

The background image is an aerial view of the London skyline, featuring the Gherkin (Swiss Re Building) and other modern skyscrapers. In the foreground, there are green spaces and lower buildings. A large, stylized pink graphic element is positioned on the right side of the slide.

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# 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

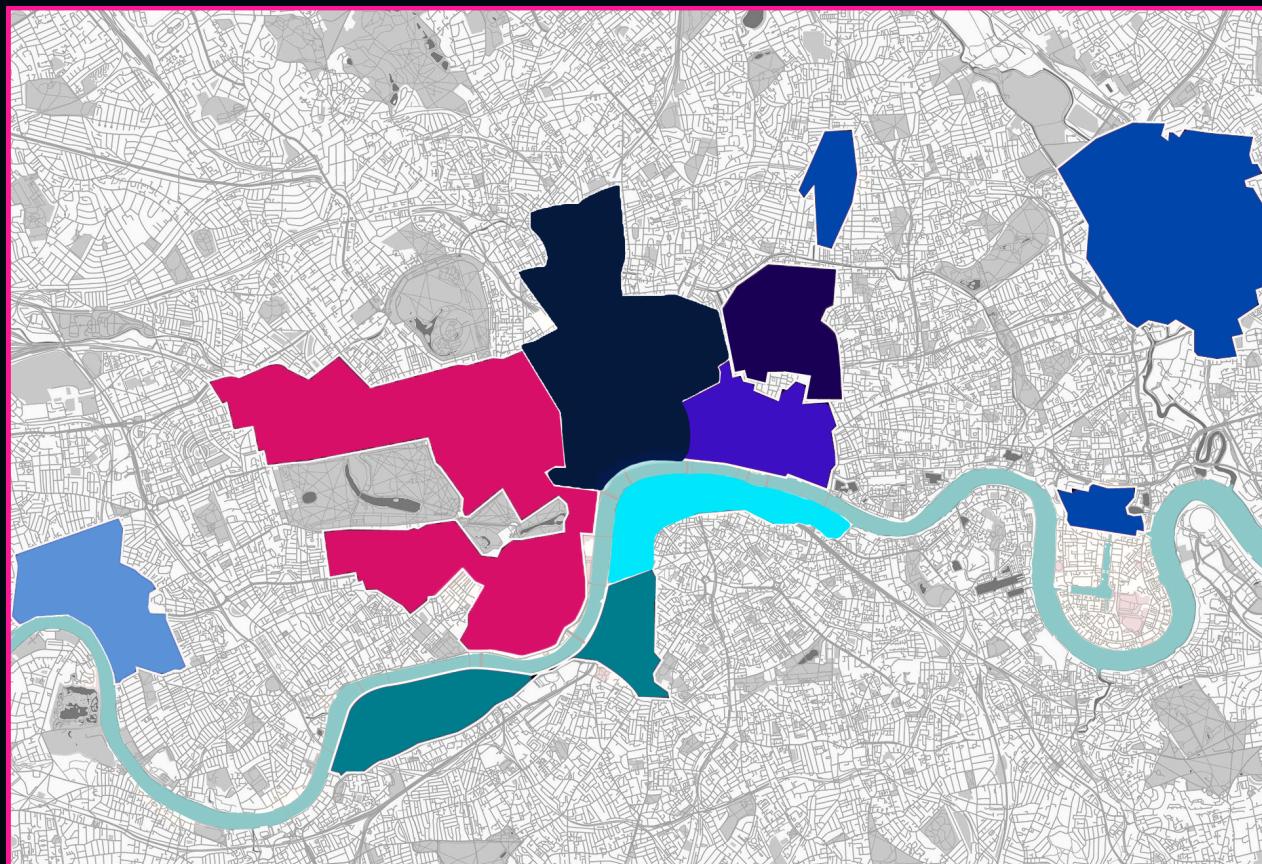
Marylebone 25 - 150

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 20 - 55

Docklands Prime 25 - 75

### South Bank £

Waterloo, Southwark, 30 - 115

London Bridge

### South West £

Vauxhall, Battersea 30 - 95

### West £

Hammersmith 20 - 75

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# Rents & rates across London

## Q4 2025

	P/SqFt	P/Sq Ft	P/Sq Ft	Avg P/Sq Ft	Avg P/Desk	Rates	Rates	
	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*	
	<b>Prime</b>	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
	<b>Northern City Fringe</b>	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
	<b>South Bank</b>	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
	<b>East London</b>	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

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	P/SqFt	P/Sq Ft	P/Sq Ft	Avg P/Sq Ft	Avg P/Desk	Rates	Rates
	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
<strong>West End</strong>							
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
<strong>Midtown</strong>							
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
<strong>South West</strong>							
Vauxhall, Battersea	£65 - £95	£55 - £75	£30 - £50	£110	£420	£26.52 - £37.57	£13.26 - £22.10
<strong>West</strong>							
Hammersmith	£55 - £75	£45 - £65	£20 - £45	£115	£475	£22.10 - £30.94	£8.84 - £19.89

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## Strategic commercial property services transformed by technology

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**Contact our team with any questions**

[info@shbre.co.uk](mailto:info@shbre.co.uk)

020 3725 8900