Sanderson Weatherall

WEST END OFFICES

SUBMARKET RESEARCH

Q2 2025

CONTENTS

103 Mount St, Mayfair

4,158 sq ft fitted and furnished to exceptional quality available.

6 Chesterfield Gardens, Mayfair

6,711 sq ft delivered CAT A ready to fit out available.

338 Euston Road, Regent's Place

7,429 sq ft Fully fitted plug & play space with incredible views over London's skyline available.

WEST END

Office Market Q2 2025

The first six months of 2025 has seen activity levels in the West End market move ahead of trend levels, with a total of 1.43m sq ft of take up in 350 transactions. This continues the period of strong activity which started in the second half of last year. Total floor space leased over the past 12 months has been 3.23m sq ft, with more than 1.12m sq ft of lettings being above 20,000 sq ft.

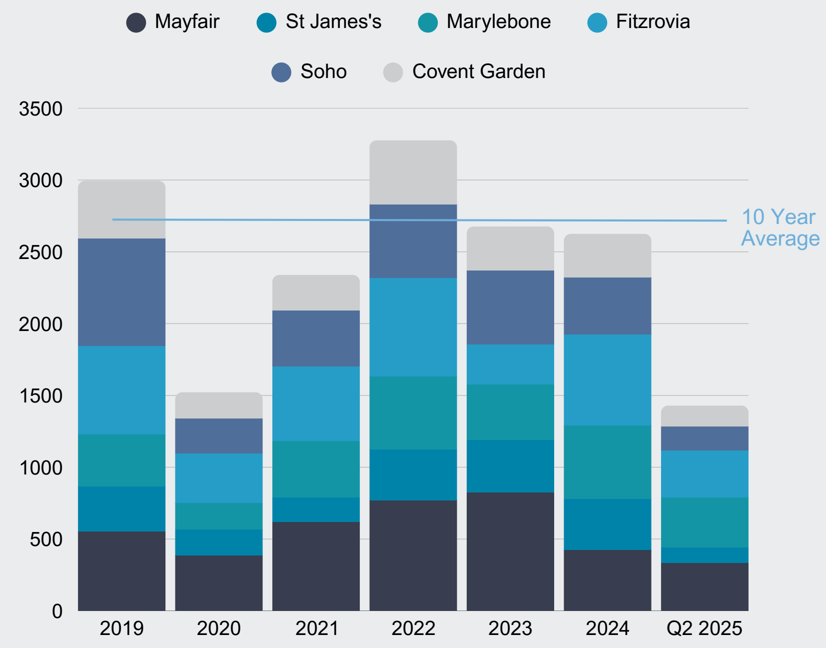
The first six months of this year has seen a number of key large deals completing which have boosted take up; the 115,000 sq ft pre let at Lazari Building on Bond Street, 77,210 sq ft letting at Marylebone Place, Wyndham Street 60,910 sq ft pre let at 30 Duke Street, 58,490 sq ft pre let at the M Building, Oxford Street, and the 40,150 sq ft letting at 1 Great Portland Street.

Supply in the core West End market remained relatively stable over the past 18 months and remained at 3.45m sq ft at the end of Q2 2025. There are a range of experiences in supply across each of the sub markets. Mayfair and St James's continue to see significant shortages of stock, with the combined availability rate across these markets down to just over 4.0%. Fitzrovia and Covent Garden continue to be the major focus of supply in the West End, with a combined 1.67m sq ft of supply, almost 50% of overall supply in the core markets. The availability rate in these two markets stands at a combined 10.0%, with Covent Garden at 12.1%. Both Marylebone and Soho have seen supply tighten over this year and they have availability rates of 4.9% and 5.0% respectively.

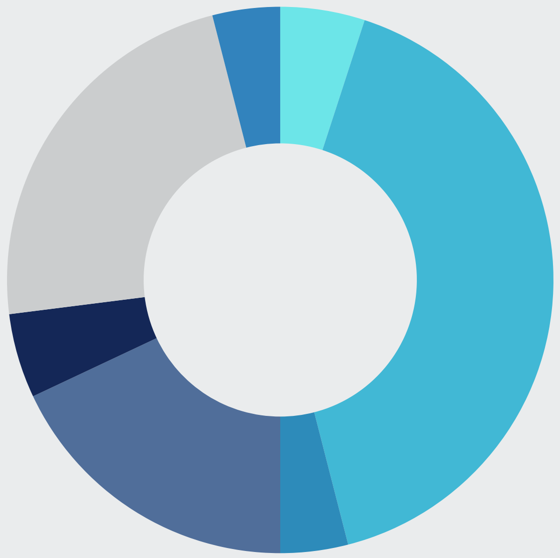
West End office demand has eased once again following the strong start to the year. Total requirements moved back to 4.51m sq ft, some 640,000 sq ft lower than the figure at the end of Q1. The major easing in demand over the past six months has been in the sub 10,000 sq ft market, where requirements are down by 25%. Larger requirements have continued to strengthen, rising by 3% to 1.75m sq ft.The greatest increase in demand has been seen in the Business & Professional Services sector, where demand is up by almost 30%.

Prime rents have grown strongly over the past 12 months, rising by 12.3% on average with five of the six core West End sub markets setting new rental highs. The only exception to this has been Covent Garden, where rents remained at £90.00 per sq ft, a figure first recorded in 2016. The strongest growth has been recorded in the Mayfair, St James's and Fitzrovia markets, where growth has ranged from 12.8%-21.4%.

Take up
(000's sq ft)

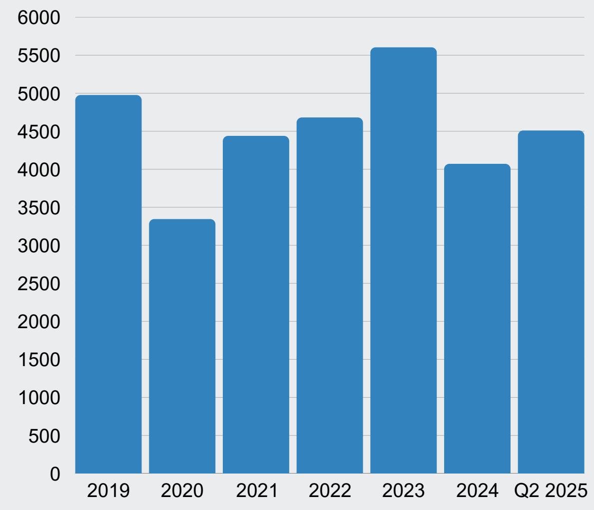


Take up by occupier type
Q1/Q2 2025

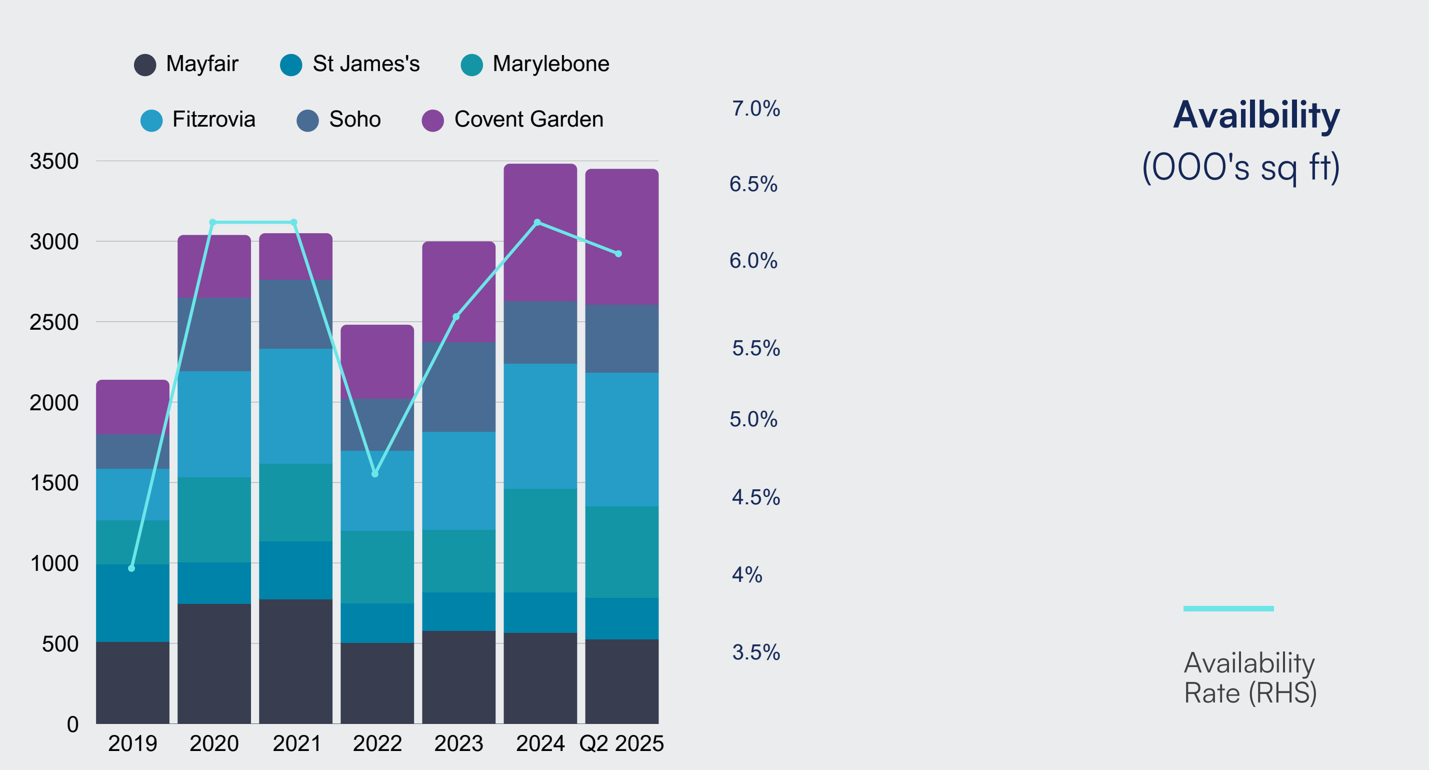


Financial Services	41%
Bus & Prof Services	23%
DAMIT	18%
Other	5%
Man/Eng & Mining	5%
Real Estate	4%
Retailers	4%

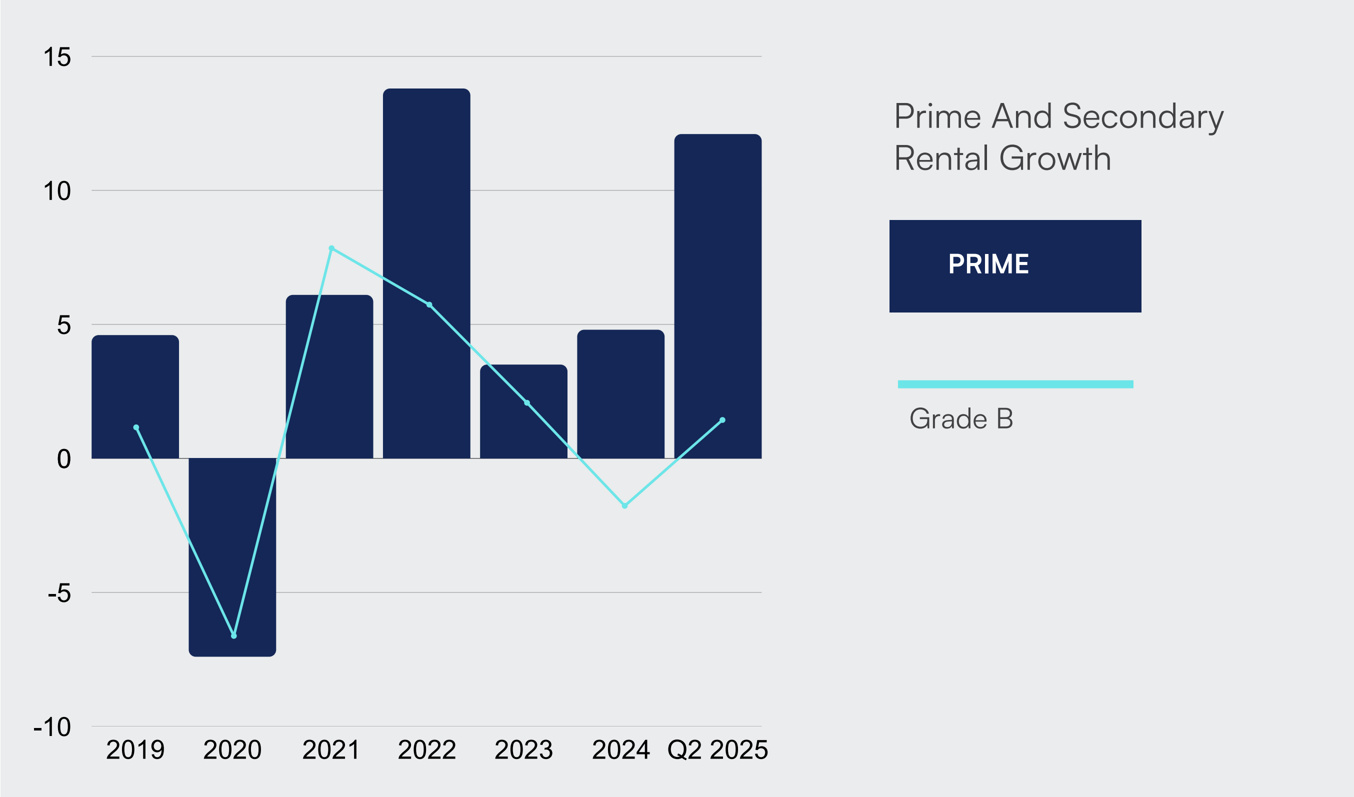
Q2 2025 Demand
4.51m sq ft



West End Supply



West End Rental Values



Prime Rental Values

MAYFAIR	ST JAMES'S	MARYLEBONE
Q2 2025 £170.00	Q2 2025 £160.00	Q1 2025 £115.00
Q1 2025 £165.00	Q1 2025 £155.00	Q1 2025 £115.00
Change 3.0 %	Change 3.2 %	Change 0.0%

