

FULLFLOW

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Hubflow
Flexible Workspaces

NEWSLETTER

**October 2025
Edition**

Providing Flexible Workspaces across Central London!

Welcome to the October 25' Edition of FullFlow!

In this edition, we dive into our recent investment from Whiterock Capital, securing £3.5 Million to help us grow and expand across Central London.

We get insight from the team on how this will help us supercharge the business. We also discuss the remainder of our floors incl. 1 Floor at Lombard Street & 1 Floor at Holborn.

Founder Insight

Having Whiterock believe in what we're building at Hubflow is a real vote of confidence.

For us, it's never been just about offices – it's about creating spaces where people connect and opportunities open up.

With this investment we're excited to bring something fresh and meaningful to our clients and landlord partners.

– **Declan Mellan (Hubflow COO)**



**Hubflow secures £3.5M in
Investment from Whiterock**

01/04



Interesting Stats

Despite the robust demand, there is a notable disparity in the market. According to CoStar, there is currently **31 million** square feet of vacant office space in London, equivalent to 45 Walkie Talkie buildings.

This is the highest level of vacancy recorded since 2005, surpassing even the 2008 financial crisis.

Source Available.

**31M
Sqft.**

27%

Following a slower end to 2024, office leasing in London picked up momentum in Q1 2025. Central London office take-up reached approximately **2.1–2.4 million sq ft**, roughly in line with the ten-year average.

Across all London submarkets, take-up totalled **3.11 million sq ft in Q1**, a **27.5% increase** quarter-on-quarter.

In Q2, take-up remained strong, particularly in the **City core** and **West End**, where ESG-compliant new builds and refurbishments attracted significant interest.

Source Available.

02/04

 **treeapp**

30+ Trees Planted this month.

**People
love us**



Featured Testimonial

“Amazing customer service. Lovely environment, great facilities and the most helpful staff. I will definately be back.”

Customer

Out & About w/ Simona

Following the recent announcement of our latest investment, we are excited about what this means for the future of Hubflow and the continued growth of our community.

This new chapter will enable us to supercharge the Success Lounge – expanding our events, resources and partner collaborations to bring even more value to our members. Whether you are scaling a startup or growing your professional network, the Success Lounge will be at the heart of supporting your success.



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This investment from Whiterock is a huge vote of confidence in the Hubflow vision. We are building more than offices – we’re creating hubs where ideas, success, and money flow. Central London is the heartbeat of global business, and with Whiterock’s backing, we’re poised to bring something truly special to the market for our clients and landlord partners.

Hubflow CEO

Gary McCausland

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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.

Be quick, we now only have 1 floor left at our 37 Lombard Street location.

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 or to arrange a viewing.



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)



2025 Activity

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

04/04