



HYLO, 105 Bunhill Row, London EC1Y 8LZ





**BUILDING DESIGN** BY HCL ARCHITECTS AND INTERIOR DESIGN BY STIFF + TREVILLION **06** e MINUTES WALK FROM MOORGATE (ELIZABETH LINE)

HY-LOUNGE, A 3,207 SQ FT

FOR HYLO TENANTS, WITH

**DEDICATED BUSINESS LOUNGE** 

MEETING ROOMS, BREAK OUT



SPACE AND TERRACE ACCESS 11,443 SQ FT OF TERRACE SPACE ACROSS FOUR FLOORS

> LARGE VOLUME DOUBLE **HEIGHT DESIGN-LED LOBBY** WITH LOUNGE SPACE + CAFÉ

WIRED CERTIFIED PLATINUM

MINUTES WALK FROM **OLD STREET** 

RETAIL SPACE Н SQ

TYPICAL FLOORS OF c24,000 SQ FT AND c6,500 SQ FT

WINDOW-ON-THE-WORLD **VIEWS ACROSS THE CITY** 

**CYCLE PROVISION** 





## AN AWARD-WINNING BASECAMP FOR BRILLIANCE

## Award 01

THE RICS AWARD FOR THE 'BEST COMMERCIAL DEVELOPMENT'

With full-fibre connectivity, resilient cyber security systems and a bespoke building app built in as standard, our cutting-edge technology will help you work smarter, not harder.



## Award 02

THE SUPREME AWARD FOR STRUCTURAL ENGINEERING EXCELLENCE

Commended for using only the most essential strengthening works necessary to save carbon on the extension in our structural retrofit to maximise the building's potential.



## Award 03

THE TALL BUILDING
AWARDS NAMED HYLO
'BEST MIXED-USE BUILDING'

We've mixed it up by integrating office, retail and residential. We're helping transform the neighbourhood into an area that is vibrant 24/7 all year round.