FITZROVIA	SOHO	COVENT GARDEN
Q2 2025 £110.00	Q2 2025 £110.00	Q2 2025 £90.00
Q1 2025 £110.00	Q1 2025 £110.00	Q1 2025 £90.00
Change 0.0 %	Change 0.0 %	Change 0.0 %

MAYFAIR

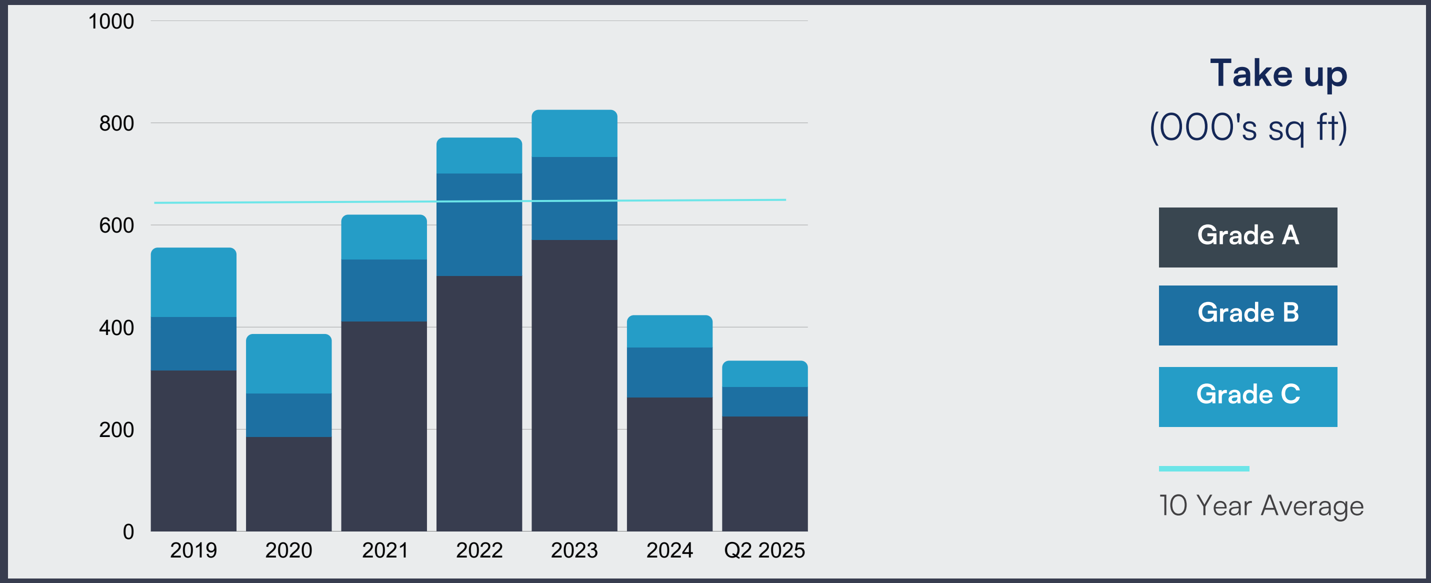
Office Market Q2 2025

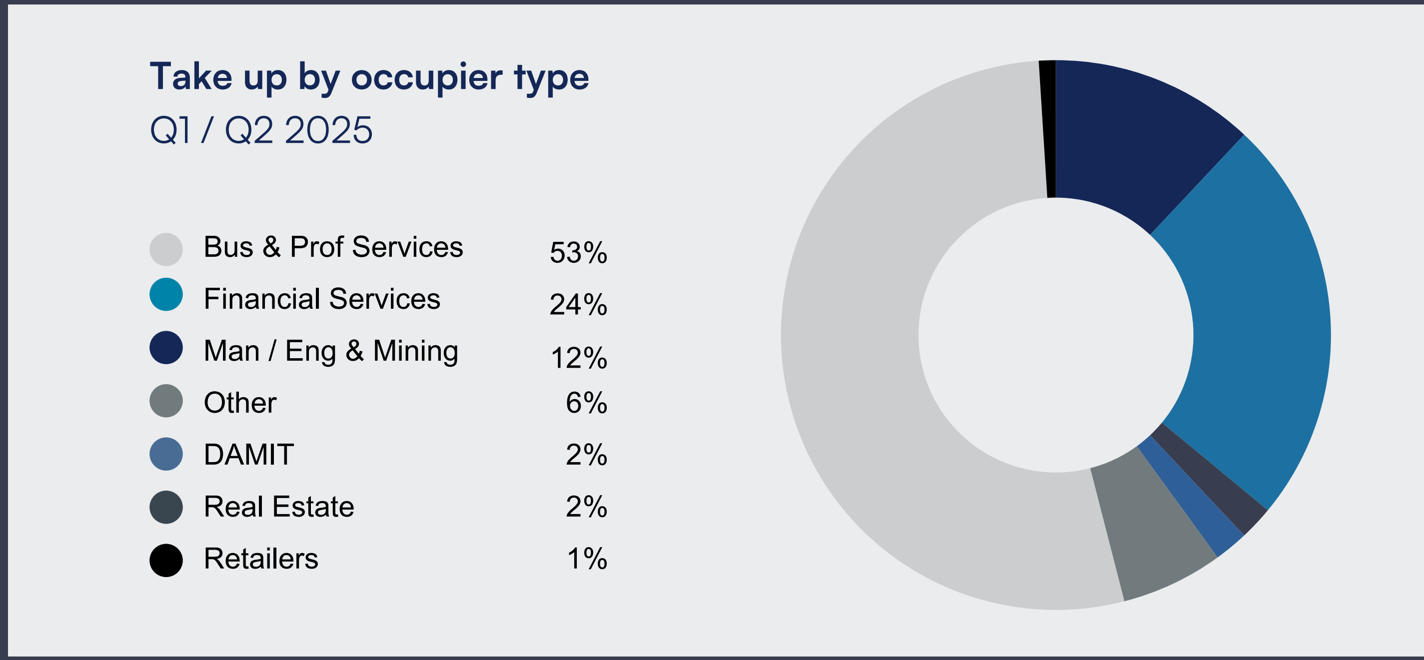
Take up in Mayfair slowed in Q2 2025 following the strong first three months of the year, when circa 200,000 sq ft of space was acquired. Take up for the first six months of the year stands at just under 335,000 sq ft in 84 transactions, with the primary focus being on Grade A space, which accounts for 68% of the year to date activity.

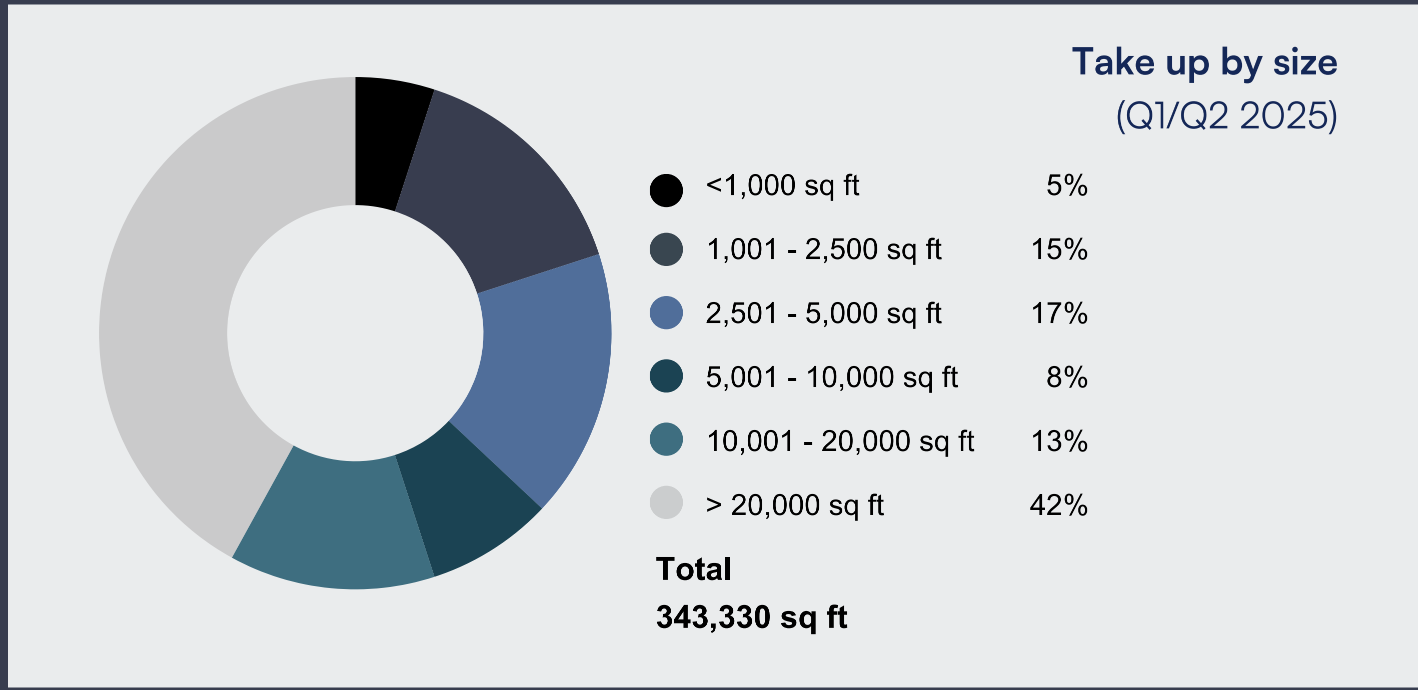
The largest letting in Mayfair in the year to date continues to be the 115,000 sq ft pre let at the Lazari Building on Bond Street to US legal group McDermott, Will & Emery, which was completed in Q1. The company are expected to take occupation in early 2027. The majority of activity in the first six months of the year has been focused on lettings below 5,000 sq ft, which accounts for 75 transactions - 89% of total transactions completed by number. The largest transaction in Q2 was the 25,726 sq ft letting to Associated British Foods at 9 Grosvenor Street.

Supply moved up to 525,700 sq ft in Q2 2025 given the subdued levels of activity in Q2, with availability still dominated by Grade A space, which accounts for 73% (384,850 sq ft) of all space on the market. There is a particular shortage of larger buildings, with only three buildings able to accommodate requirements above 20,000 sq ft. The largest of these is the 54,480 sq ft at 7 Old Park Lane, with the building being offered for sale by current owners, Italian family office Gruppo Romeo. The availability rate remains below the long run average for Mayfair at 3.9%, significantly below the long run average at 5.8%.

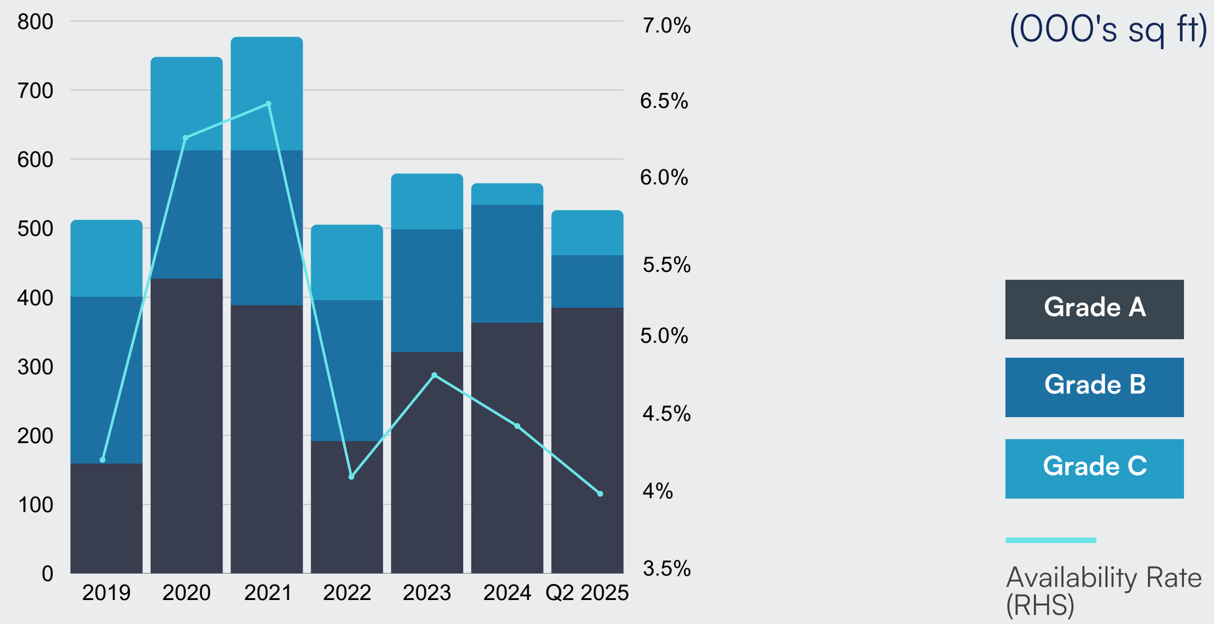
Mayfair prime rents continued to edge higher, rising to a new record level of £170 per sq ft in Q2 2025, driven by the severe stock shortages that have developed in the market. Prime rents have grown by 21.4% over the past 12 months, the strongest growth amongst all of the core West End markets. Rents on Grade B space also moved to a new high, rising to £95.00 per sq ft for the first time on record, although the growth in values has been more modest, rising by 5.6%, with all growth arising over the past six months. Rental values on Grade C space remained at £72.50 per sq ft.



