



## Providing Flexible Workspaces across Central London!

### Welcome to the February 25<sup>th</sup> Edition of FullFlow!

In this edition we will be providing you with an overview of our first month of the year (round-up).

This edition discusses the latest industry news, interesting insights / stats of ongoings within the industry, as well as our activity and thoughts ahead of an exciting 2025.

## Industry News

"Flex workspace provider, Cubo, has been identified as the fastest-growing operator in the UK flex office market by CoStar, leaders in commercial real estate information.

Over the past two years Cubo has accounted for 33% of all flexible workspace leasing activity across the Big Six regional cities of Birmingham, Bristol, Edinburgh, Glasgow, Leeds, and Manchester.

This figure is way in excess of the activity of more established operators, such as global workspace giant IWG and Orega, who have achieved 13% each."



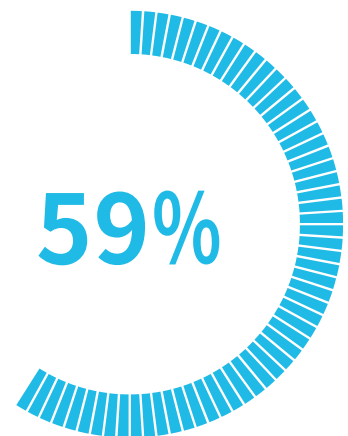
**Cubo Becomes UK's Fastest-Growing Flex Office Provider, Surpassing Rivals**



## Interesting Stats

59% of landlords have expressed that adapting traditional office spaces into flexible work environments is a fundamental aspect of their long-term strategy. They see this transformation as essential for meeting evolving market demands and ensuring their properties remain attractive and competitive in the changing commercial real estate landscape.

Source Available.



This insight comes from research conducted by The Instant Group, which revealed a significant shift in landlord priorities driven by market demand. Their findings show that 78% of landlords have experienced a notable increase in inquiries and requests for flexible office space solutions.

As businesses continue to prioritize agility, scalability, and hybrid work models, demand for flex office space is projected to surge even further, with estimates suggesting it could reach an impressive 50 million square feet by 2025.

Source Available

**People  
love us**



## Out & About

We've kicked off the year full of energy and drive, collaborating with clients and finalizing the finishing touches on spaces completed late last year.

Excitement is also building as we gear up for the launch of our Lombard Street property. Our COO, Declan Mellan, has been onsite with the design team, shaping plans to make this building a true gem in the heart of the City.



## January Testimonial

“Fantastic team, location and coffee! Great flexibility when you need it, if you need to increase or decrease your days. Nothing is too much trouble.”

**Claire Nixon (Adepta Partners)**

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At Hubflow, we are embracing the power of AI to revolutionise how we connect with businesses across London.

By leveraging advanced AI technologies, we're streamlining our processes, enhancing customer experiences, and uncovering new opportunities to bring our flexible workspace solutions to the forefront. Innovation is at the core of what we do, and AI allows us to take that vision further than ever before.

**CEO of Hubflow  
Gary J McCausland**

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## On The Pulse

At Hubflow, we're leveraging technology to streamline the office search process, enhance tenant experiences, and showcase our spaces in innovative ways.

By fully embracing AI-powered insights, tech allows us to connect with businesses faster and deliver the flexibility they need.

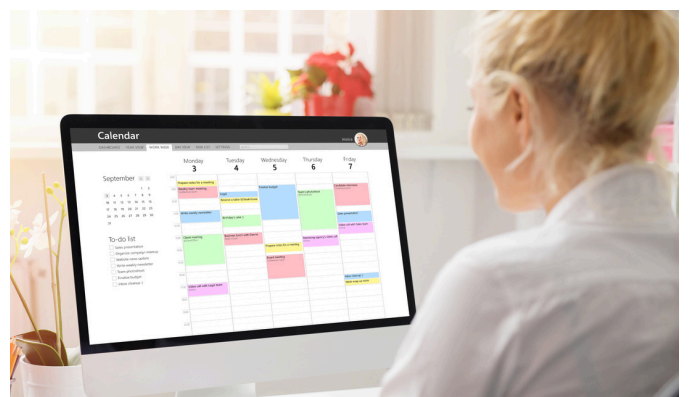


## Move Office With Hubflow

Moving into a Hubflow serviced office is simple and easy. Our offices come fully furnished with everything you need and set up to your specification and including a business grade, high-speed internet connection. All of the day-to-day upkeep is included, your cleaning and maintenance, all within your own space.

No shared facilities. Your own kitchen, bathroom. Your own front door. Our turnkey Solutions make moving in, hassle free. You can simply show up and start working right away.

- 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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