



Market Rents & Rates

Q2 2025

Rents across London

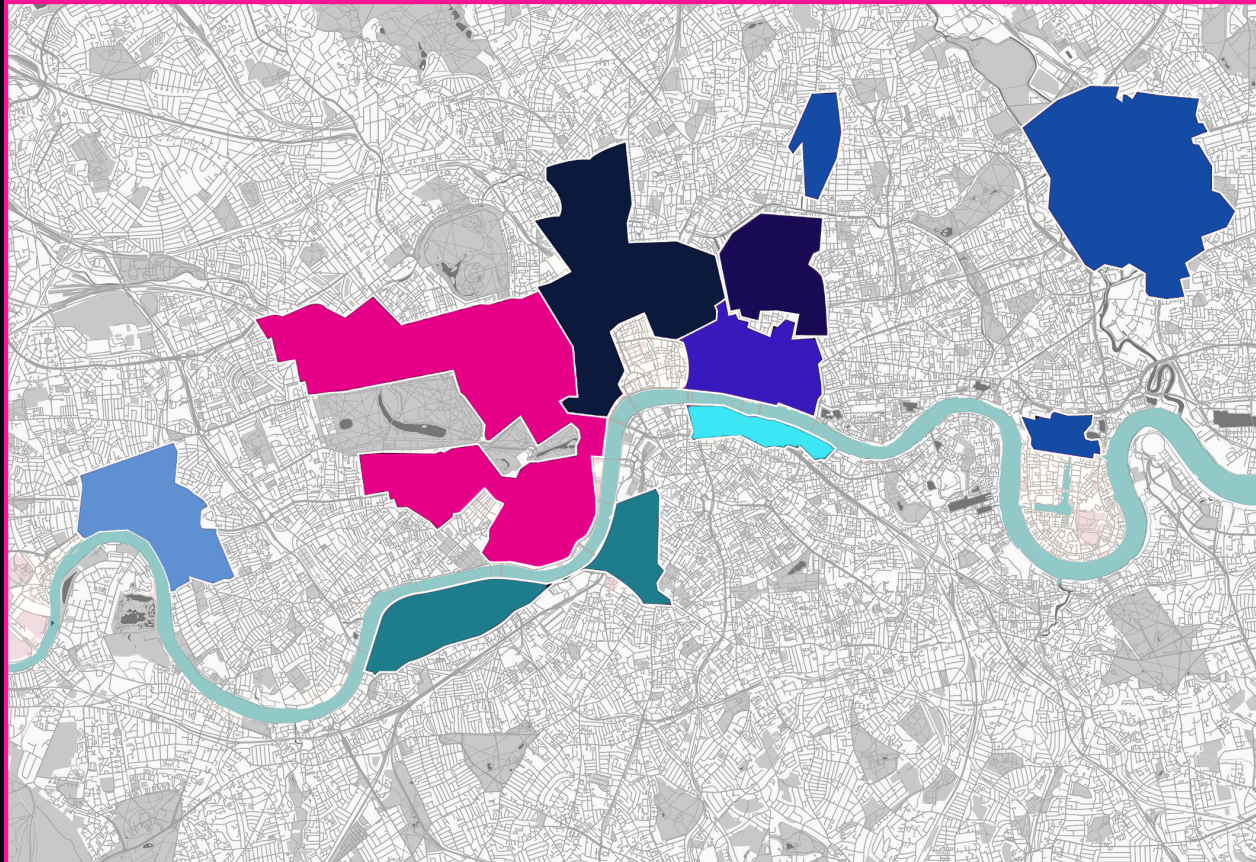
Q2 2025

Midtown £

King's Cross	30 - 110
Covent Garden	40 - 130
Holborn	25 - 85
Bloomsbury	40 - 95
Clerkenwell, Farringdon	25 - 85

West End £

Mayfair, St James'	60 - 260
Fitzrovia	40 - 120
Marylebone	25 - 150
Victoria, Westminster	30 - 150
Knightsbridge	30 - 120
Soho, Regent Street	40 - 120
Paddington	30 - 100



