



Providing Flexible Workspaces across Central London!

Welcome to the September 25' Edition of FullFlow!

In this edition, we dive into the latest updates on Lombard Street, standout stats, and offer a behind-the-scenes look at our moments from August. We also welcome Simona to the team (Hubflow Community Manager).

We also discuss the opening of 37 Lombard Street and what the team have been up to this month.

Founder Insight

"As CEO of Hubflow, I see first-hand that flexible working isn't just a trend, it's the future of Central London.

Right now, London workers average just 2.3 office days a week, and 87% of UK employees prefer hybrid or remote. With rising commutes and costs, flexibility isn't a perk, it's a necessity.

At Hubflow we've built spaces beside key transport hubs so businesses can thrive, teams can collaborate, and people can work better. That's exactly what the future of work should be."

- Gary McCausland (Hubflow CEO)



**37 Lombard Street
- Now Open**

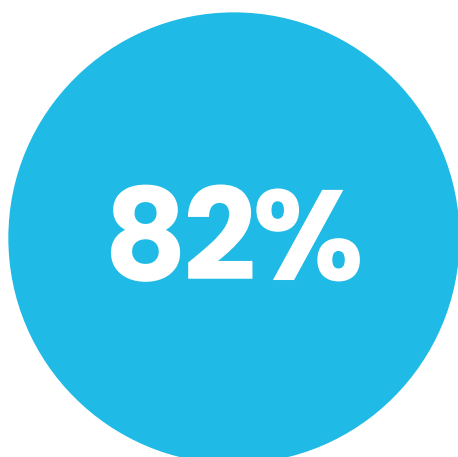


Interesting Stats

The UK flexible workspace sector has experienced remarkable expansion, with **4,199 coworking spaces across the UK and Ireland** as of Q2 2025. London dominates this landscape with **1,202 flexible workspaces**, representing nearly 30% of the entire UK supply.

This represents significant growth from the 3,090 spaces recorded at the end of 2024.

[Source Available.](#)



The flexible workspace sector demonstrates strong performance with **occupancy rates averaging 80–90%** across the UK in 2025.

London's occupancy rate sits at approximately **82%**, with a slight dip attributed to new supply entering the market rather than weakening demand.

This strong performance is particularly notable given that traditional office vacancy rates in Central London reached **7.8%** in Q2 2025.

[Source Available.](#)

02/04

 treeapp

30+ Trees Planted this month.

People love us



Featured Testimonial

"I have been using Hubflow's co-working space in Belfast for 5 months now. Such a great space to get work done - fantastic facilities, clean and flexible hours. Definitely recommend!"

Adam Bones

Out & About

"Joining Hubflow feels like the start of an exciting new chapter for me. I'm based at our brand-new centre on Lombard Street in the City of London, where I have joined the team as Community Manager. My role is to support our members and the wider team while helping to grow and shape our new Success Lounge into a thriving, inspiring space for collaboration and productivity. I'm really looking forward to meeting new people, sharing ideas and being part of a growing, supportive community here at Hubflow."



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"My name is Simona and I'm happy to have joined Hubflow as Community Manager. With 13 years of experience in the coworking and serviced office industry, I have worked my way up from a Customer Service Representative to Centre Manager running busy centres and building close-knit communities that feel like family. I'm passionate about supporting people and creating a welcoming, positive atmosphere. I'm really excited to get to know you all and to help make our centre feel like home."

Community Manager
Simona Cesnuleviciute

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Move Office With Hubflow

37 Lombard Street is officially open!

It's been a privilege to see this exceptional space come to life.

From the carefully planned layout to the finishing touches, everything is ready for you to move in and hit the ground running.

Hot desks in our success lounge - meeting rooms - event space and more!

- Dale Ranger (UK Facilities Manager)

On The Pulse w/ Adam

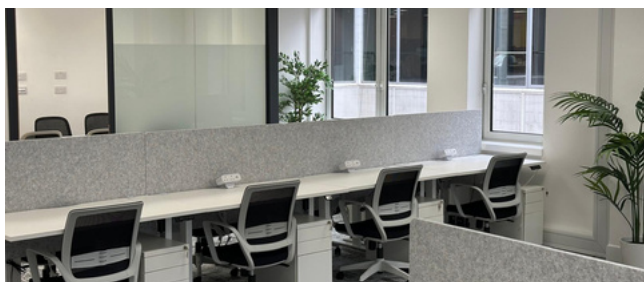
Great news – our self-contained floors are fully fitted and ready for occupancy. Each private floor comes complete with meeting rooms, breakout areas, and plenty of natural light.

What makes the 4th floor stand out are the private balconies – the perfect spot for a 1:1 chat or a relaxed meeting.

The space is fully fitted, giving your team the flexibility to work the way they want.

Want to see it for yourself?

Contact our Sales Director, Adam for more info.



2025 Activity

Stay tuned for the latest offers, deals and events throughout the year by keeping up-to-date with FullFlow.

04/04