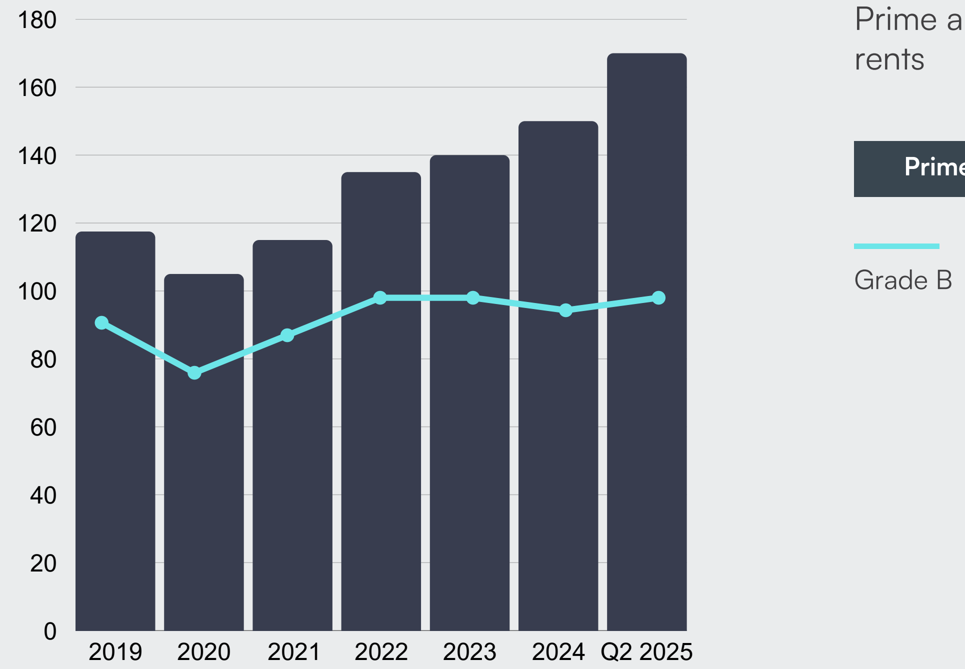




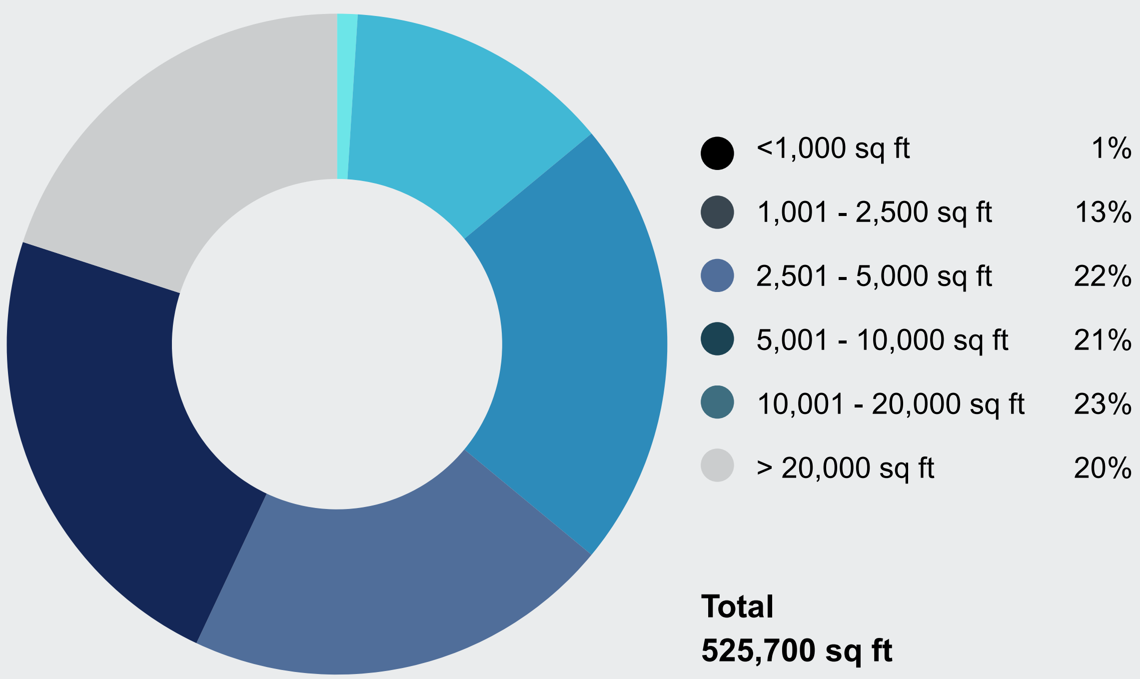
Availability (000's sq ft)



Prime and secondary rents



Availability by floor area Q2 2025



Total
525,700 sq ft

Serviced office desk rates

	Lowest	Highest
Q2 2025	£220	£1,300
Q1 2025	£195	£1,300
Q4 2024	£330	£1,300
Q3 2024	£315	£1,300
Q2 2024	£315	£1,400

Mayfair Rental values

	PRIME	Grade B	Grade C
Q2 2025	£170.00	£92.50	£72.50
Q1 2025	£165.00	£92.50	£72.50
Change	3.0 % ↗	0%	0%

ST JAMES'S

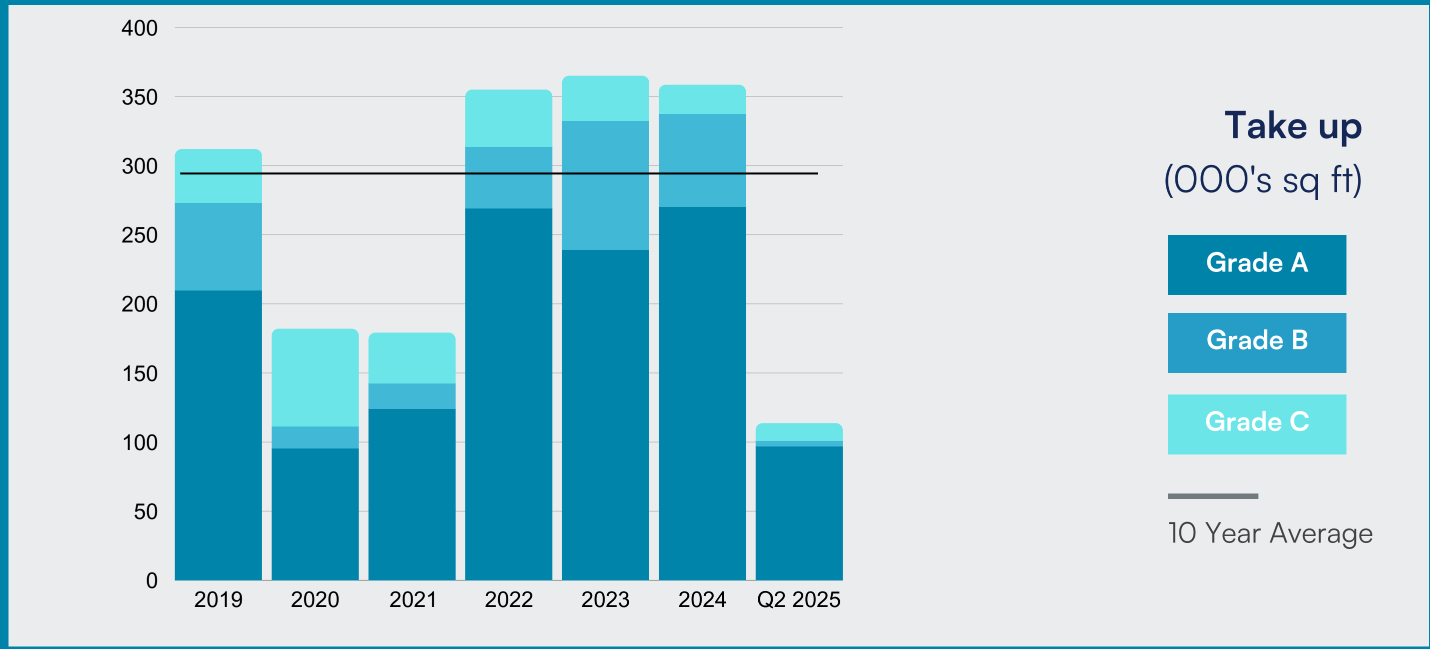
Office Market Q2 2025

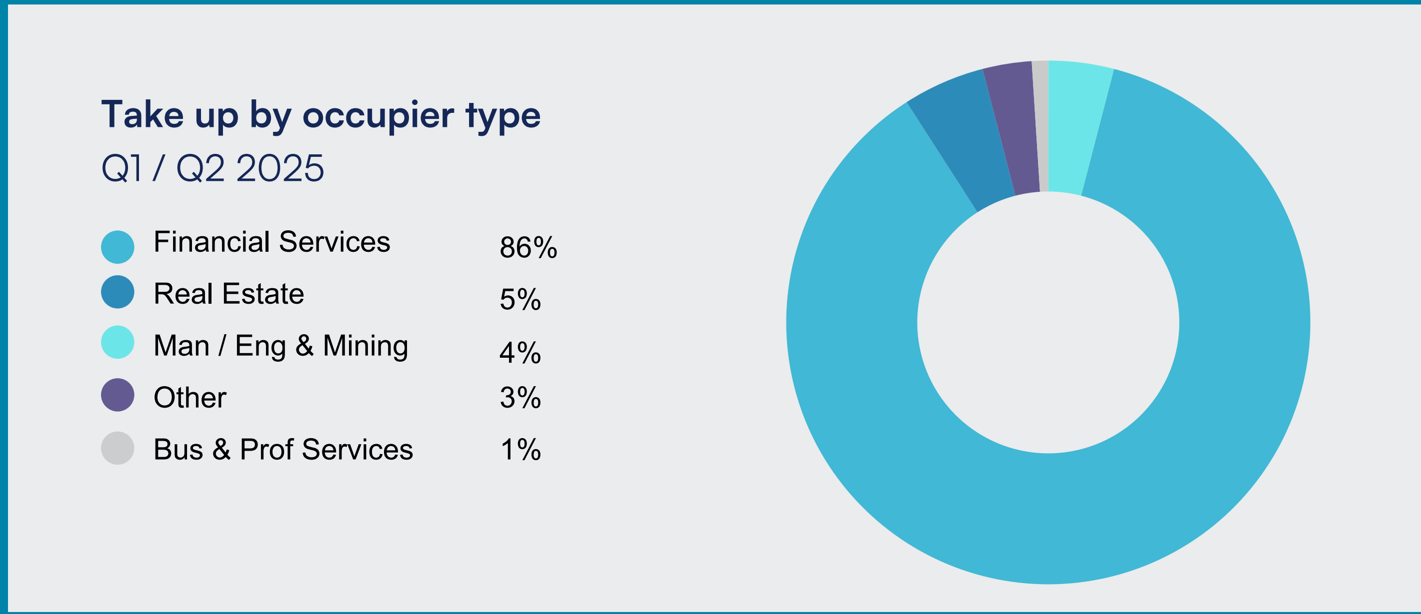
Take up improved in Q2 2025 bolstered by a pre let at Great Portland Estate's 30 Duke Street, which saw US private equity group Clayton Dublier & Rice take the entire building (62,910 sq ft), with practical completion scheduled for mid 2026.This has pushed overall activity in the first six months of the year to 108,300 sq ft in 22 transactions.

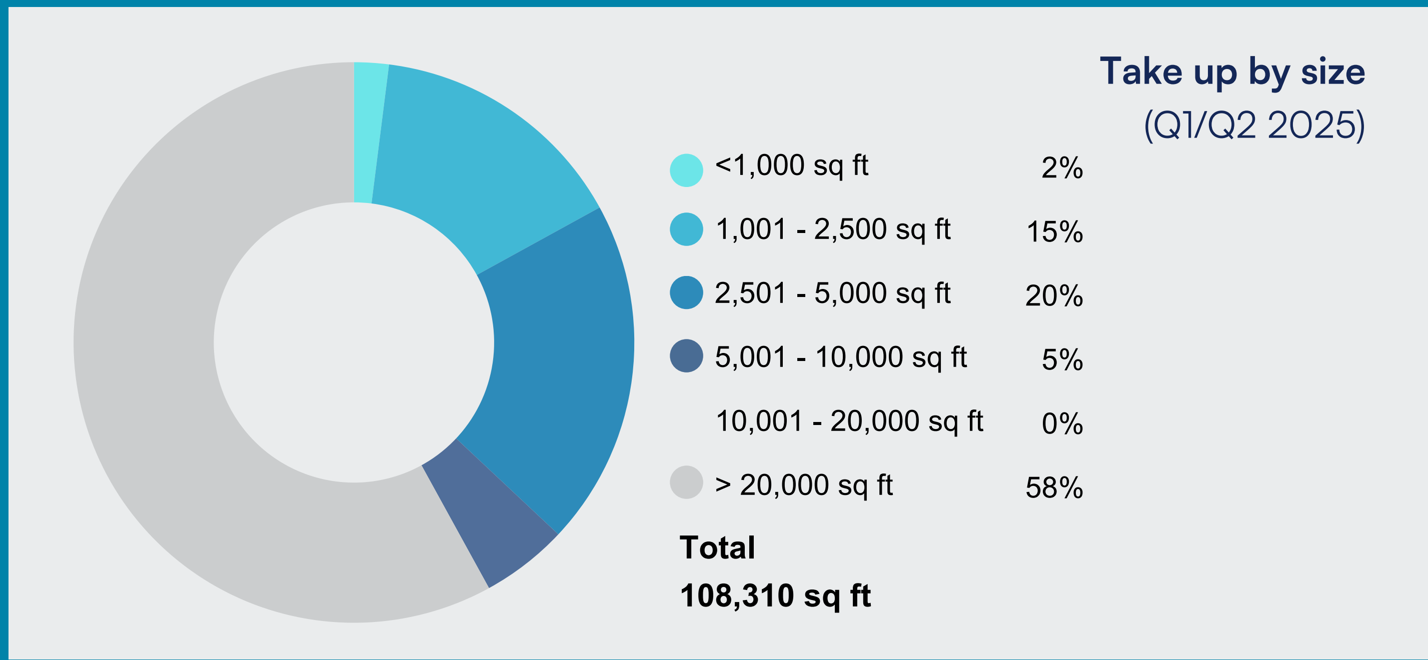
Aside from this major letting, the St James's market has seen limited activity, with the 91% of deals by number being below 5,000 sq ft. Financial services dominant business group in St James's, accounting for 86% of overall activity in the first six months of the year.