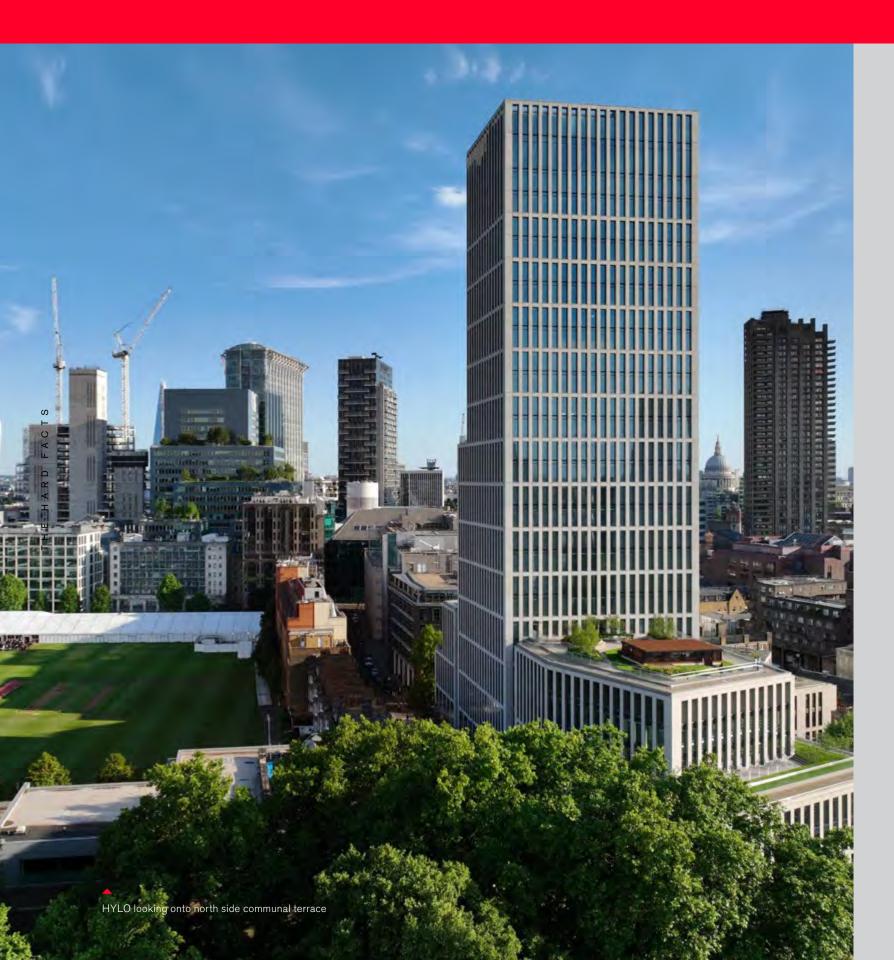


## Award 04

HYLO WAS ALSO CROWNED 'WINNER OF WINNERS' BY THE TALL BUILDING AWARDS

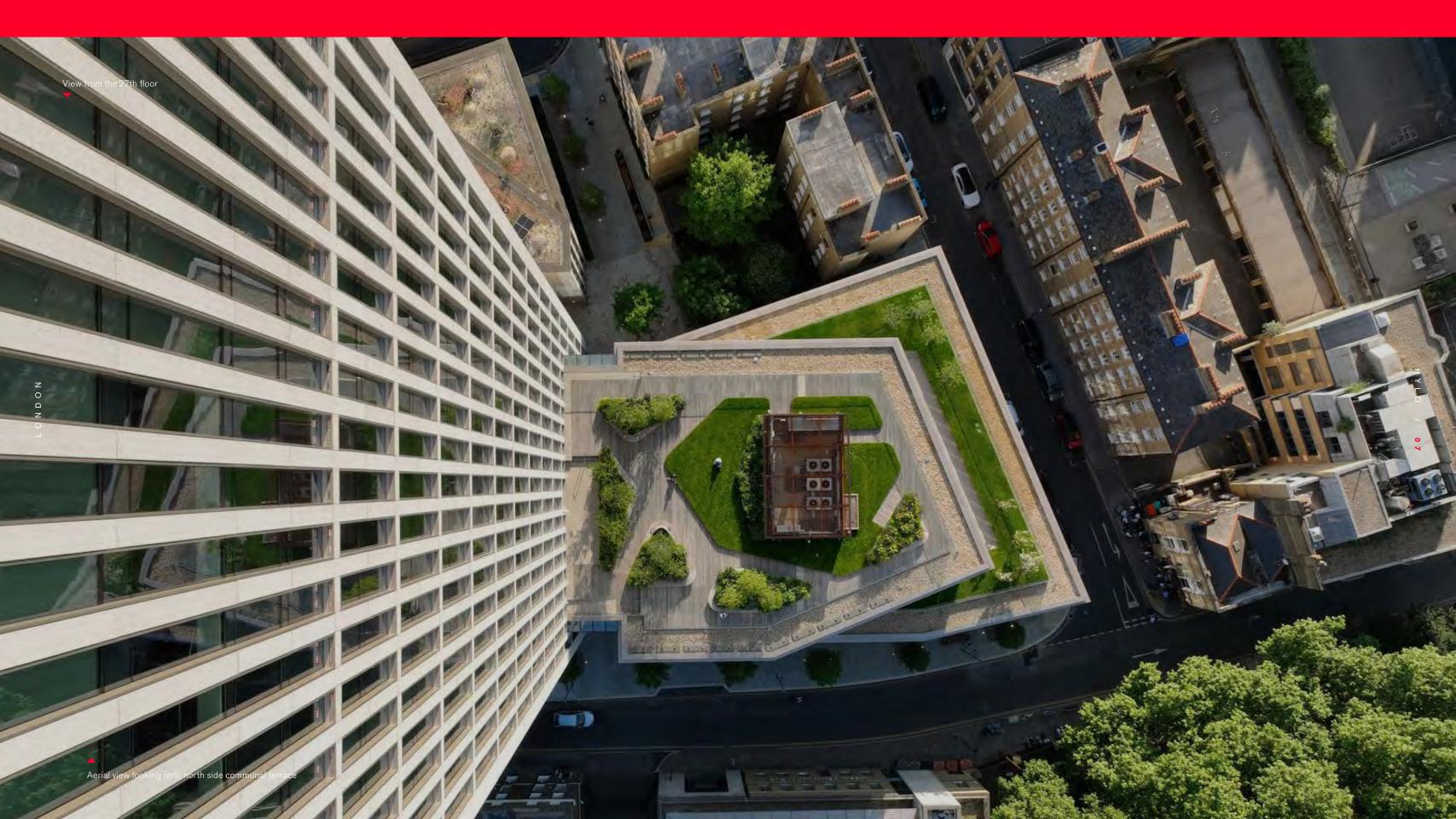
We've been recognised for an innovative design and a sustainable approach by re-configuring and extending around the superstructure of the original building.





