic opportunity to share insights, connect with fellow providers, and reinforce Hubflow's position at the heart of the flexible workspace movement.

Big ideas, bold conversations, and a united vision for the future.



03/04

Featured Testimonial

"We recently moved into a new office provided by Hubflow. Despite the short turnaround to get moved in the Hubflow team was able to get the office set up just the way we wanted, and everything finished up to a great spec. They were also super responsive to any changes we needed when we moved in and found bits and pieces we wanted to change. Communication from the Hubflow team was great throughout."

Andrew Maddox

“

Hubflow recently attended the first live Flex and the City panel debate at WeWork, York Road. A fantastic event packed with valuable insights into the future of flexible workspaces.

It's clear there are many variables shaping this ever-evolving industry, and exciting times lie ahead.

**COO of Hubflow
Declan Mellan**





On The Pulse w/ Mert

"Spring is officially here at Hubflow, and it's been a busy start! We've agreed another exciting deal for the 5th floor at 15-17 Grosvenor Gardens, which means 21 Grosvenor Gardens is now our final remaining unit in Victoria. With warmer weather on the way, this self-contained office with its own lovely outdoor space is an ideal choice. Meanwhile, progress continues rapidly at **our upcoming building at 37 Lombard Street**. The 2nd floor is already let, and we're seeing strong interest ahead of completion on 1st July. Get in touch to find out more!"

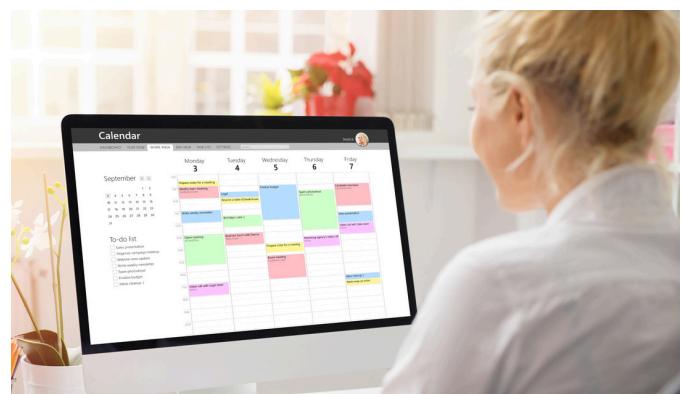


04/04

Move Office With Hubflow

Hubflow provides flexible, scalable office spaces with all-inclusive pricing and minimal upfront costs. Our premium locations across Central London offer modern amenities, high-speed internet, and professional support. Designed for productivity and ease, offices are fully furnished and ready to use. With a strong focus on sustainability, wellness, and security, Hubflow is ideal for businesses seeking convenience, community, and growth. All in one seamless, high-quality workspace solution.

- 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.