# **FULLFLOW**

WWW.HUBFLOW.COM



**NEWSLETTER** 

October 2025 **Edition** 



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** 

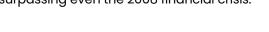
01/04



#### **Interesting Stats**

Despite the robust demand, there is a notable disparity in the market. According to CoStar, there is currently <u>31</u> <u>million</u> 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.



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



30+ Trees Planted this month.

# People love us

Trustpilot

#### 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.



# Featured Testimonial

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

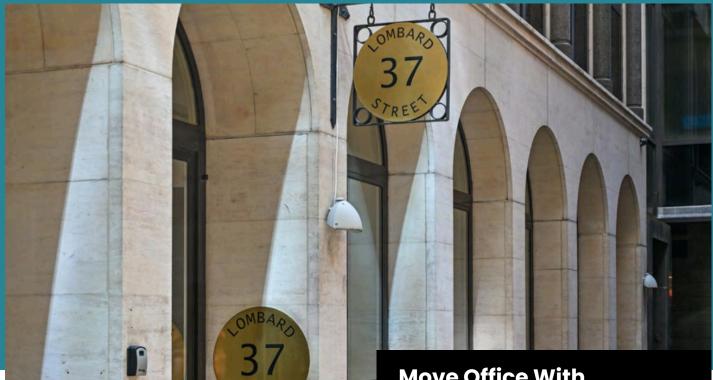
**Customer** 



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





#### 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 I 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?

# <u>Contact our Sales Director, Adam for more infoor to arrange a viewing.</u>



#### 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.