Discover a building that will positively influence its occupants and visitors; a building that will always ensure they're ready for anything.

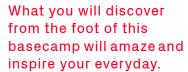












Indulge in a morning boost at one of the many coffee houses, head to Whitecross Street Market at lunch and sample one of London's best hubs for street food, and after work is done slip into somewhere more comfortable for a drink or two. On any given day, our surroundings allow you to tailor your work-life schedule to your advantage. Feel invigorated with a fitness work-out at boutique Blok, shop for high fashion, or grab a bite at the Barbican and stay for a film or exhibition. The possibilities are endless.

















Photo Credit: Sam Bush, 2021

The area now benefits from new connectivity as it becomes a major Crossrail destination. London City Airport can be reached within 38 minutes and all other major London airports in approximately an hour.

# MOOL OR OR GAST TE







\* WALKING

2 mins







↑ WALKING

3 mins





\* WALKING

4 mins



BA



6 mins

CYCLING



38 mins
VIA
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8 mins

4 mins

CYCLING

♦ VIA CIRCLE LINE FROM MOORGATE

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56 mins

**EXPRESS** 

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55 mins VIA ELIZABETH LINE

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16 mins

O VIA NORTHERN LINE FROM MOORGATE

11 mins





12 mins

♦ VIA NORTHERN LINE FROM OLD STREET

13 mins

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21 mins

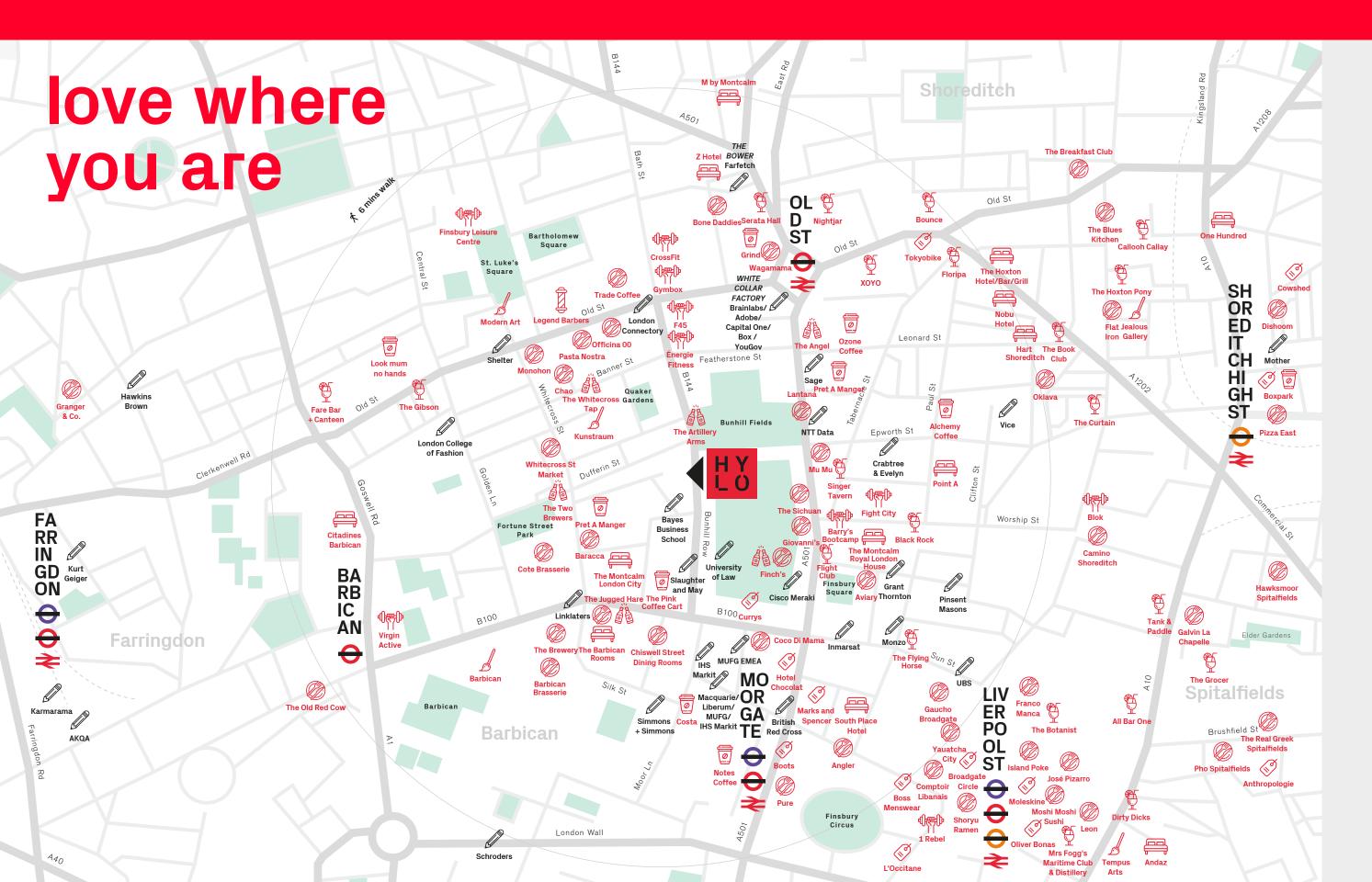
♦ VIA NORTHERN LINE FROM MOORGATE

16 mins

റ്റ് CYCLING







## Key



Coffee shops



Pubs



Restaurants



Bars / Clubs



Galleries



Hotels



Shopping



Gym



Local occupiers

DISHOOM

JUGGED HARE

**GAUCHO** 

CHISWELL STREET DINING ROOMS

tokyobike

MUFG



**HOXTON GRILL** 

pox

**HAWKSMOOR** 

Linklaters



the hoxton

**GRANGER** &Co.

**BOSCH** 

riliniin Meraki

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shoreditch























GRIND





**BOXPARK** 

**NTT Data** 













brainlabs



The Legend **Barbers** 





FINCH'S



Pure.