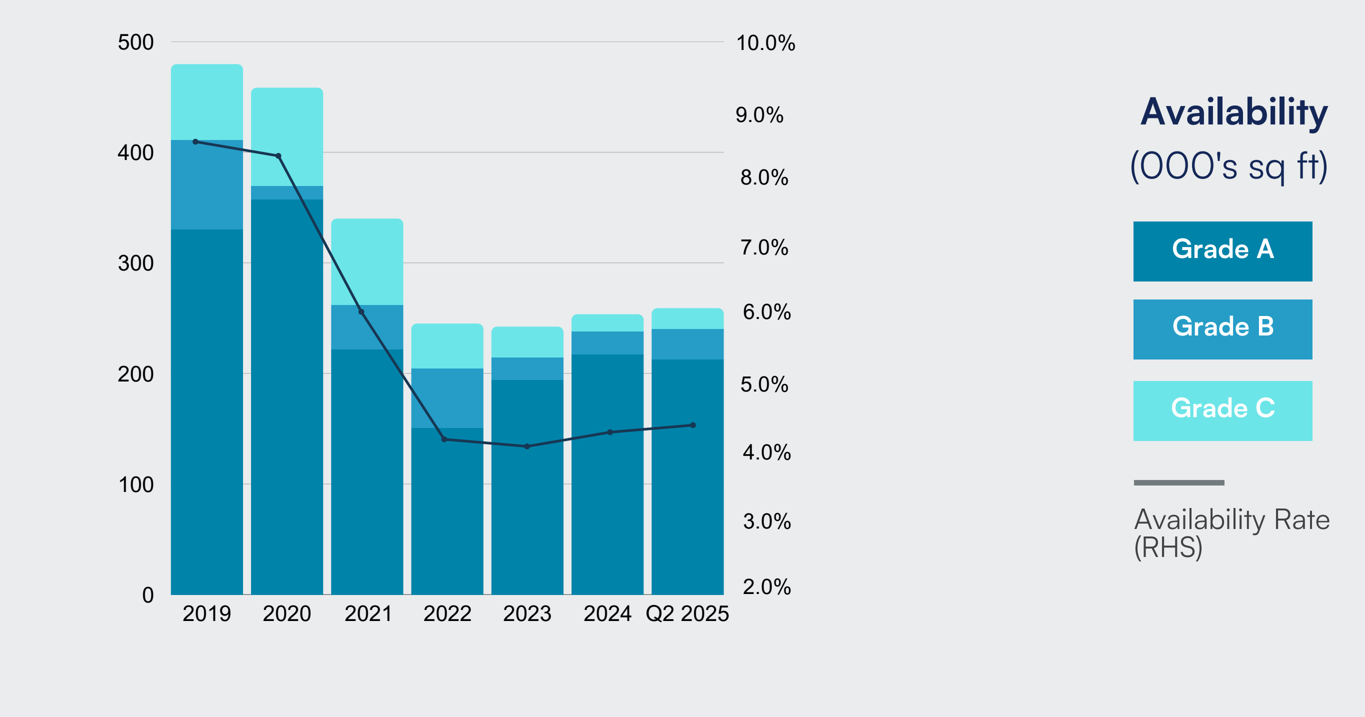
Supply continues to be a major restriction to activity despite a slight upturn from the 18 month low recorded in Q1 2025. Total availability edged up to 258,900 sq ft at the end of Q2, with Grade A space accounting for 82% of overall supply. Three Grade A buildings continue to dominate supply in St James's accounting for 56% of grade A availability. The largest building on the market is Motcomb Estates recently refurbished 33 Jermyn Street providing 64,500 sq ft, whilst there is 29,700 sq ft at The Metcalf at 83 Pall Mall. The availability rate remains significantly below the long run average for the St James's market, standing at 4.7% compared to the long run level of 7.5%.

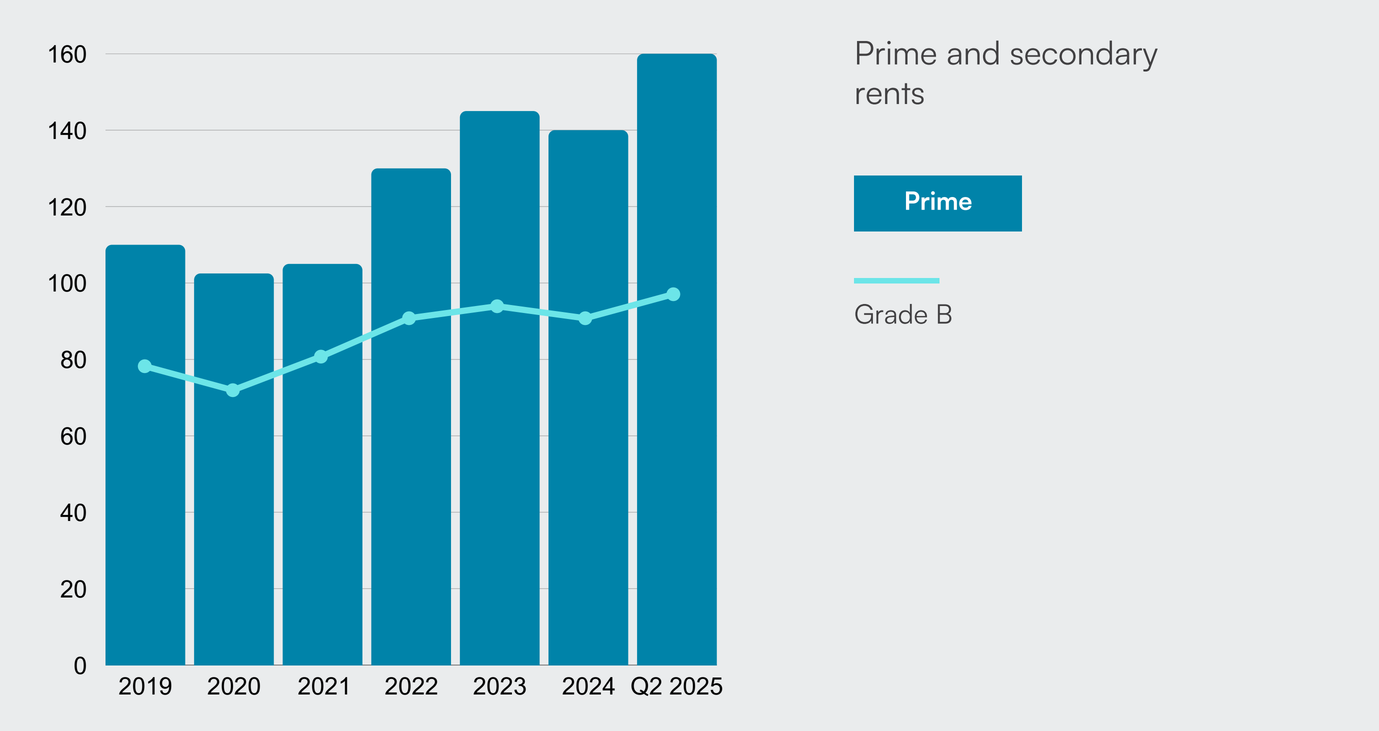
Prime rents in St James's continued to set new highs, moving to £160 per sq ft, driven higher by the extreme stock shortages that have developed in the market. Significant shortages of space exist in smaller size bands and this is expected to exert upward pressure on rents in the coming months. Rents on Grade B space moved to a new high for the St James's market at £92.50 per sq ft, whilst values for poorer quality Grade C space remained at £72.50 per sq ft.



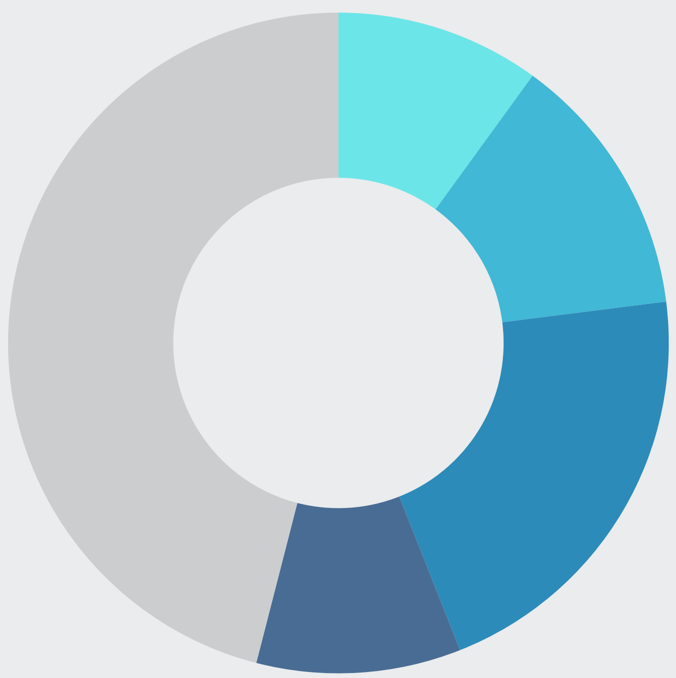








Availability by floor area
Q2 2025



<1,000 sq ft	0%
1,001 - 2,500 sq ft	10%
2,501 - 5,000 sq ft	13%
5,001 - 10,000 sq ft	21%
10,001 - 20,000 sq ft	10%
> 20,000 sq ft	46%

Total
259,000 sq ft

Serviced office desk rates

	Lowest	Highest
Q2 2025	£540	£2,200
Q1 2025	£120	£2,200
Q4 2024	£440	£2,200
Q3 2024	£180	£2,200
Q2 2024	£439	£2,200

St James's Rental values

	PRIME	Grade B	Grade C
Q2 2025	£160.00	£92.50	£72.50
Q1 2025	£155.00	£90.00	£72.50
Change	3.2 % ↗	2.8% ↗	0%

MARYLEBONE

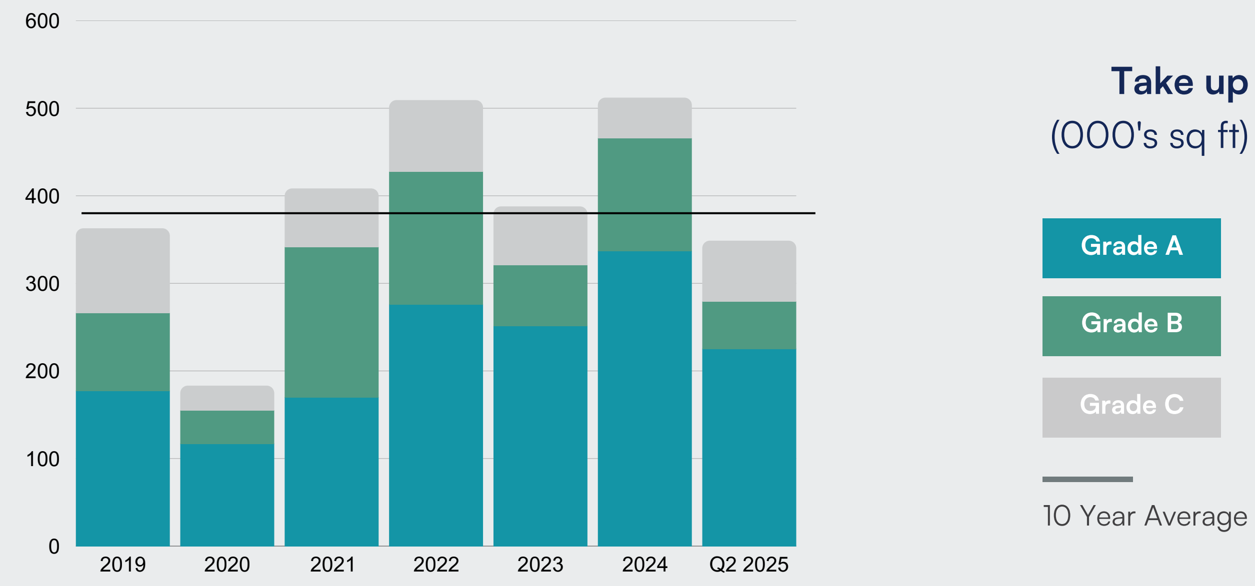
Office Market Q2 2025

The Marylebone market has been one of the strongest performing sub markets over the past 12 months, with activity remaining above trend levels in each of the past four quarters. In the first six months of this year a total of 348,670 sq ft of space has been acquired in 68 transactions.

The second quarter of the year saw several larger transactions complete, with Swiss owned private bank Union Bancaire Privée taking the entirety of Angelo Gordon and Beltane's recently completed Marylebone Place at Wyndham Street. The other major deal in the quarter was the 22,500 sq ft letting to European investment group BC Partners at 40 Portman Square.

