



## Providing Flexible Workspaces across Central London!

### Welcome to the March 25' Edition of FullFlow!

This edition discusses the latest industry news, interesting insights / stats of ongoings within the industry, as well as our activity and thoughts from the month of February.

In this edition we also introduce two new Hubflow team members – Mert & Anna & their activity since joining Hubflow.

## Industry News

The UK's flexible office space market is set to experience significant growth, with a projected compound annual growth rate (CAGR) of 11.4% between 2025 and 2034. This expansion is driven by a combination of evolving workplace dynamics, economic factors, and technological advancements that are reshaping the way businesses approach office space.

Looking ahead, the UK's flexible office market is expected to continue evolving to meet the needs of a mobile, tech-savvy, and experience-driven workforce. The fusion of AI, workspace analytics, and on-demand leasing models will shape the next generation of office spaces, making them smarter, more efficient, and even more user-friendly. Read more **(right)**



The UK Flexible Office Space  
Market is set to experience  
significant growth



## Interesting Stats

“According to Savills research based on publicly available information, 70% of the top 50 in the Global 200 mandate three or more days per week office attendance, with a number of firms (mainly US and international) having increased the number of required days from three to four in the last year.”

Source Available.



“Central London’s office market entered 2025 with momentum, building on a robust Q4 2024 that saw 3.5 million square feet of leasing activity, a 16% quarterly increase and 3% above the decade’s Q4 average.

While this reflects pre-2025 performance, the trend has carried forward, with vacancy rates tightening to 7.6% as businesses prioritize high-quality, ESG-compliant spaces. Notably, 42% of the 14.5 million square feet under construction in Central London is already pre-let or under offer, signalling strong forward demand for modern, adaptable workspaces.”

Source Available.

People  
love us

★ Trustpilot

## Out & About – Anna

I recently attended the Workspace Design Show (26th – 27th Feb, at the Business Design Centre in London) and it was refreshing to see bold, vibrant colours making their way into office spaces, finally breaking away from the standard grey and white desks!

Sustainability was another big focus, with plenty of discussions around carbon-neutral designs and recycled materials. It's clear that the future of workspace design is both stylish and sustainable!



## February Testimonial

“The whole Hubflow team have made our new office an absolutely wonderful space - we could not have asked for more. Everyone was incredibly accommodating of requests and slight tweaks as we've moved in, the office itself has been finished to an incredibly high quality and the team is super proactive and responsive. Really appreciate the experience we've had!!”

**Shani Wijitelaka**

“

We're absolutely delighted to welcome Anna and Mert to the Hubflow team!

Their expertise, passion, and fresh ideas will be instrumental as we push forward with our Triple H Strategy and ambitious expansion goals. With Anna and Mert onboard, we're even stronger. Exciting times ahead!

Let's make 2025 a game-changer.

**CEO of Hubflow**  
**Gary J McCausland**

”



## On The Pulse – Mert

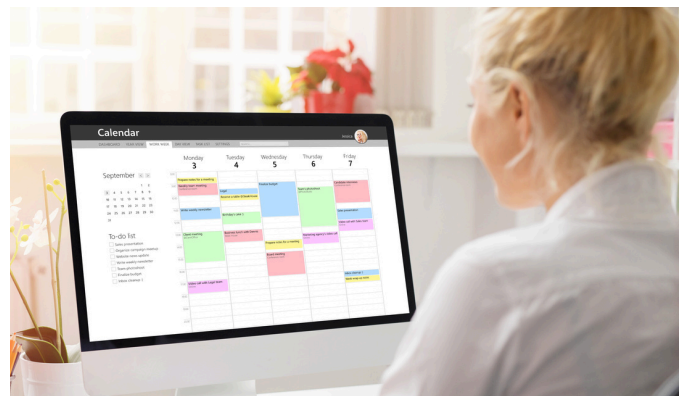
“It’s been an exciting start at Hubflow, getting to know the team and diving into the fast-paced world of flexible offices. My focus has been on building relationships with brokers and direct clients, while refining our sales strategy to maximise occupancy across our locations. Our vision at Hubflow is to create vibrant hubs that offer hassle-free, effective, and creative workspace solutions, ensuring a continuous flow of productivity and success for our clients. I’m looking forward to driving growth and contributing to Hubflow’s continued success.”



## Move Office With Hubflow

“Moving into a Hubflow serviced office is seamless and stress-free. Our fully furnished spaces are tailored to your specifications and come equipped with high-speed, business-grade internet. With cleaning, maintenance, and day-to-day upkeep included, everything is taken care of within your private office. No shared spaces—just your own kitchen, bathroom, and front door. Our turnkey solutions ensure a hassle-free move-in, so you can simply arrive and get straight to work.”

– 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