REBEL

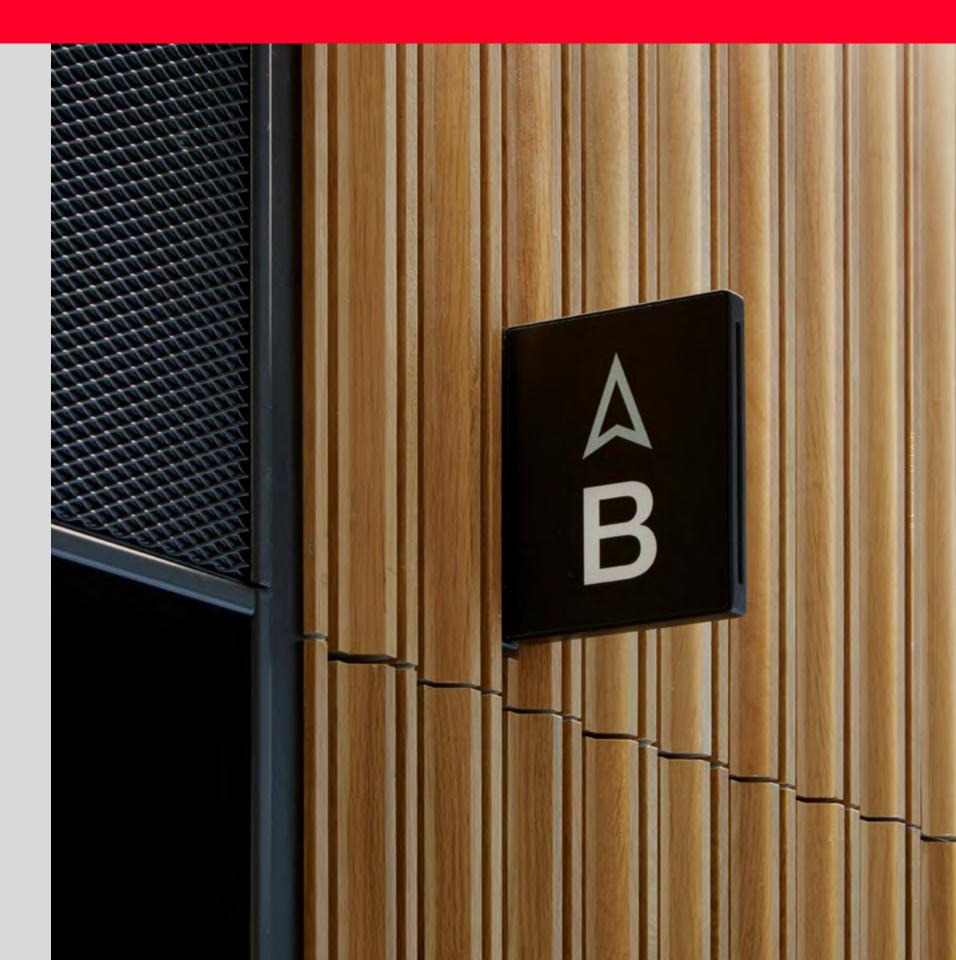
collaboration

## Anew beginn

YLO offers 258,000 sq ft of premium office space across 28 floors and 17,000 sq ft of retail space. One of London's most exciting new buildings, HYLO boasts high rise tower floors and large efficient podium floors plus roof gardens and new public space. Welcome to London's future workplace.

















External and internal storage for 407 bikes, including 76 Brompton Lockers in the basement





YLO is the perfect environment designed to positively influence health and well-being.

394 lockers and 30 showers make it easy to cycle to work





The opportunity for a regime of daily fitness-as-you-work begins as soon as the building is accessed. High quality indoor air supports overall wellbeing, whilst maximum sunlight boosts mental health, and glare control enhances visual comfort. Optimum acoustic and thermal settings ensure complete comfort is assured. By engaging and promoting stakeholder engagement, wellness awareness and a connection to nature, HYLO provides a basecamp for brilliance, every day.



HYLO is officially registered to pursue WELL Core and Shell certification, with an ambitious target to achieve GOLD rating. Because HYLO will be a home from home, the space has been designed to have a positive effect on the health and wellbeing of its occupants. Here's how it will help make

you the best you can be:









High ventilation rates, filtration, moisture control and constant monitoring and reporting ensures superior indoor air quality.

Good indoor air quality automatically leads to lower health care costs and better productivity.

Tenants at HYLO have access to high quality, clear and good-tasting water which encourages proper hydration. The building also has built-in capacity for water filtration systems for future occupiers.

Maximum sunlight boosts mental health and glare control enhances visual comfort.
Systems including daylighting and enhanced colour quality lead to reduced fatigue and better productivity.

Intermittent bouts of physical activity are encouraged at HYLO by accessible nearby green spaces and nearby gym facilities.

At HYLO, acoustics, thermal settings and accessibility have all been considered, leading to a workplace whose staff have better concentration and communication.

HYLO's incorporated mind features help support cognitive and emotional health. The connection to nature will promote better mental health and also reduce the risk of cardiovascular disease.

## HYLO is well

## Certified to the highest standards

The WELL Building Standard is all about delivering more thoughtful spaces that enhance health and wellbeing.

It's an accreditation backed by the latest scientific research into how to make sure a building like HYLO is committed to caring for the people who use it.

## The

## For the people

People are at the heart of HYLO. WELL guidance has been incorporated in the design, making health and wellness the central theme of the building.



