

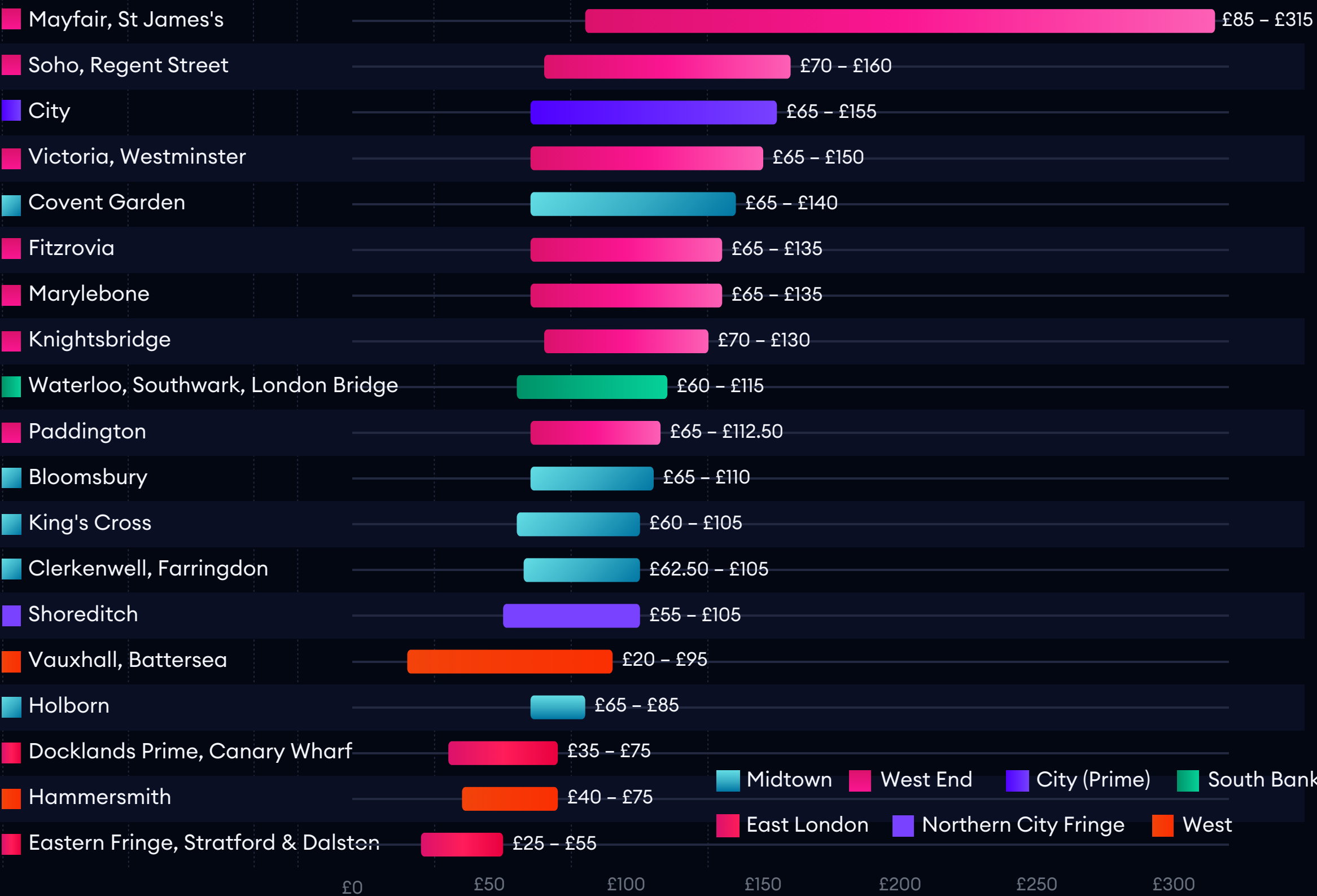
LONDON OFFICE Rents & Rates

Q2 2026

SHB/

Prime rents across London

Q2 2026



Rents & rates across London

Q2 2026



	Grade A: Fitted (P/Sq Ft)	Grade A: Unfitted psf	Grade B psf	Managed Avg psf	Serviced Avg per desk	Business Rates Grade A*	Business Rates Grade B*
West End							
Mayfair, St James's	£125 – £315	£115 – £305	£85 – £115	£210 – £370	£1,000	£48.62 – £112.71	£24.31 – £44.20
Fitzrovia	£90 – £135	£80 – £125	£65 – £80	£180 – £285	£875	£35.36 – £64.09	£17.68 – £30.94
Marylebone	£90 – £135	£80 – £125	£65 – £80	£140 – £270	£800	£33.15 – £64.09	£11.05 – £30.94
Victoria, Westminster	£90 – £150	£80 – £140	£65 – £75	£140 – £225	£900	£33.15 – £68.51	£13.26 – £30.94
Knightsbridge	£100 – £130	£90 – £120	£70 – £90	£145 – £270	£1,300	£33.15 – £55.25	£13.26 – £30.94
Soho, Regent Street	£100 – £160	£90 – £150	£70 – £90	£150 – £230	£900	£33.15 – £53.04	£13.26 – £30.94
Paddington	£85 – £112.50	£75 – £102.50	£65 – £75	£130 – £250	£700	£29.84 – £46.41	£11.05 – £28.73
Midtown							
King's Cross	£90 – £105	£80 – £95	£60 – £80	£130 – £225	£1,100	£33.15 – £50.83	£15.47 – £26.52
Covent Garden	£90 – £140	£80 – £130	£65 – £80	£125 – £230	£775	£33.15 – £55.25	£13.26 – £30.94
Holborn	£75 – £85	£60 – £75	£65 – £70	£120 – £175	£750	£28.73 – £37.57	£11.05 – £26.52
Bloomsbury	£85 – £110	£75 – £100	£65 – £72.50	£110 – £200	£750	£28.73 – £44.20	£17.68 – £26.52
Clerkenwell, Farringdon	£85 – £105	£77.50 – £95	£62.50 – £77.50	£125 – £175	£675	£30.94 – £50.83	£8.84 – £26.52

*Business rates are indicative only, based on CAT A+ valuation assumptions.

Rents & rates across London

Q2 2026



	Grade A: Fitted (P/Sq Ft)	Grade A: Unfitted psf	Grade B psf	Managed Avg psf	Serviced Avg per desk	Business Rates Grade A*	Business Rates Grade B*
West London							
Vauxhall, Battersea	£65 – £95	£55 – £75	£20 – £30	£90 – £120	£375	£26.52 – £37.57	£13.26 – £22.10
Hammersmith	£60 – £75	£50 – £65	£40 – £50	£115 – £130	£550	£22.10 – £30.94	£8.84 – £19.89
Prime							
Prime City	£90 – £155	£80 – £145	£65 – £80	£130 – £180	£750	£35.06 – £65.45	£13.64 – £31.83
Northern City Fringe							
Shoreditch	£65 – £105	£55 – £95	£55 – £70	£110 – £150	£600	£24.31 – £39.78	£8.84 – £22.10
South Bank							
Waterloo, Southwark, London Bridge	£80 – £115	£70 – £107.50	£60 – £70	£120 – £175	£700	£28.73 – £48.62	£13.26 – £26.52
East London							
Eastern Fringe, Stratford & Dalston	£45 – £55	£35 – £45	£25 – £35	£65 – £110	£290	£17.68 – £22.10	£8.84 – £15.47
Docklands Prime, Canary Wharf	£55 – £75	£45 – £65	£35 – £45	£90 – £160	£400	£19.89 – £30.94	£11.05 – £17.68

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