

Providing Bespoke Managed Office Space across Central London!

Welcome to the December Edition of FullFlow!

In this edition we will be providing you with an overview of what the team has been up to, as well as Hubflow's perspective for the industry's future and some progress from the month of November!

We will also be including brief insights into our fit-out updates, broker offer and more.

Industry News

"From Hubflow's perspective, the key to staying competitive will be offering flexibility, competitive pricing & bespoke inspiring workspaces in key locations that are vibrant & connected allowing businesses to thrive!

Wishing all our clients & everyone we work with a very Merry Christmas & prosperous 2025!"

- **Hubflow CEO, Gary McCausland**



Hubflow CEO at our
Holborn Office

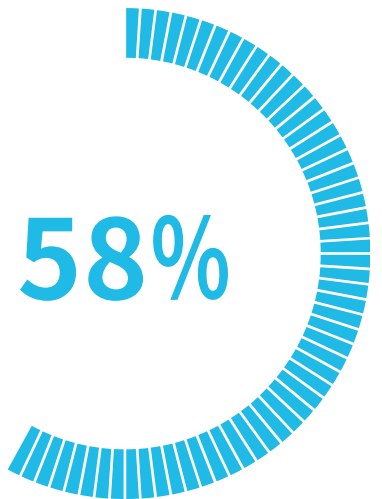


Interesting Stats

Exploring the Dynamic Landscape of London's Flexible Workspace Market in 2024 - **Market Sentiment on Landlords** by *The Instant Group*:

"Over 58% of landlords anticipate that upwards of 26% of their portfolio will transition to a flexible format by 2030, reflecting changing market dynamics."

Source Available.



"Leasing momentum continued to pick up, with improved volumes quarter on quarter. Just over 2.8 million sq.ft. was let- the highest quarterly volume in 2024 resulting in YTD volumes being 5% up on the same period in 2023.

Prime rents increased and reached £147.00/sq.ft./annum, which reflected annual rental growth of almost 10%." - JLL

Source Available

People
love us



November Testimonial

“Thoroughly enjoyed working with the hubflow team in London! The spaces are competitively priced, everyone was very helpful and the offices well planned out. I would highly recommend Hubflow to all businesses looking for a positive working environment”

ANTHONY M C - London SME

Out & About

“We’ve had a busy few weeks getting our latest offices ready for our clients to move into especially our Covent Garden & Oxford St locations. We are extremely happy with how the offices have turned out & our valued clients absolutely love the space. Looking forward to a busy December, setting up some more incredible new spaces – BUSY 2025 ahead!”

– **Acquisitions & Delivery Manager, Conor Butcher**



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From preparing our spaces for new clients, to our newly announced seasonal broker offer – there is no doubt it has been a very busy, but exciting month for the team.

We’re excited to finish the year strong and having this great momentum continue into 2025!

**Marketing Manager
TJ Milligan**

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On The Pulse

“Location is a defining factor for success in the world of managed offices. A recent Savills report found that offices within a 5min walk of major transport hubs achieve 20% higher occupancy rates, emphasizing the value of convenience for businesses and their teams.

Proximity to transit points not only enhances accessibility for employees and clients, but reflects a company's commitment to efficiency. As demand for well-located workspaces grows, Hubflow is perfectly positioned to meet these needs. With bespoke spaces in prime Central London locations, we offer businesses the flexibility, and prestige they need to succeed.” – **Hubflow COO, Declan Mellan**



Move Office With Hubflow

“We specialise in creating personalised, future-ready office spaces designed exclusively for your team. From your own private kitchen to a dedicated front door, every detail is tailored to your needs. We're committed to sustainability, with initiatives like zero landfill waste, tree planting, and recycling programs, while also supporting wellness through features like cycle desks and under-desk fitness equipment.

We deliver more than an office—we deliver a space that's truly yours.”

– **Hubflow UK Facilities Manager, Dale Ranger**



BROKER SEASONAL OFFER

15% commission on the first-year rental
£500 M&S voucher as a thank-you for making it happen!
(Enquire for more info)

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