## highest

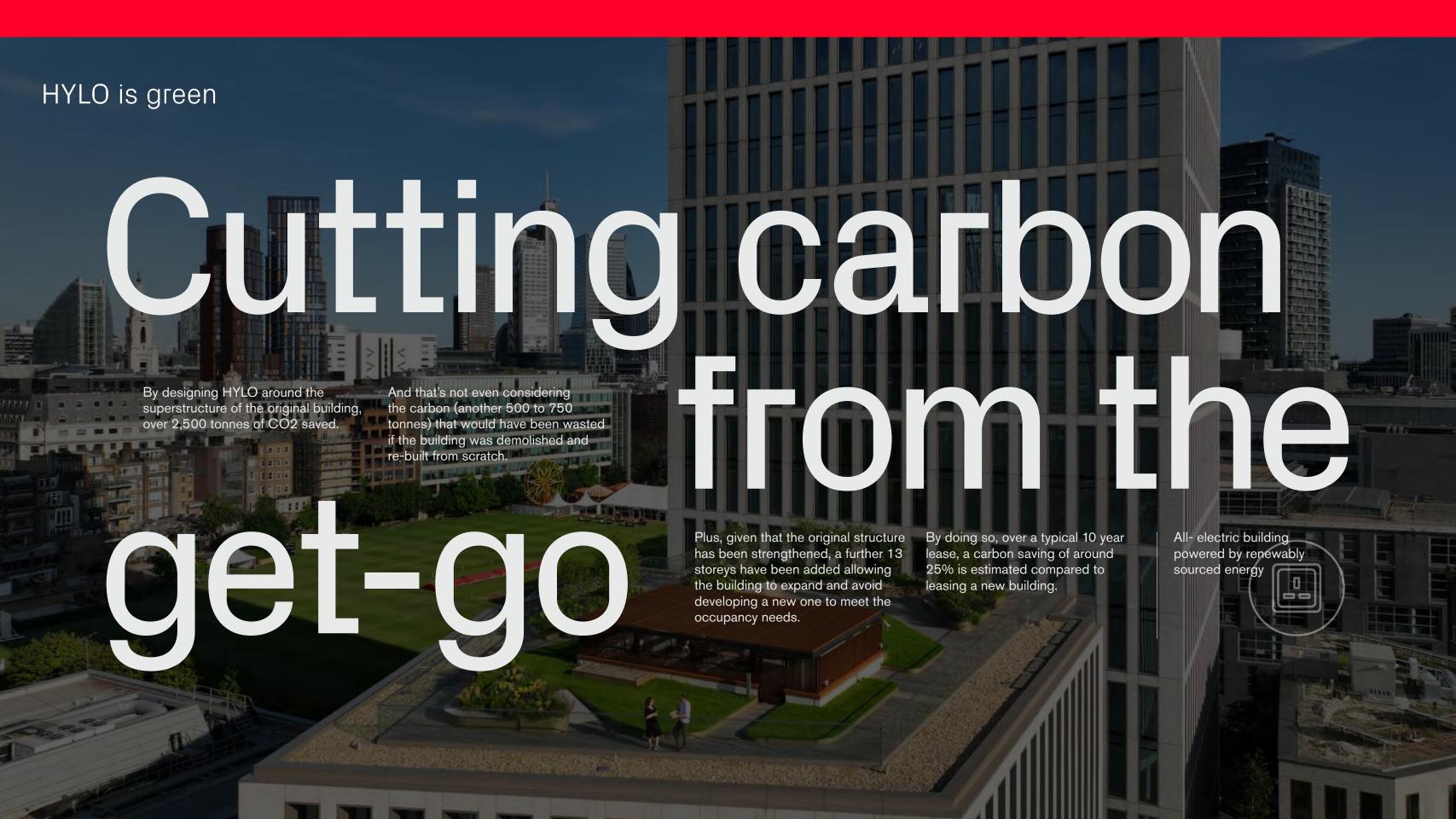
## Leading the way

Because of the robust standards applied to the whole building, 'credits' can be passed to occupiers in helping to achieve their own WELL fit-out accreditation.

## Future proo

The accreditation represents a commitment to operational quality so that the building's systems continue to perform for the long term.