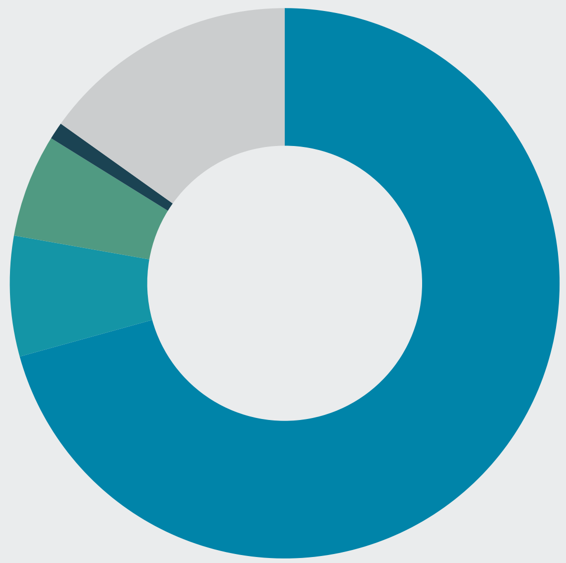
Following the letting of the largest building on the market at the start of Q2 2025, supply in the Marylebone market fell back to 566,700 sq ft, with Grade A availability down to 254,500 sq ft, 45% of the total. The largest Grade A space is at Princeton Investments 49 Nottingham Place, which provides 39,200 sq ft of space, with a further 32,560 sq ft at 50 George Street. The availability rate in Marylebone has adjusted down to 4.9%, only marginally above the long run average for the area of 4.2%.

Prime rents remained at the new peak level of £115 per sq ft in Q2, having increased by 9.5% over the past 12 months. The occupier profile continues to be driven by the financial sector, who have targeted the larger floor plates available in the Marylebone market. Whilst the focus of activity has been on the new Grade A space, rents on Grade B and C space have also been driven up, rising to £82.50 per sq ft and £70.00 per sq ft respectively.

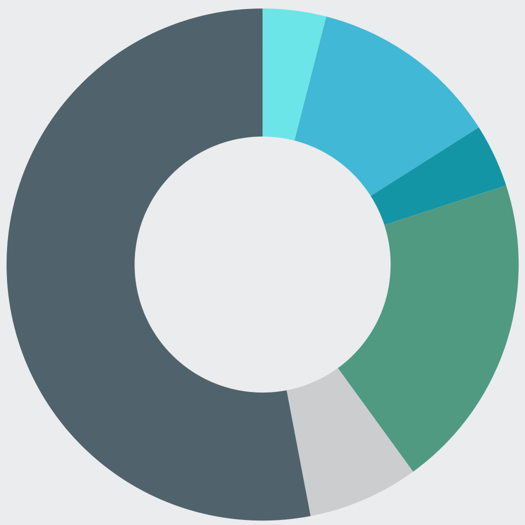


Take up by occupier type
Q1 / Q2 2025

Financial Services	70%
Bus & Prof Services	15%
Real Estate	7%
DAMIT	6%
Other	1%

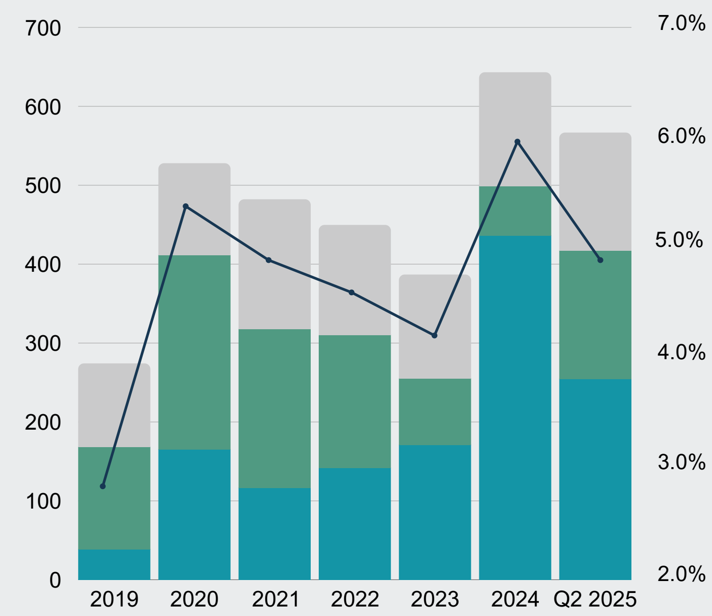


Take up by size
(Q1/Q2 2025)



<1,000 sq ft	4%
1,001 - 2,500 sq ft	12%
2,501 - 5,000 sq ft	4%
5,001 - 10,000 sq ft	20%
10,001 - 20,000 sq ft	7%
> 20,000 sq ft	53%

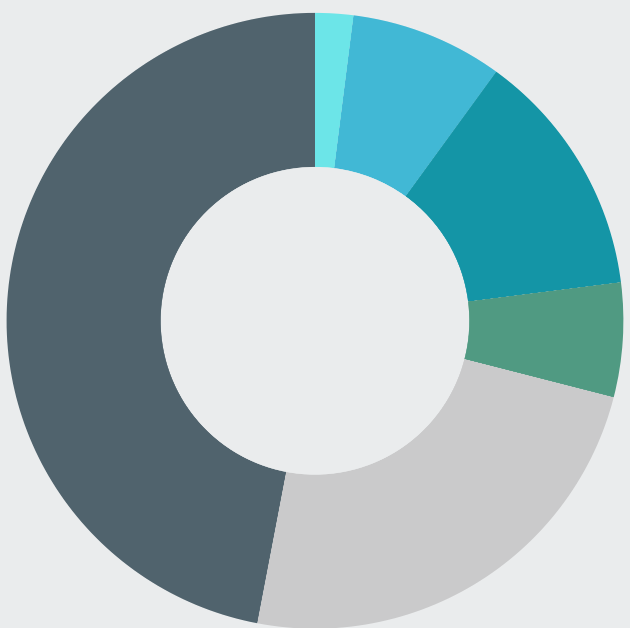
Total
348,670 sq ft



Availability
(000's sq ft)

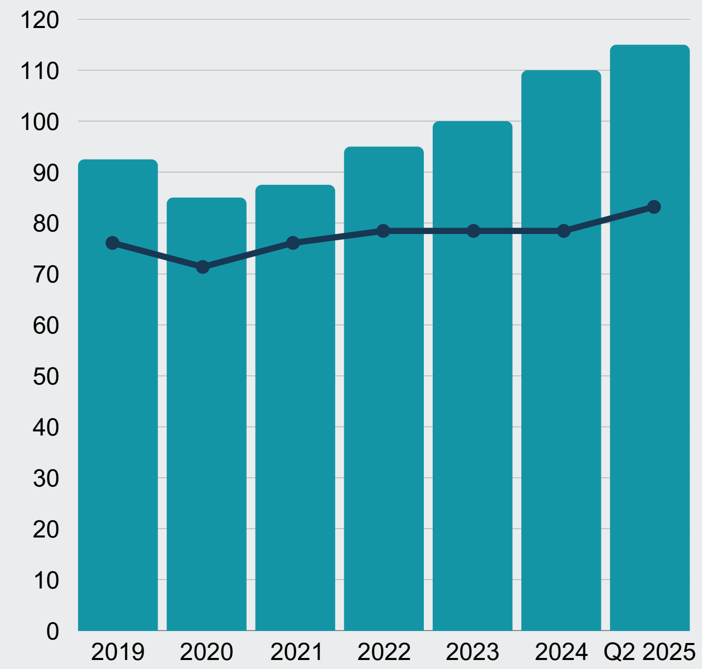
- Grade A
- Grade B
- Grade C
- Availability Rate (RHS)

Availability by floor area
Q2 2025



<1,000 sq ft	2%
1,001 - 2,500 sq ft	8%
2,501 - 5,000 sq ft	13%
5,001 - 10,000 sq ft	6%
10,001 - 20,000 sq ft	24%
> 20,000 sq ft	47%

Total
566,700 sq ft



Prime and secondary rents

- Prime
- Grade B

Serviced office desk rates

	Lowest	Highest
Q2 2025	£220	£1,100
Q1 2025	£220	£1,200
Q4 2024	£220	£1,100
Q3 2024	£300	£1,100
Q2 2024	£220	£1,100

Marylebone Rental values

	PRIME	Grade B	Grade C
Q2 2025	£115.00	£82.50	£70.00
Q1 2025	£115.00	£82.50	£70.00
Change	0.0 %	0.0%	0.0%

FITZROVIA

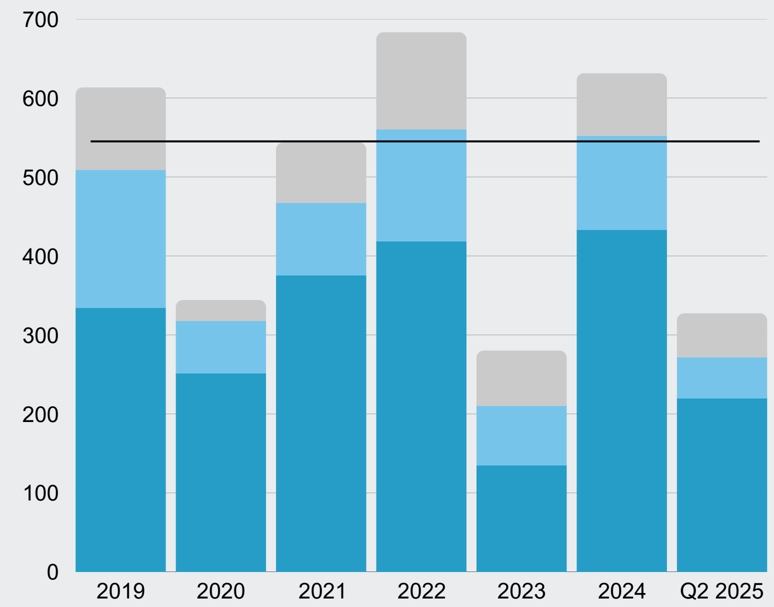
Office Market Q2 2025

Activity in the Fitzrovia market continued to be boosted by the good levels of availability across the sub market. Total take up in the first six months of this year has amounted to 327,240 sq ft in 74 deals, with the majority (67%) of activity focused on Grade A space.

The largest letting to complete in the first six months of 2025 is still the 40,150 sq ft letting to Turkish on line gaming group Dream Games at the recently refurbished 1 Great Portland Street. The second quarter has seen several larger transactions, with the largest deal being the 25,700 sq ft letting to co-working group Industrious at 15 Fitzroy Street. The other major transaction was the 16,850 sq ft letting to global payments group Airwallex at Wells & More 45 Mortimer Street.

Supply in Fitzrovia remained relatively stable at 831,700 sq ft, having edged above the 800,000 sq ft threshold in Q1 2025. Ten large Grade A buildings dominate the supply picture, accounting for 53% of overall supply. The largest space on the market is at Meta's former HQ 1 Rathbone Square, which has a total of 156,000 sq ft still available, whilst the refurbishment of 15 Fitzroy Street provides a further 58,900 sq ft following the letting to Industrious.The other major availability is at the newly refurbished Whisky Sierra at 20 Whitfield Street, where 43,200 sq ft is being marketed. The availability rate remains one of the highest amongst the West End sub markets at 8.6%.

Prime rents in Fitzrovia stabilised at their new high of £110 per sq ft in Q2 following strong levels of activity and improving demand for space particularly from the creative sector. Strong demand has also pushed rents on Grade B and Grade C space higher at £80.00 per sq ft and £67.50 per sq ft respectively.

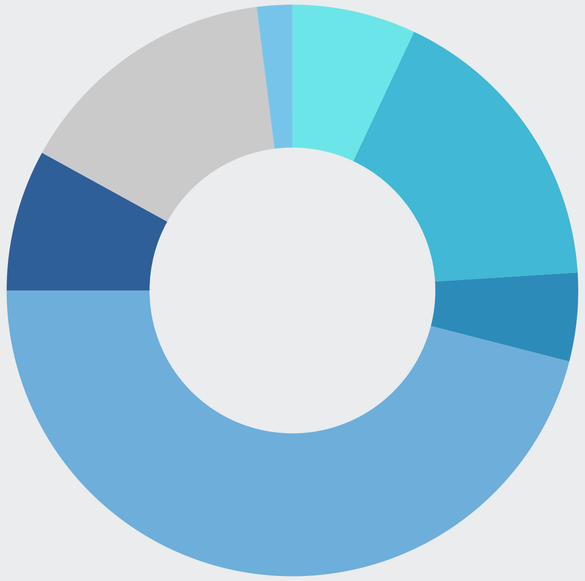


Take up
(000's sq ft)

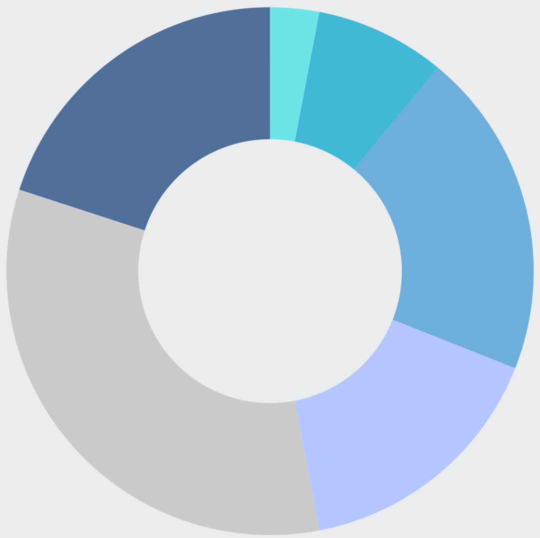
Grade A
Grade B
Grade C
10 Year Average

Take up by occupier type
Q1 / Q2 2025

DAMIT	46%
Financial Services	17%
Bus & Prof Services	15%
Other	8%
Man/Eng & Mining	7%
Real Estate	5%
Retailers	2%



