

Lambert Smith Hampton

Q3 2026 OCCUPIER COST GUIDE

Central London Office Space

KNOW

LONDON

OFFICE COSTS (PER SQ FT)

Q3 2026

SUB-MARKET	RENT Q3 2026 (£)		TOTAL COST: RENT, RATES AND SERVICE CHARGE (£)		TOTAL COST PERCENTAGE CHANGE (LAST 12 MONTHS) (%)	
	GRADE A	GRADE B	GRADE A	GRADE B	GRADE A	GRADE B
Mayfair & St James's	190	90.5	285	151	12.0	3.4
Knightsbridge / Belgravia	100	65.5	160	110	7.5	0.8
Marylebone	118	68.0	181	119	7.3	4.6
Soho	120	75.5	182	125	9.1	4.1
Noho / Fitzrovia	120	68.0	180	116	9.1	4.6
Covent Garden	103	65.5	159	112	8.4	5.6
Euston & Kings Cross	103	65.5	159	110	8.4	5.6
Victoria / Westminster	105	65.5	156	107	8.2	5.6
Clerkenwell & Farringdon	100	70.5	147	110	5.3	4.4
Midtown	98	58.0	148	101	8.9	5.5
City (EC2, EC3, EC4)	100	55.5	152	98	5.3	6.7
Paddington	95	53.0	149	98	11.8	6.0
Old St / Shoreditch	90	55.5	129	93	9.1	0.9
Southbank	93	55.5	138	91	9.4	6.7
Vauxhall / Nine Elms & Battersea	67	43.0	111	70	3.1	1.2
Kensington & Chelsea	80	44.0	142	83	6.7	1.1
Camden	65	43.5	119	80	3.2	1.2
Hammersmith	55	40.5	94	75	0.0	1.3
Aldgate / Whitechapel	62	40.5	113	72	3.3	1.3
White City / Shepherd's Bush	62	43.0	103	76	3.3	1.2
Stratford	47	33.0	81	59	4.4	1.5
Canary Wharf	60	32.5	101	68	9.1	1.6

DEFINITIONS Grade A: New build or fully refurbished. Grade B: Previously occupied, decorated to a medium quality.

