

An aerial photograph of a city skyline, likely London, featuring a mix of modern glass skyscrapers and older, classical-style buildings. A large, curved building with a flat roof is prominent in the middle ground. In the foreground, there is a green park area with trees and a paved path. The sky is overcast. The SHB logo is overlaid in the top left corner.

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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
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City £

Prime City	30 - 145
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East London £

Eastern Fringe Stratford & Dalston	20 - 55
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Docklands Prime Canary Wharf	25 - 75
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South Bank £

Waterloo, Southwark, London Bridge	30 - 115
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South West £

Vauxhall, Battersea	30 - 95
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West £

Hammersmith	20 - 75
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Rents & rates across London

Q4 2025



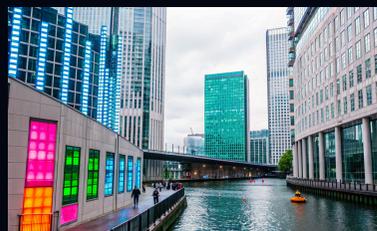
	P/SqFt	P/Sq Ft	P/Sq Ft	Avg P/Sq Ft	Avg P/Desk	Rates	Rates
Prime	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
Prime City	£80 - £145	£70 - £135	£30 - £70	£170	£730	£35.06 - £65.45	£13.64 - £31.83



	P/SqFt	P/Sq Ft	P/Sq Ft	Avg P/Sq Ft	Avg P/Desk	Rates	Rates
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



	P/SqFt	P/Sq Ft	P/Sq Ft	Avg P/Sq Ft	Avg P/Desk	Rates	Rates
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



	P/SqFt	P/Sq Ft	P/Sq Ft	Avg P/Sq Ft	Avg P/Desk	Rates	Rates
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

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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



	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
Midtown							
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



	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
South West							
Vauxhall, Battersea	£65 - £95	£55 - £75	£30 - £50	£110	£420	£26.52 - £37.57	£13.26 - £22.10



	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
West							
Hammersmith	£55 - £75	£45 - £65	£20 - £45	£115	£475	£22.10 - £30.94	£8.84 - £19.89



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