

London Office Rents & Rates

Q1 2026

SHB 

Prime rents across London

Q1 2026



Midtown £

King's Cross	70 - 120
Covent Garden	70 - 125
Holborn	60 - 90
Bloomsbury	65 - 105
Clerkenwell, Farringdon	65 - 125

West End £

Mayfair, St James'	100 - 260
Fitzrovia	75 - 145
Marylebone	70 - 150
Victoria, Westminster	70 - 160
Knightsbridge	70 - 130
Soho, Regent Street	70 - 160
Paddington	70 - 110

Northern City Fringe £

Shoreditch	60 - 95
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City £

Prime City	70 - 145
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East London £

Eastern Fringe Stratford & Dalston	35 - 55
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Docklands Prime Canary Wharf	40 - 75
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South Bank £

Waterloo, Southwark, London Bridge	60 - 115
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South West £

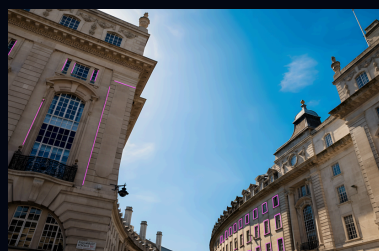
Vauxhall, Battersea	55 - 95
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West £

Hammersmith	45 - 75
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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	£100 - £250	£55 - £100	£180 - £300	£950	£48.62 - £112.71	£24.31 - £44.20
Fitzrovia	£85 - £145	£75 - £135	£40 - £70	£110 - £180	£780	£35.36 - £64.09	£17.68 - £30.94
Marylebone	£80 - £150	£70 - £140	£25 - £70	£150 - £220	£700	£33.15 - £64.09	£11.05 - £30.94
Victoria, Westminster	£80 - £160	£70 - £150	£30 - £70	£175 - £220	£875	£33.15 - £68.51	£13.26 - £30.94
Knightsbridge	£80 - £130	£70 - £120	£30 - £70	£150 - £230	£950	£33.15 - £55.25	£13.26 - £30.94
Soho, Regent Street	£80 - £160	£70 - £150	£10 - £70	£175 - £250	£875	£33.15 - £53.04	£13.26 - £30.94
Paddington	£80 - £110	£70 - £97.50	£25 - £70	£160 - £250	£750	£29.84 - £46.41	£11.05 - £28.73



	P/SqFt	P/Sq Ft	P/Sq Ft	Avg P/Sq Ft	Avg P/Desk	Rates	Rates
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	£150 - £225	£1,100	£33.15 - £50.83	£15.47 - £26.52
Covent Garden	£80 - £125	£70 - £115	£30 - £70	£140 - £180	£850	£33.15 - £55.25	£13.26 - £30.94
Holborn	£70 - £90	£60 - £80	£25 - £60	£120 - £170	£700	£28.73 - £37.57	£11.05 - £26.52
Bloomsbury	£70 - £105	£65 - £100	£40 - £60	£120 - £185	£600	£28.73 - £44.20	£17.68 - £26.52
Clerkenwell, Farringdon	£75 - £125	£65 - £115	£20 - £60	£150 - £250	£625	£30.94 - £50.83	£8.84 - £26.52



	P/SqFt	P/Sq Ft	P/Sq Ft	Avg P/Sq Ft	Avg P/Desk	Rates	Rates
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	£90 - £110	£500	£26.52 - £37.57	£13.26 - £22.10



	P/SqFt	P/Sq Ft	P/Sq Ft	Avg P/Sq Ft	Avg P/Desk	Rates	Rates
West	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
Hammersmith	£55 - £75	£45 - £65	£20 - £45	£110 - £120	£525	£22.10 - £30.94	£8.84 - £19.89

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	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	£40 - £70	£130 - £180	£700	£35.06 - £65.45	£13.64 - £31.83



	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
Northern City Fringe							
Shoreditch	£70 - £95	£60 - £85	£30 - £60	£105 - £150	£500	£24.31 - £39.78	£8.84 - £22.10



	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
South Bank							
Waterloo, Southwark, London Bridge	£70 - £115	£60 - £105	£30 - £60	£140 - £180	£650	£28.73 - £48.62	£13.26 - £26.52



	Grade A: Fitted	Grade A: Unfitted	Grade B	Managed Office	Serviced Office	Grade A*	Grade B*
East London							
E Fringe - Stratford & Dalston	£45 - £55	£35 - £45	£20 - £35	£60 - £100	£375	£17.68 - £22.10	£8.84 - £15.47
Docklands Prime - Canary Wharf	£50 - £75	£40 - £65	£30 - £40	£105 - £140	£600	£19.89 - £30.94	£11.05 - £17.68

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