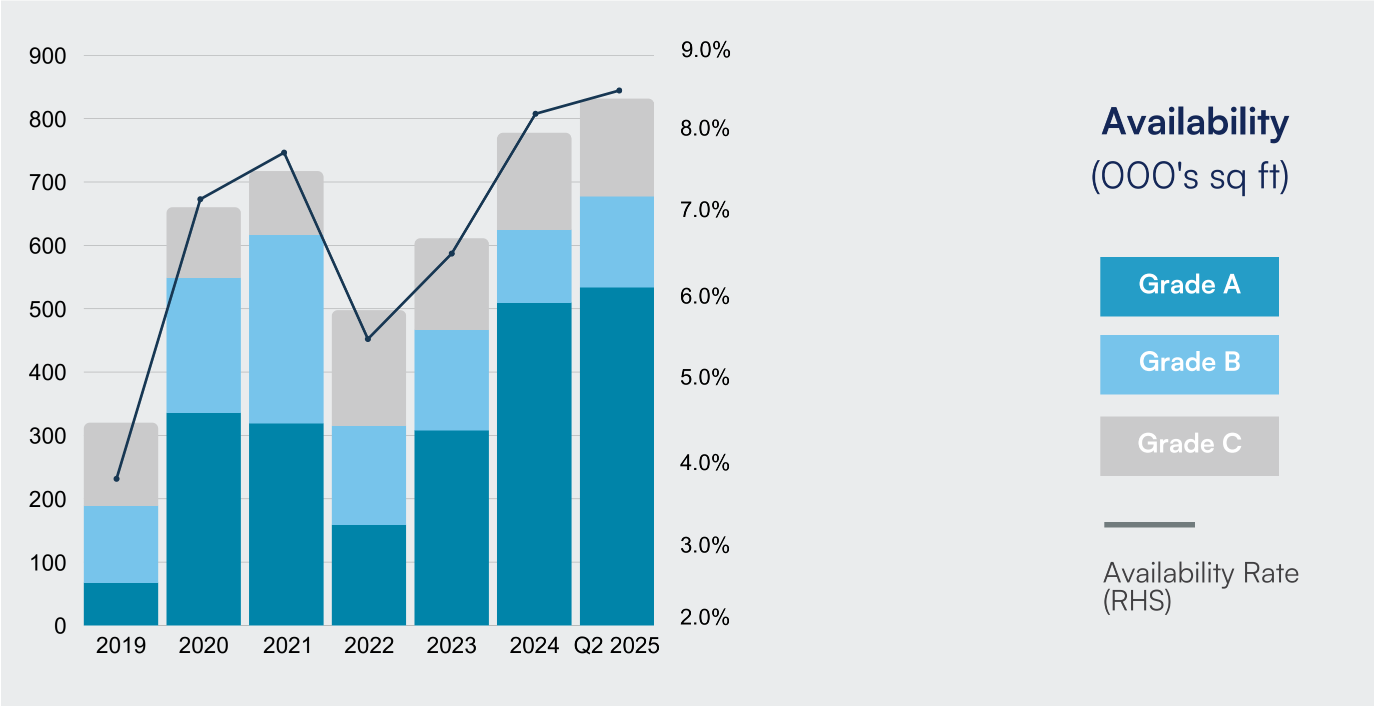
Take up by size
(Q1/Q2 2025)



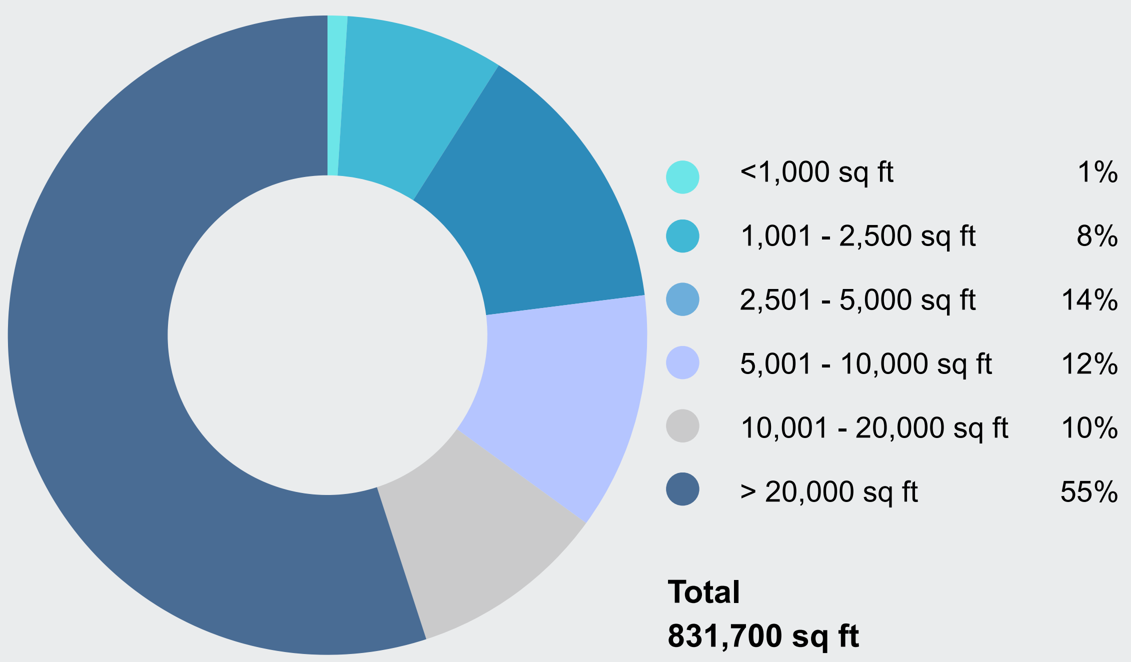
<1,000 sq ft	3%
1,001 - 2,500 sq ft	8%
2,501 - 5,000 sq ft	20%
5,001 - 10,000 sq ft	16%
10,001 - 20,000 sq ft	33%
> 20,000 sq ft	20%

Total
327,240 sq ft

FITZROVIA SUPPLY

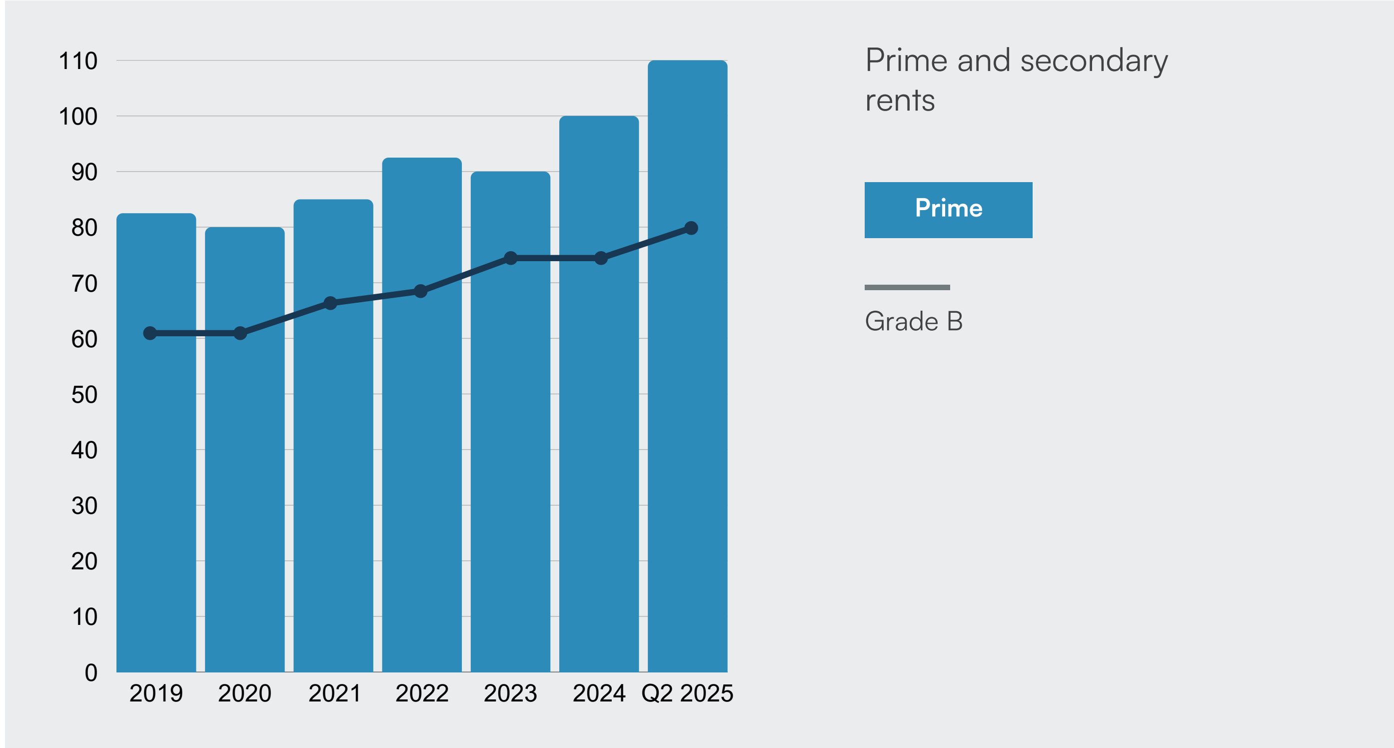


Availability by floor area
Q2 2025



Total
831,700 sq ft

FITZROVIA RENTAL VALUES



Serviced office desk rates

	Lowest	Highest
Q2 2025	£200	£1,600
Q1 2025	£200	£1,600
Q4 2024	£220	£1,600
Q3 2024	£309	£1,900
Q2 2024	£275	£1,600

Fitzrovia Rental values

	PRIME	Grade B	Grade C
Q2 2025	£110.00	£80.00	£67.50
Q1 2025	£110.00	£80.00	£67.50
Change	0.0 %	0.0%	0.0%

SOHO

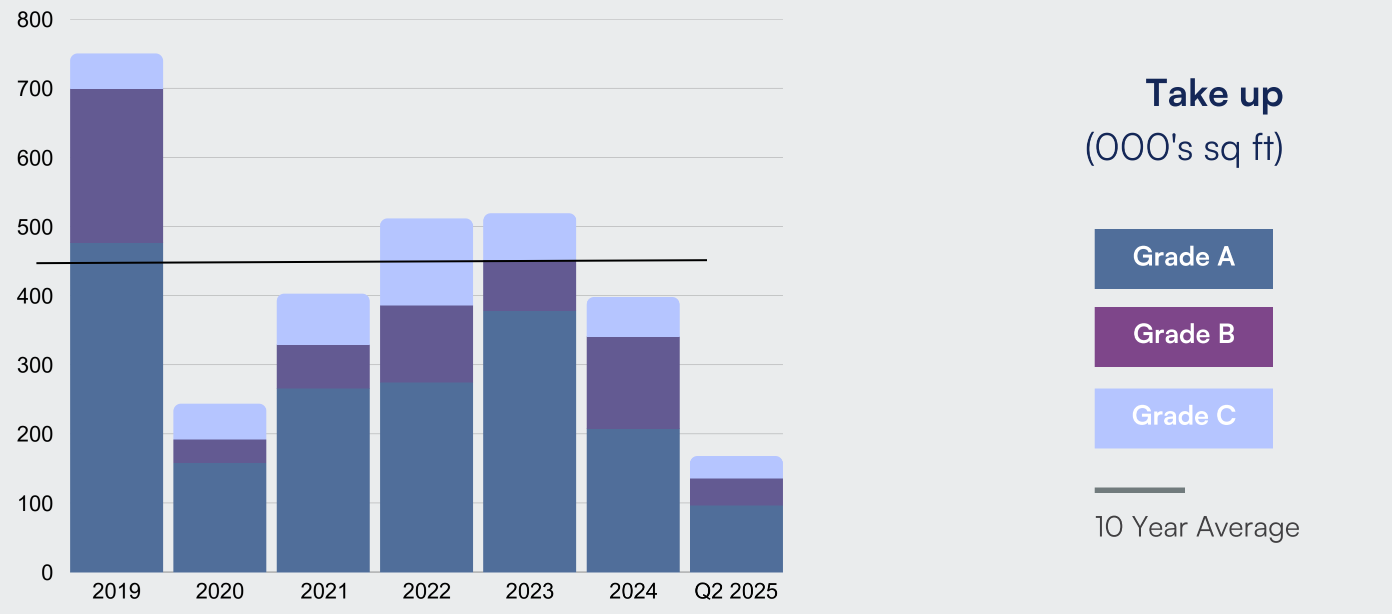
Office Market Q2 2025

Activity in the Soho market continued at below trend levels in Q2, bringing the total take up for the first six months of the year to 167,900 sq ft in 68 transactions. Letting activity has been focused on smaller deals, with only three transactions above 10,000 sq ft, all of which completed in the second quarter.

The largest transaction in the year to date has been the 10,572 sq ft letting to European real estate group Aermont Capital at 32 Broadwick Street. The other major letting was to Weatherby's Bank, which took 10,110 sq ft at 77 Shaftesbury Avenue.

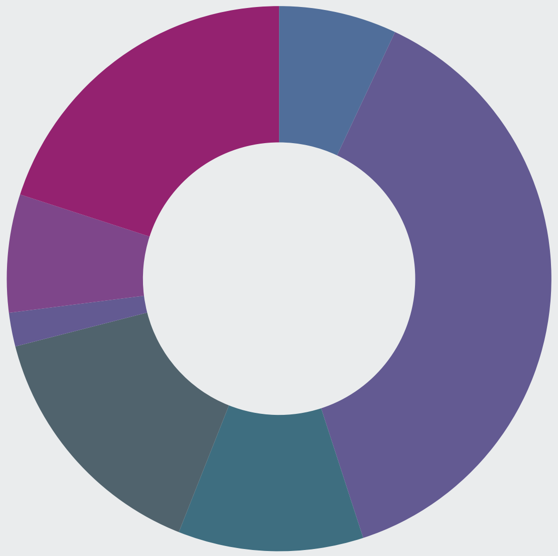
Availability in Soho moved down to 424,200 sq ft in Q2 2025, a reduction of 12% from the first quarter. Grade A supply account for 50% (210,850 sq ft) of the overall stock on the market, with two buildings accounting for 60% of Grade A availability, the 95,700 sq ft film House on Wardour Street and 31,150 sq ft at the newly completed 127 CXR on Charing Cross Road. The availability rate has now moved back to 5.0%, below the long run average for the Soho market, which stands at 5.2%.