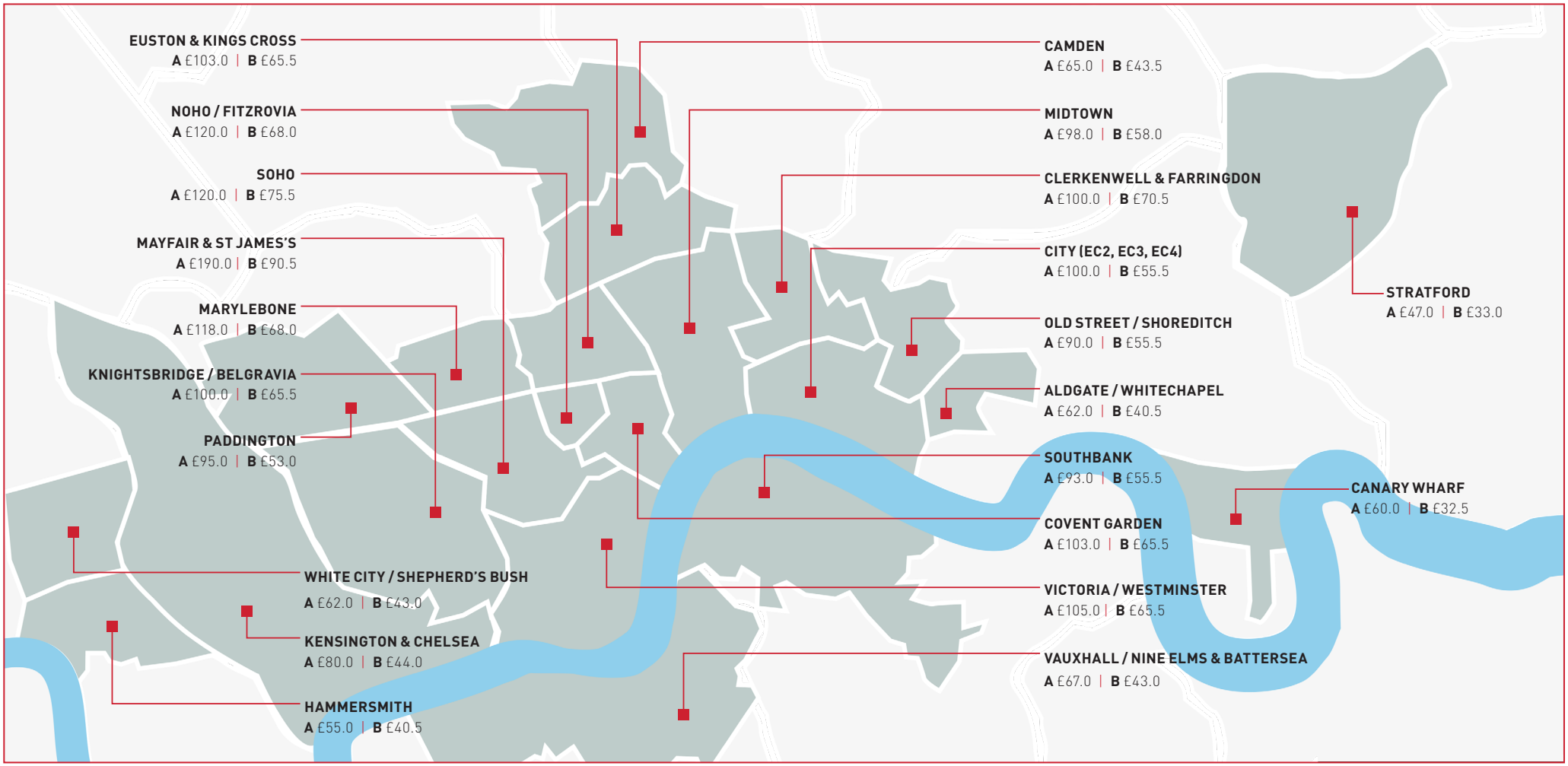
© LAMBERT SMITH HAMPTON

KNOW

LONDON

HEADLINE RENTS (PER SQ FT)

