



Providing Bespoke Managed Office Space across Central London!

Welcome to the January 25' Edition of FullFlow!

In this edition we will be providing you with an overview of our final discussions leading into 2025.

This includes: A further return to office in 2025 for corporations? Some interesting stats summing up the market for 2024, updates and thoughts for the year from the team & why you should consider an office move in 2025!

Industry News

"In late 2024, top corporations like Amazon, Dell, and The Washington Post made headlines with strict office return mandates, leaving millions wondering: is workplace flexibility about to vanish?" - **Forbes**

As a return to the office full-time seems more and more imminent for corporations leading into 2025, will we see smaller businesses do the same?

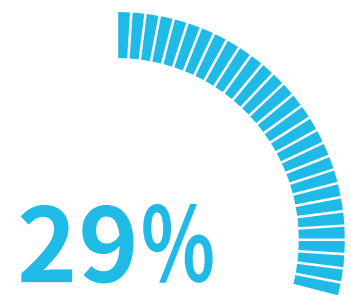


[An Update On Return To Office Policies As We Enter 2025](#)



Interesting Stats

"Data from May 2024 shows active demand for offices in central London being 29% higher than the 10-year average, totalling approx 12 million square feet. This seems an ongoing theme, as in 2023 demand was also 25% up from the long-term average."



Source Available.

**2.75
Million
Sqft.**

"Key findings from our Q3 2024 report indicate that:

- Take-up in Central London totalled c.2.75m sq ft in Q3 2024, an increase of 13.9% quarter-on-quarter, and remaining above the five-year quarterly average of 2.56m sq ft."

Source Available

02/04

 **treeapp**

562 Trees Planted in 2024

People
love us



Out & About

It's been a year of hard work for the team with new spaces, familiar faces and more.

On Thursday the 19th we celebrated with a work dinner and night out at the Ivy in Belfast. A perfect way for the team to get together to wrap up the year. It's safe to say we're thoroughly excited for what 2025 has in store for us!



December Testimonial

“Hubflow is an excellent co-working space in a great location in Belfast. The office is bright, spacious, clean and comfortable. Declan, TJ and the other staff are super friendly and accommodating, and there's a great atmosphere within.

Would highly recommend to anyone seeking a day pass or a membership.”

Gary Crawford

“

2024 has been a very positive year for Hubflow as we expanded our footprint across Central London. As we close the year, I would like to thank all our clients and partners who made this success possible. Looking ahead to 2025, we're thrilled to announce that we have 2 exciting buildings opening in Hatton Garden and Lombard Street - more on that to follow. I look forward to working with you all again in 2025.

**COO & Co-Founder
Declan Mellan**

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On The Pulse

We're delighted to share some fantastic opportunities that we could be perfect for you!

- **City of London, Lombard Street:** Six premium floors, each approximately 1,500 sqft, available from May 2025.
- **Victoria:** Three beautifully designed spaces available immediately.

Coming soon: Next week, we'll share details about our brand-new building near Chancery Lane, **launching in Q1 2025**. We'd be happy to arrange viewings or provide further details.



Move Office With Hubflow

We aim to create bespoke, future-focused office spaces that are uniquely designed for your team. From a private kitchen to your very own front door, every element is customised to meet your needs.

Committed to sustainability, we champion initiatives like zero landfill waste, tree planting, and robust recycling programs.

Additionally, we prioritise wellness with features such as cycle desks and under-desk fitness equipment.



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)

04/04