

An aerial photograph of the London skyline. In the foreground, there are historic stone buildings with red-tiled roofs and a green park area with trees. In the background, modern glass skyscrapers rise, including the distinctive, bullet-shaped Gherkin. A large, bright pink graphic element, resembling a stylized 'L' or a large arrow, is positioned on the right side of the image, pointing downwards.

SHB

47

London Market Rents & Rates

Q4 2025

Rents across London

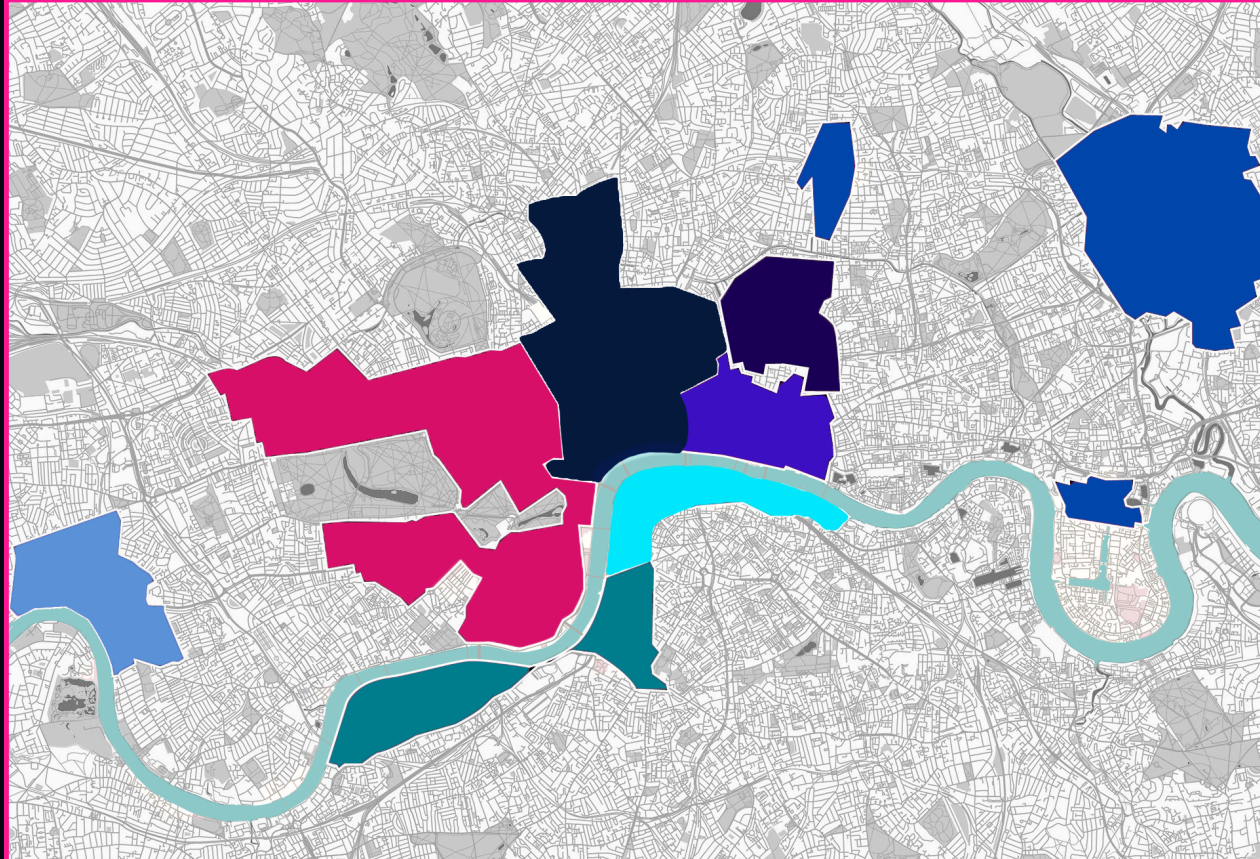
Q4 2025

Midtown £

| | |
|-------------------------|----------|
| King's Cross | 35 - 120 |
| Covent Garden | 30 - 130 |
| Holborn | 25 - 90 |
| Bloomsbury | 40 - 105 |
| Clerkenwell, Farringdon | 20 - 120 |

West End £

| | |
|-----------------------|------------|
| Mayfair, St James' | 55 - 260 |
| Fitzrovia | 40 - 150 |
| Marylebone | 25 - 150 |
| Victoria, Westminster | 10 - 160 |
| Knightsbridge | 30 - 130 |
| Soho, Regent Street | 10 - 125 |
| Paddington | 25 - 112.5 |