Prime rents in Soho stabilised at their peak of £110 per sq ft, following the strong levels of activity seen in the past few years. Rents on Grade B and Grade C space followed a similar pattern, stabilising at £85.00 per sq ft and £70.00 per sq ft respectively after the upward movements in the first three months of the year.

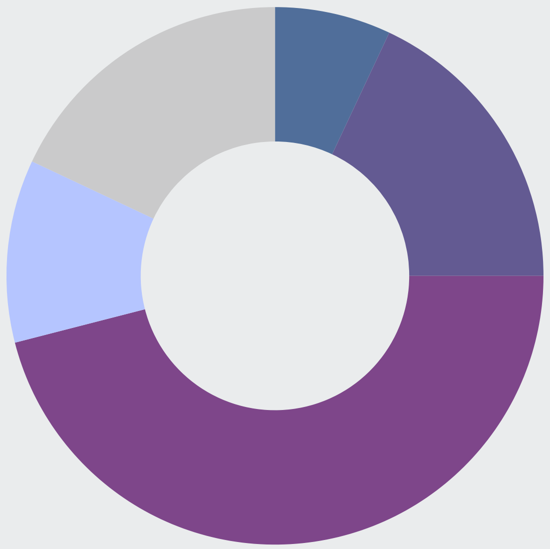


Take up by occupier type
Q1 / Q2 2025

Financial Services	38%
Retailers	20%
DAMIT	15%
Real Estate	11%
Bus & Prof Services	7%
Man / Eng	7%
Other	2%



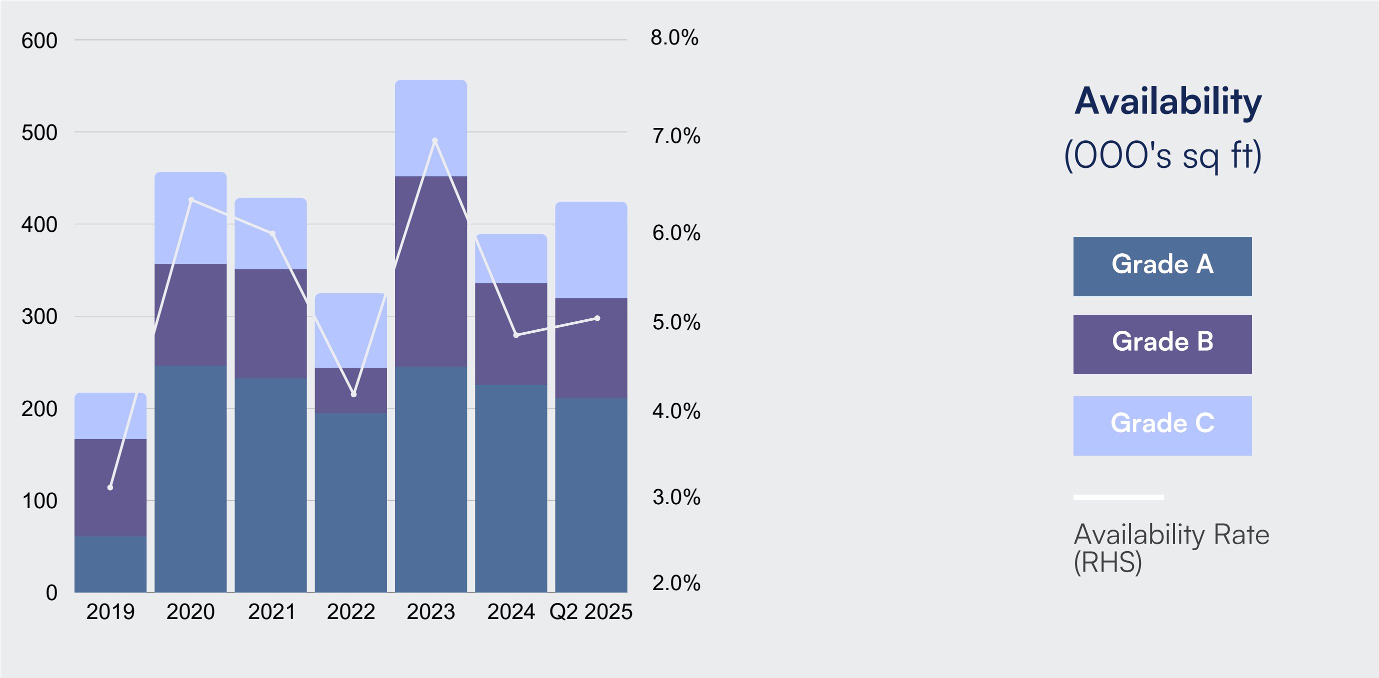
Take up by size
(Q1/Q2 2025)



<1,000 sq ft	7%
1,001 - 2,500 sq ft	18%
2,501 - 5,000 sq ft	46%
5,001 - 10,000 sq ft	11%
10,001 - 20,000 sq ft	18%

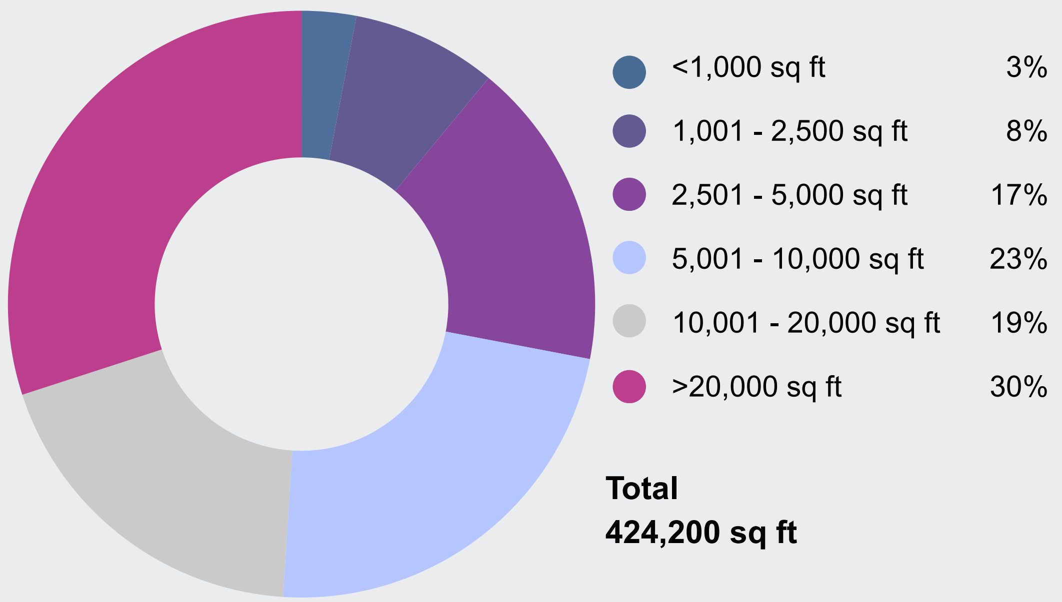
Total
167,900 sq ft

SOHO SUPPLY



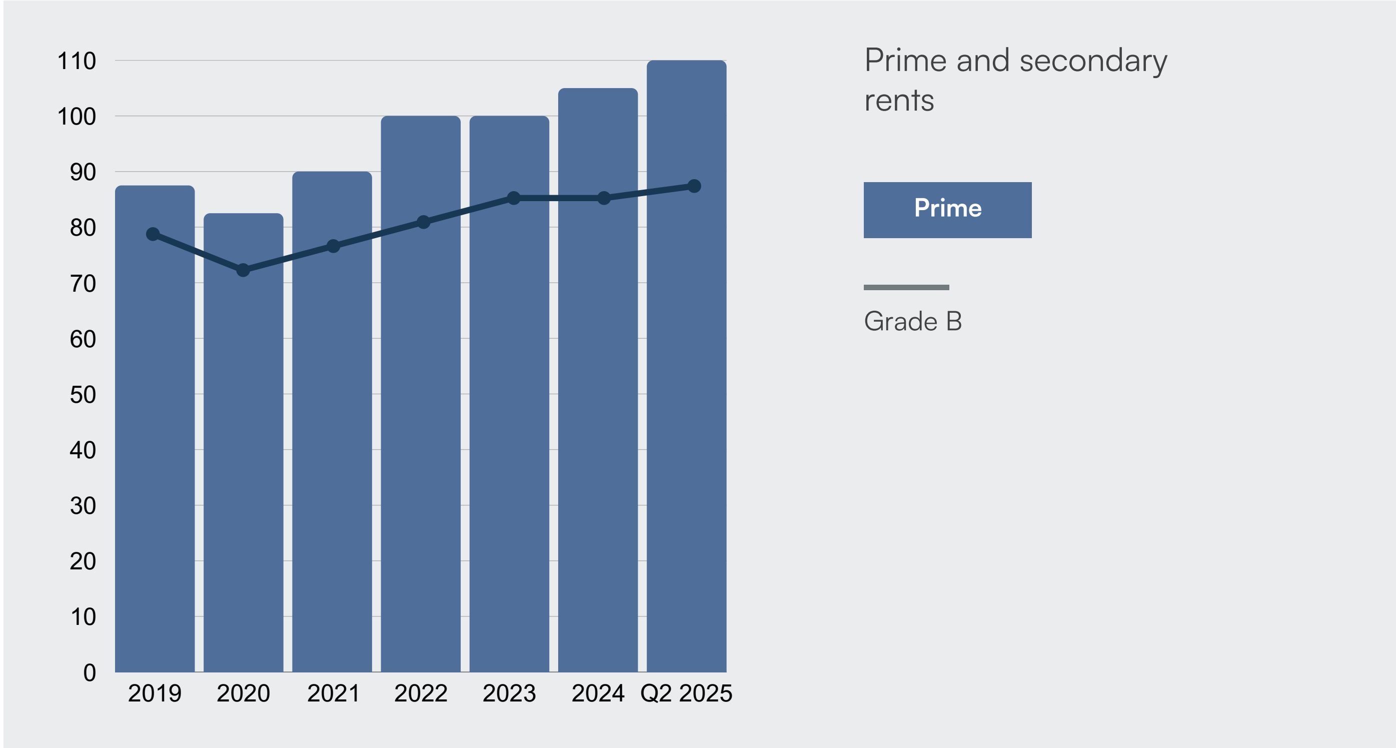
Availability by floor area

Q2 2025



Total
424,200 sq ft

SOHO RENTAL VALUES



Serviced office desk rates

	Lowest	Highest
Q2 2025	£225	£1,900
Q1 2025	£150	£1,900
Q4 2024	£150	£1,900
Q3 2024	£315	£1,600
Q2 2024	£300	£1,200

Soho Rental values

	PRIME	Grade B	Grade C
Q2 2025	£110.00	£85.00	£70.00
Q1 2025	£110.00	£85.00	£70.00
Change	0.0 %	0.0%	0.0%

