

Providing Flexible Workspaces across Central London!

Welcome to the August 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 from July. One standout – welcoming Adam to the team (New Sales Manager).

We also discuss the finishing touches at our newest location 37 Lombard Street and what we've been up to this month.

Industry News

UK & Ireland flexible and workspace footprint hits all-time high:

As of Q2 2025, the coworking footprint across the UK and Ireland reached 4,199 locations, highlighting the region's position as one of the most densely supplied flexible workspace markets globally.

This large and growing network is driven by a maturing sector that is shaped by rising hybrid work adoption, strong demand for agile and scalable workspace options, and operators expanding their presence across major hubs.

(Source, Right. Expanded Below).



**Workspace Footprint hits
All-Time High**



Interesting Stats

The UK flexible office market demonstrates impressive scale and momentum. Valued at \$1.70 billion in 2023, the market is projected to reach \$3.89 billion by 2030, representing a compound annual growth rate of 8.63%.

This growth trajectory reflects the sector's transition from experimental to essential business infrastructure.

Source Available.

**3.89
Billion**

3,949

The UK now hosts 3,949 coworking spaces as of Q2 2025, up from 3,090 in Q4 2024, demonstrating continued sector expansion. This places the UK among the most densely supplied flexible workspace markets globally.

Greater London maintains its position as the sector's epicenter, with 1,202 coworking spaces (Q2 2025), up from 895 in Q4 2024. London accounts for approximately 75% of the UK's total flexible office supply and 10%+ of London's total office stock is now flexible space

Source Available.

02/04

 **treeapp**

30+ Trees Planted this month.

People
love us



Out & About

"I'm thrilled to share that 37 Lombard Street is now fully fitted and ready for occupancy, with our first client already settled on the 2nd floor.

As our new flagship location, it's a joy to work from Lombard Street each day and showcase what Hubflow has in store for the months ahead.

Excited to see how it progresses."



Featured Testimonial

"Great facilities.

Lovely office set up and all other users friendly. Felt like part of a team but am sole trader.

Was great! Will be back."

Joy Benedict

“

"I'm thrilled to join the team at Hubflow, a brand that understands the value of flexible workspaces and the industry as a whole across London.

With over 14 years in the serviced office industry, I'm passionate about helping businesses find the right space to grow and succeed.

What excites me most is the energy and ambition of Hubflow, so it's a perfect fit."

Hubflow Sales
Adam Neroni

”



On The Pulse w/ Adam

Great news!! Building is ready for occupancy. Each fully fitted, self-contained floor offers private meeting rooms, breakout zones, and abundant natural light.

The real standout is our brand-new Success Lounge (located on the ground floor).

With soft seating, communal worktables, fast Wi-Fi and more, it's the perfect extension of your private office.

Contact our Sales Director, Adam for further details.



Move Office With Hubflow

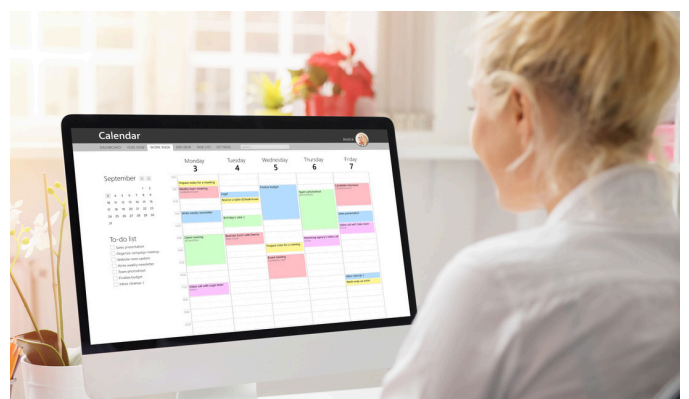
At 37 Lombard Street, we're putting the final touches on something truly exceptional.

As Facilities Manager, it's been a privilege to see it all come together.

From the layout to the finishing touches, everything is ready, so you can hit the ground running from day one.

Opening in just a few days!

- 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