



Providing Flexible Workspaces across Central London!

Welcome to the June 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 May.

We also discuss the progress at our newest location 37 Lombard Street and what our Hubflow Co-Founders have been up to this month.

Industry News

The global serviced office market has expanded by 18% over the past year, reaching a projected value of \$45.08 billion in 2025. This growth is driven by the rise of hybrid work, sustainability priorities, and demand for flexible leases. In London, active office demand at the end of Q1 reached 13.3 million sq ft (39% above the long-term average).

While overall leasing activity rose just 4% year-on-year, demand for fitted, ready-to-use space is surging, particularly among SMEs seeking flexibility and cost-efficiency amid rising occupational costs.

As more businesses look to expand, London's ability to meet these evolving needs will be crucial in maintaining its global leadership in the serviced office market (**Source, Right**).



Global Serviced Office Market Expansion

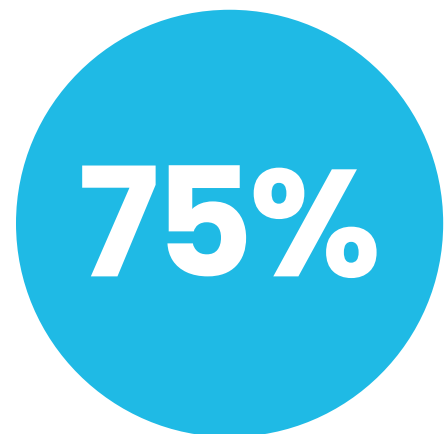


Interesting Stats

"The market experienced extraordinary supply growth in Q1 2025, with availability surging 32% year-on-year across the UK, while London specifically saw a 39% increase in availability.

This expansion pushed total national stock beyond 8.6 million square feet, with London commanding approximately 75% of the national flexible office inventory."

[Source Available.](#)



"The scale of Central London's flexible workspace market has reached historic proportions, with Greater London now hosting 1,145 coworking spaces, representing just under 30% of the UK's entire supply.

This concentration of flexible workspace options underscores London's position as the undisputed leader in the sector, significantly outpacing other major UK cities such as Manchester with 93 spaces, Glasgow with 67, and Birmingham with 63."

[Source Available.](#)

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30+ Trees Planted this month.

People love us



Out & About

This month, our founders Declan and Gary were out and about across the City of London. From scheduled progress meetings with contractors at our new flagship location on Lombard Street, to exploring potential new buildings in both the City and Victoria, it's been a month of strategic momentum. Every meeting and site visit brings us one step closer to expanding the Hubflow footprint, and delivering even more exceptional spaces for our members.



Featured Testimonial

"Have been working at the Dublin Rd. Hubflow site since February and can't have any complaints. Always clean and tidy, staff are brilliant to work with, and offers a perfect location for any type of work. Highly recommend for any small or large businesses in the area for long term office space, or short term conferences."

Finn Davey

“

37 Lombard Street is more than just an office – it's your launchpad in London's financial core. At Hubflow, we've developed a standout workspace where ambition meets excellence. With unmatched transport links, iconic design, and complete flexibility, it's made for businesses aiming higher. If you're considering other Central London offices, this is the one that sets the benchmark.

CEO of Hubflow
Gary McCausland

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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 bright, self-contained floor offers private meeting rooms, breakout spaces, and additional shared amenities including a podcast studio, bookable meeting rooms, phone booths, showers and bike storage.

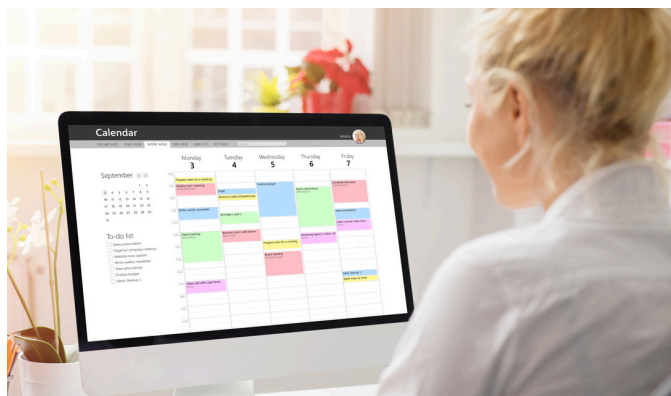
This vibrant City location is ideal for your next move. Interested? **Contact our Sales Director, Mert Seyhan [for further details](#).**

Move Office With Hubflow

At 37 Lombard Street, we're building something really special. As Facilities Manager, I get to see it all come together day by day and I can honestly say this is going to be one of our best spaces yet.

We've designed everything to be as hassle-free as possible for the teams moving in, with all the little details taken care of so people can just get on with their day.

This is one to keep an eye on.
- **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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