## standards



HYLO is smart

## Allthe

Super-fast guest WiFi in public spaces that's free and safe

Ready installed full-fibre connectivity to all floors

Instant access to telecom providers if required



On floor WiFi and mobile telecommunications if required essentials

## covered



Building-wide fully resilient, fully managed, cyber secure network

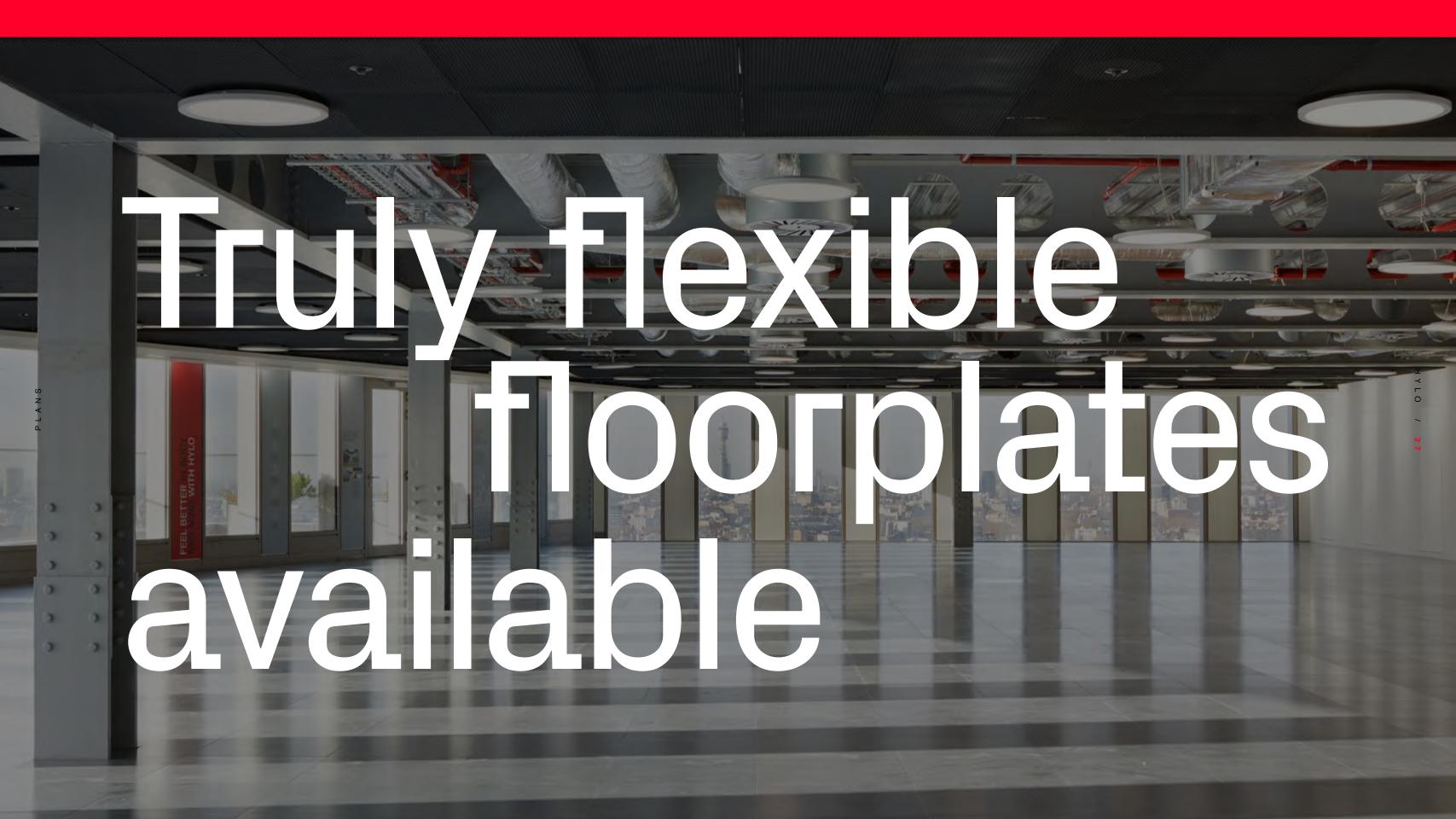
Full integration with BMS to enable Smart"bolt on" services