Q3 2026 GRADE A | GRADE B



DEFINITIONS Estimated rates payable for 2026/27

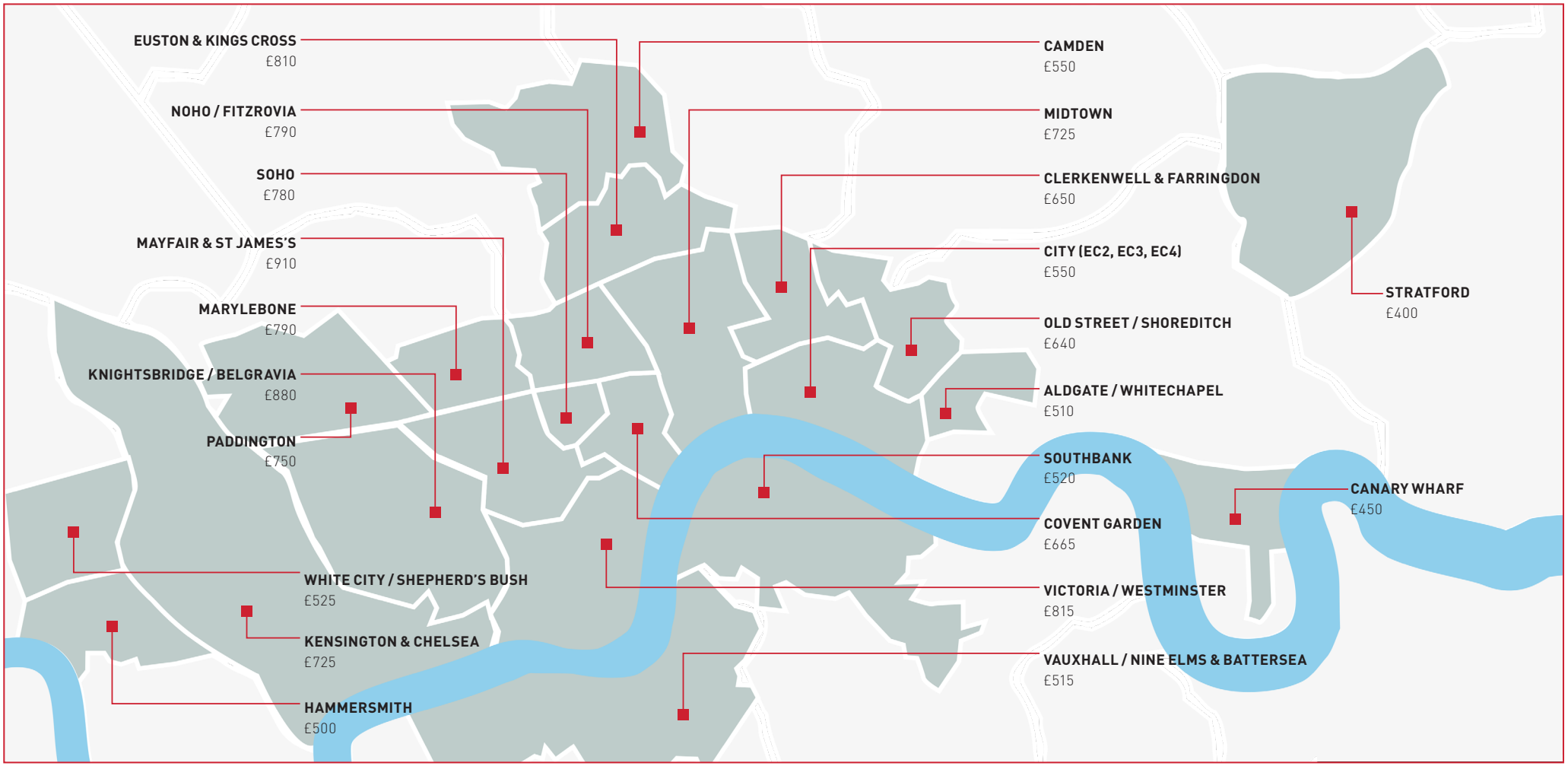
© LAMBERT SMITH HAMPTON

KNOW

LONDON

FLEXIBLE OFFICE SPACE COST (PER DESK PER MONTH)

2026 AVERAGE PRICE PER DESK



DEFINITIONS Estimated rates payable for 2026

© LAMBERT SMITH HAMPTON

YOUR TEAM



DAVID EARLE

Head of Central London Advisory
+44 7850 056 626
dearle@lsh.co.uk

David has over 30+ years' experience in the London office market and heads up the Central London Office Advisory team. He has negotiated and advised through all property cycles developing a reputation for proactive forward thinking advice.

David is a big picture thinker with an eye for detail. He is our secret weapon when it comes to numbers and is considered analytical, focused and most importantly an incredible deal maker.



CRAIG HINVEST

Director
+44 7938 378 982
chinvest@lsh.co.uk

Craig takes a strategic approach to helping organisations align their real estate with their business objectives. With over 25 years' experience in occupier representation, he helps clients develop agile, cost-effective property strategies that support growth and long-term success.

Known for his tenacious and solutions-focused approach, Craig sees opportunities where others see obstacles. He thrives on complex challenges and is committed to delivering tailored real estate solutions that create value and make client ambitions a reality.



HENRY LOARRIDGE

Client Services & BD Lead
+44 7692 503518
hloarridge@lsh.co.uk

Henry is a seasoned Business Services Manager, bringing over 10 years of experience to Lambert Smith Hampton. He is a strong communicator and acts as a primary contact for all service advice and co-ordinating teams for the organisation while driving operational excellence and fostering client satisfaction for Lambert Smith Hampton.



ZAC HODSON

Senior Surveyor
+44 7752 464 406
zhodson@lsh.co.uk

Zac Graduated from the University of Bristol in 2021 and subsequently earned a Master of Science (MSc) in Real Estate. In 2022, he joined Lambert Smith Hampton, where he has applied his expertise in residential sales, valuation, and a strong focus on environmental, social, and governance (ESG) principles. Zac is new to the team and brings a well-rounded skill set to his role



EDIE COHEN

Graduate Surveyor
+44 7702 624101
ecohen@lsh.co.uk

Edie has been working with LSH for 2 years and has a good grasp of real estate. She has demonstrated a keen ability to manage and support transactions, combined with her fresh perspective, makes her a valuable asset to the team and a dependable resource for clients.



WILL SHAW

Serviced Office Advisor
+44 7355 608921
wshaw@lsh.co.uk

Will is our dedicated serviced office, managed flex advisor who will handle any requirement whatever the size with the same passion, personal and dedicated service each client deserves.



NATHANIEL SAMUELS

Sales Executive - Marketing
+44 7938 730 708
nsamuels@lsh.co.uk

Nathaniel is primarily responsible for dealing with all the leads & enquiries that run through LSH. Nathaniel is a dedicated and proactive Junior Business Development professional who helps our service line and others to create new opportunities. He is approachable, hardworking, and eager to help.



SHANNON HINDLE

Personal Assistant
+44 207 198 2000
shindle@lsh.co.uk

Shannon provides the LSH office advisory team with administrative support and marketing assistance.

Shannon is our queen bee, smiling from the minute she wakes up and brings calmness and organisation to the chaos.

© LAMBERT SMITH HAMPTON