

Spring4 

Newsletter Q1 2026



London: Back in Business

For several years, the narrative surrounding London's office market was one of uncertainty. Brexit, the pandemic and the rapid rise of hybrid working combined to cast doubt over London's position as a global business centre. That narrative is now beginning to shift.

Across the capital, a renewed sense of momentum is emerging with a growing number of large-scale, strategic commitments from global occupiers.

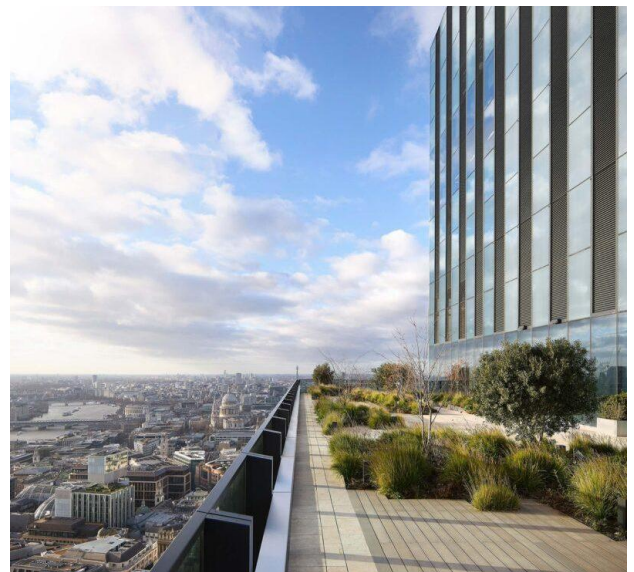
JP Morgan's proposed new three million sq ft headquarters in Canary Wharf represents an enormous commitment to London. At the same time, market speculation indicates that BlackRock are considering 8 Canada Square (the current HSBC HQ) for its 600,000 sq ft requirement. Jane Street Capital and Microsoft have substantial office searches underway. Ripple have acquired 90,000 sq ft at One Leadenhall and Anthropic have signed for 158,000 sq ft at One Triton Square. Collectively this activity demonstrates the depth of demand across both the financial and technology sectors.

What is particularly notable is the nature of these decisions. They are not driven by necessity alone, but by a clear strategic intent to secure high-quality space that supports long-term business objectives.

The shift in occupier behaviour is significant. Over the past few years, many organisations adopted a cautious approach, prioritising flexibility and deferring major decisions. That period of hesitation now appears to be giving way to a more decisive phase. Larger requirements, longer-term commitments and a willingness to invest in best-in-class space all point to renewed confidence in the role of the office and, more specifically, in London as a location.

This confidence is underpinned by fundamentals that remain as strong as ever. London continues to occupy a unique position within the global economy. Its time zone allows businesses to operate seamlessly between the US and Asia, while the English legal system provides a level of certainty and transparency that is highly attractive to international capital.

The city's financial ecosystem remains one of the deepest and most sophisticated in the world, supported by its position at the centre of global foreign exchange markets and by institutions such as Lloyd's, which continue to anchor its role in international insurance.



Beyond its economic strengths, London's broader appeal is equally important. The city offers a depth of talent supported by world-class universities and schools, alongside a cultural and dining scene that is unmatched in Europe. Continued investment in infrastructure, including the Elizabeth Line and wider transport improvements, has further enhanced connectivity across the capital, making it easier for businesses to attract and retain staff.

The recent wave of occupier activity is therefore more than a short-term rebound. It represents a reassertion of London's position as one of the world's leading business locations. In that sense, the message from the market is clear. London is not simply recovering. It is back in business.

Spring4 Spotlight – What Have We Been Up To?



Via Dante 16, Milan

Location: Milan

Client Sector: Insurance

Success Story: Acquisition of new office premises totalling 6,000 sq ft in Milan on behalf of a global insurance company. Spring4 continue to deliver advice and transactions globally, often incorporating the services of our trusted our local partners.



Battersea Studios, SW8

Location: London

Client Sector: Pharma

Success Story: Negotiation of renewal lease for client's 5,000 sq ft office premises in London. The renewal terms offer significant lease flexibility moving forwards, ensuring the client can adapt to future business requirements.



One Station Hill, RG1

Location: Reading

Client Sector: Marketing

Success Story: Acquisition of new 35 desk serviced office space in Reading on behalf of a long standing Spring4 client. One Station Hill is Reading's newest tower building and incorporates exceptional tenant amenities including roof terrace spaces and a gym.



About Spring4

Spring4 is an independent commercial real estate advisory and project management firm focused on representing occupiers. Founded in 2002, we advise organisations on real estate strategy, transactions and consultancy, helping clients acquire the right space and make well-informed property decisions. Alongside our advisory work, we provide project management for workplace fit-outs, guiding clients from initial planning through to successful delivery.

Our independence means we act solely in the interests of our clients, providing clear, objective advice throughout the property lifecycle. Spring4 is regulated by the Royal Institution of Chartered Surveyors (RICS) and is a certified B Corp, reflecting our commitment to high professional standards and responsible business practices.

Our Services



Agency:
Acquisition &
Disposal



Occupier
Representation



Strategic Portfolio
Advice



Workplace
Consulting



Dilapidations



Lease
Advisory



Rent
Reviews



Project
Management

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