Northern City Fringe £

| | |
|------------|---------|
| Shoreditch | 20 - 95 |
|------------|---------|

City £

| | |
|------------|----------|
| Prime City | 30 - 145 |
|------------|----------|

East London £

| | |
|---------------------------------------|---------|
| Eastern Fringe Stratford & Dalston | 20 - 55 |
|---------------------------------------|---------|

| | |
|---------------------------------|---------|
| Docklands Prime Canary Wharf | 25 - 75 |
|---------------------------------|---------|

South Bank £

| | |
|------------------------------------|----------|
| Waterloo, Southwark, London Bridge | 30 - 115 |
|------------------------------------|----------|

South West £

| | |
|---------------------|---------|
| Vauxhall, Battersea | 30 - 95 |
|---------------------|---------|

West £

| | |
|-------------|---------|
| Hammersmith | 20 - 75 |
|-------------|---------|

Rents & rates across London

Q4 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 - £145 | £70 - £135 | £30 - £70 | £170 | £730 | £35.06 - £65.45 | £13.64 - £31.83 |



| 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 | £24.31 - £39.78 | £8.84 - £22.10 |



| South Bank | Grade A: Fitted | Grade A: Unfitted | Grade B | Managed Office | Serviced Office | Grade A* | Grade B* |
|------------------------------------|-----------------|-------------------|-----------|----------------|-----------------|-----------------|-----------------|
| Waterloo, Southwark, London Bridge | £70 - £115 | £60 - £105 | £30 - £60 | £150 | £720 | £28.73 - £48.62 | £13.26 - £26.52 |



| 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 | £75 | £330 | £17.68 - £22.10 | £8.84 - £15.47 |
| Docklands Prime - Canary Wharf | £50 - £75 | £40 - £65 | £25 - £40 | £120 | £475 | £19.89 - £30.94 | £11.05 - £17.68 |

Rents & rates across London

Q4 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 | £120 - £260 | £100 - £250 | £55 - £100 | £240 | £950 | £48.62 - £112.71 | £24.31 - £44.20 |
| Fitzrovia | £85 - £150 | £75 - £140 | £40 - £70 | £180 | £775 | £35.36 - £64.09 | £17.68 - £30.94 |
| Marylebone | £80 - £150 | £70 - £140 | £25 - £70 | £185 | £750 | £33.15 - £64.09 | £11.05 - £30.94 |
| Victoria, Westminster | £80 - £160 | £70 - £150 | £10 - £70 | £190 | £900 | £33.15 - £68.51 | £13.26 - £30.94 |
| Knightsbridge | £80 - £130 | £70 - £120 | £30 - £70 | £220 | £900 | £33.15 - £55.25 | £13.26 - £30.94 |
| Soho, Regent Street | £80 - £125 | £70 - £115 | £10 - £70 | £180 | £930 | £33.15 - £53.04 | £13.26 - £30.94 |
| Paddington | £70 - £112.50 | £65 - £102.50 | £25 - £65 | £236 | £730 | £29.84 - £46.41 | £11.05 - £28.73 |
| Midtown | Grade A: Fitted | Grade A: Unfitted | Grade B | Managed Office | Serviced Office | Grade A* | Grade B* |
| King's Cross | £80 - £120 | £70 - £110 | £35 - £60 | £160 | £1,100 | £33.15 - £50.83 | £15.47 - £26.52 |
| Covent Garden | £80 - £130 | £70 - £120 | £30 - £70 | £160 | £850 | £33.15 - £55.25 | £13.26 - £30.94 |
| Holborn | £70 - £90 | £60 - £80 | £25 - £60 | £140 | £730 | £28.73 - £37.57 | £11.05 - £26.52 |
| Bloomsbury | £70 - £105 | £65 - £100 | £40 - £60 | £160 | £670 | £28.73 - £44.20 | £17.68 - £26.52 |
| Clerkenwell, Farringdon | £75 - £120 | £65 - £110 | £20 - £60 | £190 | £650 | £30.94 - £50.83 | £8.84 - £26.52 |
| South West | Grade A: Fitted | Grade A: Unfitted | Grade B | Managed Office | Serviced Office | Grade A* | Grade B* |
| Vauxhall, Battersea | £65 - £95 | £55 - £75 | £30 - £50 | £110 | £420 | £26.52 - £37.57 | £13.26 - £22.10 |
| West | Grade A: Fitted | Grade A: Unfitted | Grade B | Managed Office | Serviced Office | Grade A* | Grade B* |
| Hammersmith | £55 - £75 | £45 - £65 | £20 - £45 | £115 | £475 | £22.10 - £30.94 | £8.84 - £19.89 |



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