Northern City Fringe £

Shoreditch	20 - 95
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City £

Prime City	30 - 120
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East London £

Eastern Fringe Stratford & Dalston	20 - 55
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Docklands Prime Canary Wharf	20 - 60
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South Bank £

Waterloo, Southwark, London Bridge	30 - 95
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South West £

Vauxhall, Battersea	30 - 90
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West £

Hammersmith	25 - 75
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Q2 2025



	P/SqFt	P/Sq Ft	P/Sq Ft	Avg P/Sq Ft	Avg P/Desk	Rates	Rates
Prime	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
Prime City	£80 - £120	£70 - £110	£30 - £70	£160	£740	£31.10 - £40	£24.10 - £31.10
Northern City Fringe	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
Shoreditch	£60 - £95	£55 - £85	£20 - £50	£120	£620	£33.50 - £50	£12 - £33.50
South Bank	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
Waterloo, Southwark, London Bridge	£75 - £95	£65 - £85	£30 - £60	£140	£710	£32.10 - £44	£30 - £32.10
East London	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
Eastern Fringe - Stratford & Dalston	£45 - £55	£35 - £45	£20 - £35	£65	£355	£16 - £30.90	£13.40 - £16
Docklands Prime - Canary Wharf	£50 - £60	£40 - £50	£20 - £40	£125	£640	£18.80 - £25.40	£13.40 - £18.80

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	P/SqFt	P/Sq Ft	P/Sq Ft	Avg P/Sq Ft	Avg P/Desk	Rates	Rates
West End	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
Mayfair, St James's	£120 - £260	£110 - £250	£60 - £100	£240	£1,025	£45.50 - £80	£30 - £45.50
Fitzrovia	£80 - £120	£70 - £110	£40 - £70	£175	£700	£37 - £48.50	£30 - £37
Marylebone	£100 - £150	£80 - £140	£25 - £80	£195	£895	£37.50 - £53	£29.50 - £37.50
Victoria, Westminster	£75 - £150	£70 - £140	£30 - £65	£160	£950	£33.10 - £47	£21.40 - £33.10
Knightsbridge	£85 - £120	£75 - £110	£30 - £75	£160	£900	£37.50 - £47	£26.80 - £37.50
Soho, Regent Street	£80 - £120	£75 - £110	£40 - £75	£210	£975	£37.50 - £48	£28 - £37.50
Paddington	£80 - £100	£70 - £90	£30 - £65	£180	£755	£29.50 - £40.10	£21.50 - £29.50
Midtown	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
King's Cross	£80 - £110	£70 - £100	£30 - £65	£175	£1,050	£34.80 - £42.80	£26.80 - £34.80
Covent Garden	£80 - £130	£70 - £120	£40 - £65	£170	£750	£36.20 - £50	£27 - £36.20
Holborn	£65 - £85	£55 - £75	£25 - £55	£130	£775	£32.10 - £40	£16 - £32.10
Bloomsbury	£75 - £95	£70 - £90	£40 - £65	£125	£650	£26.80 - £33	£21.60 - £26.80
Clerkenwell, Farringdon	£75 - £85	£60 - £80	£25 - £60	£175	£715	£26.80 - £33	£21.60 - £26.80
South West	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
Vauxhall, Battersea	£70 - £90	£60 - £80	£30 - £60	£90	£600	£21.60 - £27	£16 - £21.60
West	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
Hammersmith	£65 - £75	£50 - £70	£25 - £50	£135	£500	£24.19 - £31	£21.10 - £24.19

Strategic commercial property services, transformed by technology

Our advisors combine decades in the industry with our in-house market intelligence to give clients confidence in their property strategy, uncovering trends, occupier movements and look at full market availability across the market.

What we do

- Acquisitions - Leasehold, Managed & Serviced
- Sales & Lettings
- Lease advisory
- Workplace strategy
- Building consultancy
- Fit out project management
- Business rates

Group companies

- Pattn Furniture Consulting & Procurement
- Papilio Property Management
- Tera Occupier lease management

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Any questions? Get in touch.

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