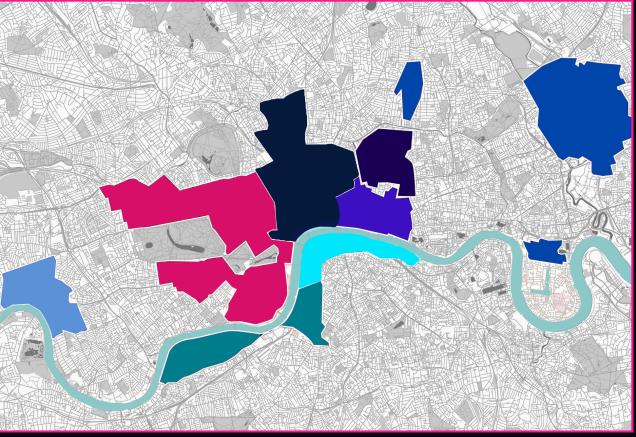


# Rents across London Q3 2025

Midtown	£
King's Cross	30 - 115
Covent Garden	30 - 130
Holborn	25 - 95
Bloomsbury	40 - 105
Clerkenwell, Farringdon	20 - 120
West End	£
Mayfair, St James'	55 - 250
Fit-vo. do	40 145
Fitzrovia	40 - 145
Marylebone	40 - 145
	40 - 150
Marylebone	40 - 150
Marylebone Victoria, Westminster	40 - 150



Northern City Fringe £							
Shoreditch	20 - 95						
City	£						
Prime City	30 - 130						
East London	£						
Eastern Fringe Stratford & Dalston	20 - 55						
Docklands Prime Canary Wharf	25 - 70						
South Bank	£						
Waterloo, Southwark, London Bridge	30 - 100						
South West	£						
Vauxhall, Battersea	30 - 85						
West	£						
Hammersmith	20 - 75						



## Rents & rates across London Q3 2025

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	P/SqFt	P/Sq Ft	P/Sq Ft	Avg P/Sq Ft	Avg P/Desk	Kates	Rates
Prime	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
Prime City	£80 - £130	£70 - £120	£30 - £70	£160	£710	£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	£50 - £85	£20 - £50	£130	£650	£33.50 - £50	£12 - £33.50



South Bank	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office Serviced Offi		Grade B Managed Office Serviced Office Grade A		Grade A*	Grade B*
Waterloo, Southwark, London	£60 - £100	£50 - £90	£30 - £50	£150	£650	£32.10 - £44	£30 - £32.10		
B 1.1									



East London	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
Eastern Fringe - Stratford & Dalston	£45 - £55	£40 - £50	£20 - £40	£49	£220	£16 - £30.90	£13.40 - £16
Docklands Prime - Canary Wharf	£50 - £70	£40 - £65	£25 - £40	£115	£490	£18.80 - £25.40	£13.40 - £18.80



#### Rents & rates across London

Q3 2025

		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	£110 - £250	£100 - £240	£55 - £100	£260	£1,000	£45.50 - £80	£30 - £45.50
	Fitzrovia	£85 - £145	£75 - £135	£40 - £70	£190	£750	£37 - £48.50	£30 - £37
	Marylebone	£80 - £150	£70 - £140	£40 - £70	£200	£800	£37.50 - £53	£29.50 - £37.50
	Victoria, Westminster	£80 - £160	£70 - £150	£40 - £70	£185	£950	£33.10 - £47	£21.40 - £33.10
	Knightsbridge	£85 - £130	£70 - £120	£35 - £75	£160	£1,000	£37.50 - £47	£26.80 - £37.50
	Soho, Regent Street	£80 - £125	£70 - £115	£36 - £70	£220	£920	£37.50 - £48	£28 - £37.50
The state of the s	Paddington	£70 - £110	£70 - £102.50	£25 - £65	£190	£800	£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	£85 - £115	£70 - £105	£30 - £65	£180	£1,000	£34.80 - £42.80	£26.80 - £34.80
	Covent Garden	£80 - £130	£70 - £120	£30 - £70	£165	£775	£36.20 - £50	£27 - £36.20
	Holborn	£65 - £95	£55 - £85	£25 - £55	£135	£675	£32.10 - £40	£16 - £32.10
	Bloomsbury	£75 - £105	£65 - £95	£40 - £55	£125	£575	£26.80 - £33	£21.60 - £26.80
	Clerkenwell, Farringdon	£75 - £120	£65 - £110	£20 - £60	£165	£680	£26.80 - £33	£21.60 - £26.80
O N C D	South West	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
	Vauxhall, Battersea	£65 - £85	£50 - £75	£30 - £50	£90	£550	£21.60 - £27	£16 - £21.60
	West	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
	Hammersmith	£55 - £75	£45 - £65	£20 - £45	£120	£510	£24.19 - £31	£21.10 - £24.19



## SHB

### Strategic commercial property services transformed by technology

SHB Group simplifies every aspect of property ownership and occupation, making commercial moves seamless for both businesses and landlords.

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#### Contact our team with any questions

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