SW

COVENT GARDEN

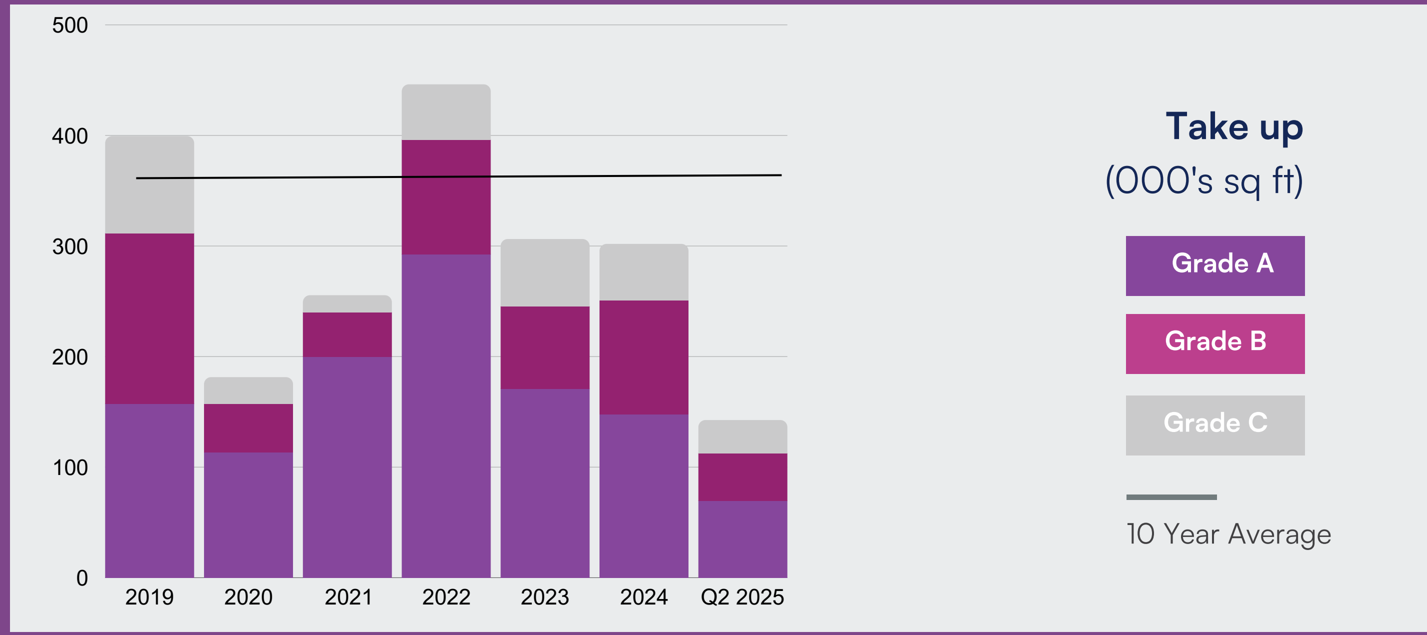
Office Market Q2 2025

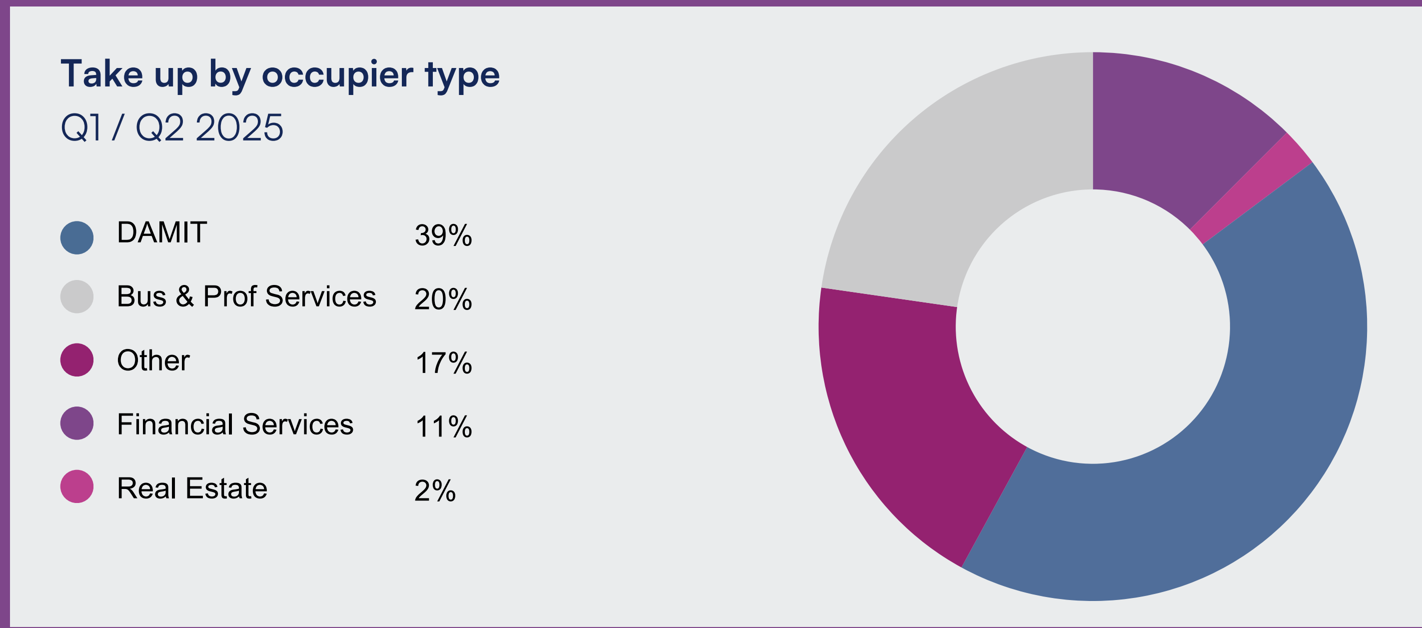
Take up in the Covent Garden market has continued to run at below trend levels in the first six months of 2025, with total lettings of 142,645 sq ft across 34 transactions. The year to date has been characterised by smaller lettings (<5,000 sq ft) which have accounted for 68% of lettings by number.

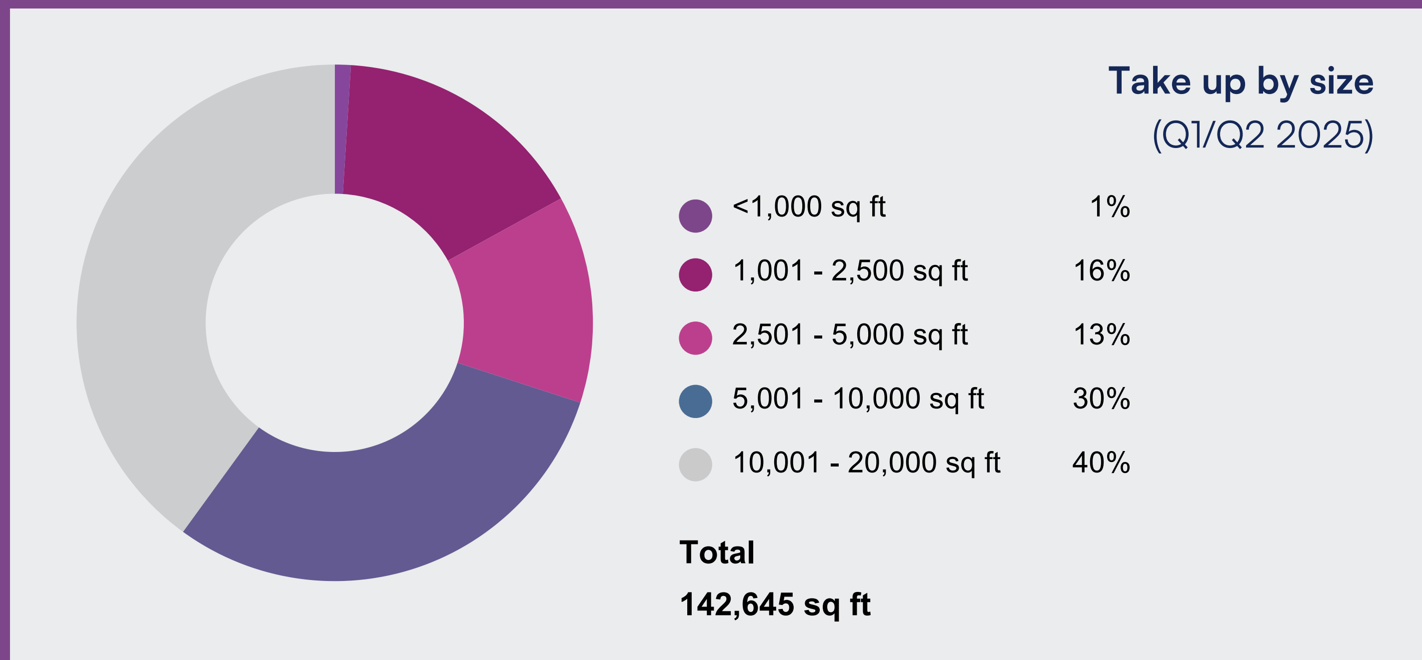
The largest deal in the first six months of the year is the 19,310 sq ft letting to HR platform HiBob at Space House, Kemble Street. This is the third letting of a floor in the Block at Space House, with the two previous lettings completing on upper floors. The other large letting Q2 was at a letting of 11,050 sq ft at New Brook Buildings.

Supply in Covent Garden remained relatively stable over the past few years and stood at 842,550 sq ft at the end of Q2 2025, with 70% of space in larger buildings. Availability is dominated by the two major new schemes in the area; The Acre (195,000 sq ft) and Space House on Kemble Street (211,425 sq ft), which account for almost 50% of space on the market. Overall Grade A supply accounts for 79% of current availability and also includes 44,500 sq ft of sub let space at The Post Building on New Oxford Street.The availability rate in Covent Garden is the highest amongst the West End sub markets, standing at 12.1%, compared to the average across the core West End markets of 6.2%.

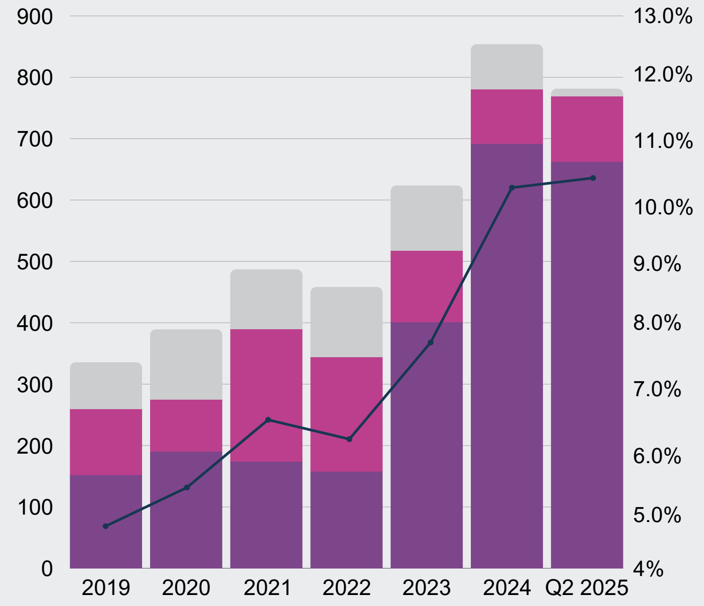
Prime rents remained at the previous peak level of £90.00 per sq ft in Q2 2025, with values being pushed higher by the strong levels of demand for space in the West End market. Rents on Grade B space also remained stable at £75.00 per sq ft, whilst rents on Grade C moved back to £62.50 per sq ft, a level last seen in mid 2023.







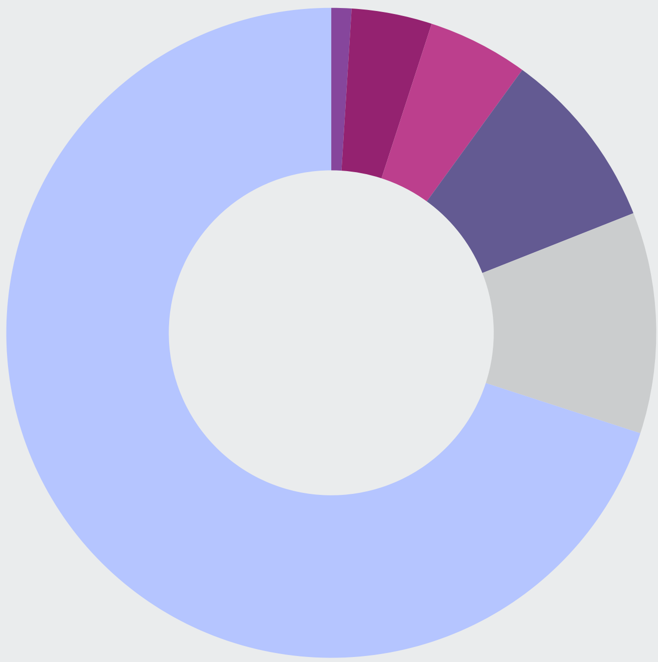
COVENT GARDEN SUPPLY



Availability
(000's sq ft)

- Grade A
- Grade B
- Grade C
- Availability Rate (RHS)

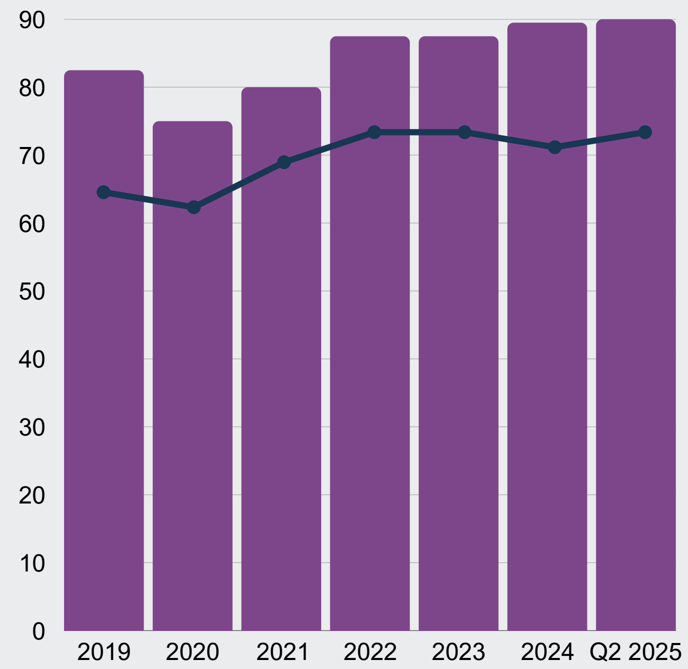
Availability by floor area
Q2 2025



<1,000 sq ft	1%
1,001 - 2,500 sq ft	4%
2,501 - 5,000 sq ft	5%
5,001 - 10,000 sq ft	9%
10,001 - 20,000 sq ft	11%
>20,000 sq ft	70%

Total
842,300 sq ft

COVENT GARDEN RENTAL VALUES



Prime and secondary rents

- Prime
- Grade B

Serviced office desk rates

	Lowest	Highest
Q2 2025	£100	£850
Q1 2025	£128	£850
Q4 2024	£130	£1,150
Q3 2024	£350	£1,150
Q2 2024	£350	£1,100

Covent Garden Rental values

	PRIME	Grade B	Grade C
Q2 2025	£90.00	£75.00	£62.50
Q1 2025	£90.00	£75.00	£60.00
Change	0.0 %	0.0%	4.2%

Sanderson Weatherall

About Sanderson Weatherall

Owned and run by a team of commercial property experts, we are a long-established property consultancy that's a popular alternative to the industry's larger international firms. With a history in property consultancy dating back to 1833, we've adapted and evolved to be one of the leading SMEs in the industry.

B Corporation

A Certified B Corp

We continually work to improve the working lives of our employees, support our local communities, and reduce our impact on the environment. We are proud to be B Corp certified, and part of a business community which shares our vision to redefine what makes good business.

Talented team

We have 230 talented people in our team and some of the most skilled in the industry. People are at the core of our ethos at Sanderson Weatherall, which is the key to our success. We've built a reputation for the care we put into looking after our people and our clients. Our partners get stuck into the day job just as much as the rest of the team.

Delivering excellence

We strive to deliver excellence. Securing ISO 9001, ISO 14001, ISO 45001, ISO 27001, and Cyber Essentials Plus have all been a way for us to demonstrate our high standard of service and deliver our award-winning advice to businesses of all sizes.

Services

Through our team of talented Chartered Surveyors we also offer a full range of owner and occupier property services.

Architecture	Agency	Asset Based Lending	Building Consultancy	Lease Consultancy
Marketing	Property & Asset Management	Sustainability Consultancy	Valuation	Auctions

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