



Providing Flexible Workspaces across Central London!

Welcome to the May 25' Edition of FullFlow!

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

We also discuss the progress at our newest location 37 Lombard Street and what this building will have to offer upon opening.

Industry News

The City of London is witnessing a remarkable resurgence in demand for premium office spaces, reaching its highest first-quarter leasing volume since the financial crisis.

In Q1 2025, approximately 1.2 million square feet of office space were leased in Greater London and the South East, marking a 39% increase from the previous quarter. Notably, 86% of these leases were in new Grade A buildings, up from 80% in 2024.

Investors are recognising the opportunity in this market. Property companies are increasingly pursuing value-add deals, capitalising on the shortage of modern office stock and the potential for rental growth. Analysts estimate rental value growth of three to six percent in 2025, reflecting the strong demand for prime office spaces (Source Right).



Demand for London Offices hits
post-financial crisis high



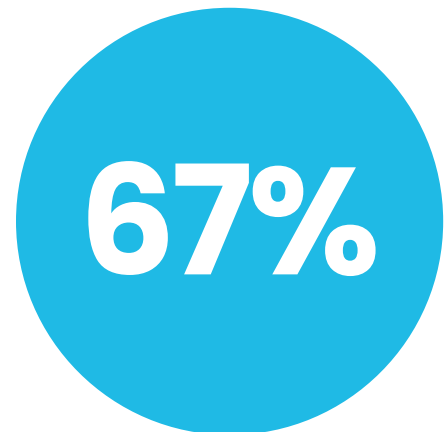
Interesting Stats

The flexible office market in 2025 has become increasingly polarised:

- Mainstream flex spaces dominate with 67% market share.
- Premium category has expanded rapidly to capture 20% of the sector.

We're witnessing a growing divide between new operators introducing premium, service-heavy spaces and traditional providers focused on cost-efficient, asset-led models.

Source Available.



"The UK's flexible office market is experiencing robust growth, with forecasts indicating a compound annual growth rate (CAGR) of 11.4% from 2025 through 2034. This impressive growth rate signals the continued importance of flexibility in commercial real estate strategies across the capital.

The City of London, alongside Mayfair/St James and Kings Cross, remains one of the key areas setting standards for private offices, coworking spaces, and managed office solutions

Source Available.

02/04

 treeapp

30+ Trees Planted this month.

**People
love us**



Out & About

The fit-out works have officially begun at 37 Lombard Street, our newest Central London location, set to open in July/August 2025!

Perfectly positioned in the heart of the City of London, just moments from Bank and Monument stations – this prestigious address will offer exclusive, fully bespoke serviced and managed office spaces tailored for businesses looking to dominate in the city!



Featured Testimonial

“We moved our business premises to Hubflow after being with Regus for 2 years and what a breath of fresh air. They really made us feel at home and helped us setup everything from signage/furniture to name plaques in the building. The staff love working here and the facilities are very well maintained. Big thanks to Dale for always being available and for the smooth transition.”

Umair Khan

“

37 Lombard Street isn't just an office – it's a strategic base at the heart of London's financial district. At Hubflow, we've created a premium workspace where performance meets prestige. With unbeatable transport links, cutting-edge design, and total flexibility, this is where ambitious companies grow faster. If you want your business to stand out in the City, this is the address to make it happen.

CEO of Hubflow
Gary McCausland

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On The Pulse w/ Mert

Create your new hub for success!

In the heart of the City, just moments from Bank Station, 37 Lombard Street is designed for businesses ready to flow with opportunity.

Five self-contained floors offer the privacy you need, while breakout spaces, coworking areas and a state-of-the-art podcast studio create the energy to grow. Flexible terms, all-inclusive pricing and a prime City address; viewings are now open!

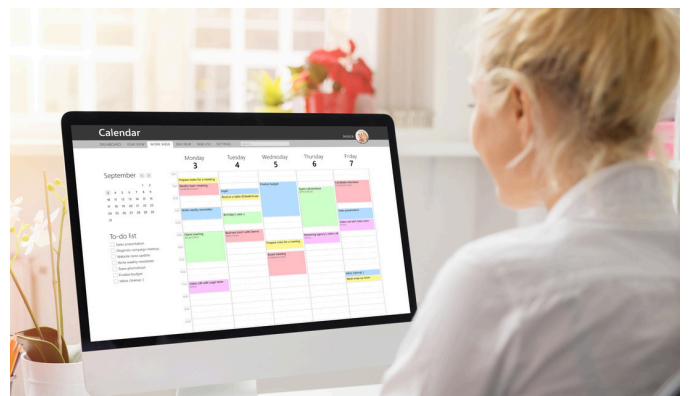


Move Office With Hubflow

We're really excited about what we're building at 37 Lombard Street. This is going to be one of our standout locations, right in the heart of the City, just a stone's throw from Bank Station.

We're creating flexible, fully fitted workspaces that are ready to move into with minimal hassle. It's the kind of place where teams can hit the ground running. If you're looking for a professional space in a prime location, this one's definitely worth a look.

– 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.

04/04