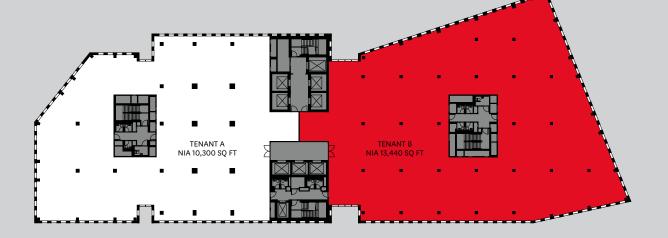
## SCHEDULE OF AREAS

Floor	Use	sq ft	sq m	Terrace	sq ft
28	Office	5,712	531		
27	Office	5,977	555	•••••••••••••••••••••••••••••••••••••••	
26	Office	6,040	561	-;ċ́-	420
25	Office – Let	6,551	609		
24	Office – Let	6,550	609		<u>.</u>
23	Office – Let	6,550	609		
22	Office – Let	6,550	609		
21	Office – Let	6,550	609	•	
20	Office – Let	6,550	609	•••••••••••••••••••••••••••••••••••••••	•
19	Office – Let	6,550	609	•••••••••••••••••••••••••••••••	······································
18	Office - Let	6,550	609	•••••••••••••••••••••••••••••••	······································
17	Office – Let	6,550	609	•	······································
16	Office – Let	6,550	609	-;\\	452
15	Office – Let	7,101	660	•••••••••••••••••••••••••••••••••••••••	•
14	Office – Let	7,101	660	•••••••••••••••••••••••••••••••••••••••	•
13	Office – Let	7,100	660	•••••••••••••••••••••••••••••••••••••••	······································
12	Office – Let	7,100	660	•••••••••••••••••••••••••••••••••••••••	······································
11	Office – Let	7,091	659	•••••••••••••••••••••••••••••••••••••••	······································
10	Office – Let	5,664	526	•••••••••••••••••••••••••••••••••••••••	•
9	Office – Let	7,088	658	•	······································
8	Office – Let	6,842	636	•••••••••••••••••••••••••••••••••••••••	•
7	HY-LOUNGE	3,207	298	-;\.\	4,500
	Office - Available	3,457	321	-;\\	3,250
6	Office - Available	16,264	1,511	•••••••••••••••••••••••••••••••••••••••	
5 South	Office - Under Offer	18,357	1,706	•••••••••••••••••••••••••••••••	······································
5 North	Office - Available	••••••	***************************************	•••••••••••••••••••••••••••••••••••••••	
4	Office – Let	18,348	1,705	-;\\	2,821
3	Office - Available	24,539	2,279	•	•
2	Office - Available	24,484	2,275	•	······································
1 South	Office - Available	8,797	817	•	······································
1 North	Office – Let	13,548	1,259	••••••	
Ground	Retail*/Office - Available	10,335	960	•••••••••••••••••••••••••••••••••••••••	
	Reception	5,846	543	••••	
Basement	Retail*	6,477	602	•••••	
TOTAL OFFICE		123,962	11,516	***************************************	
TOTAL RETAIL	<u>L*</u>	16,812	1,562		

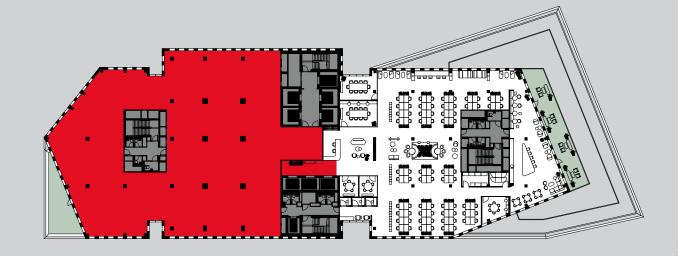
\*Retail reflected in Gross Internal Areas (GIA)



Tenant A: **10,300** sq ft Tenant B: 13,440 sq ft



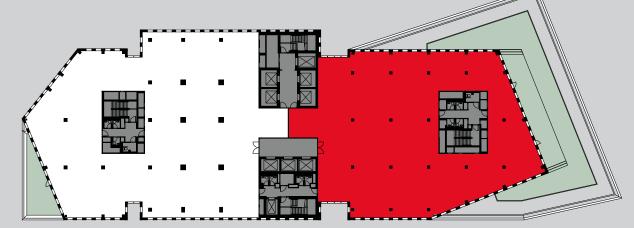
Space plan: 8,200 sq ft



## Truly Flexible floorplates available

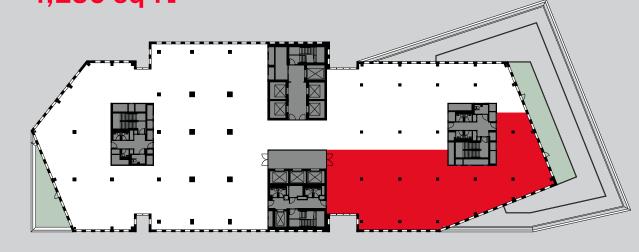
Tenant A: 9,815 sq ft

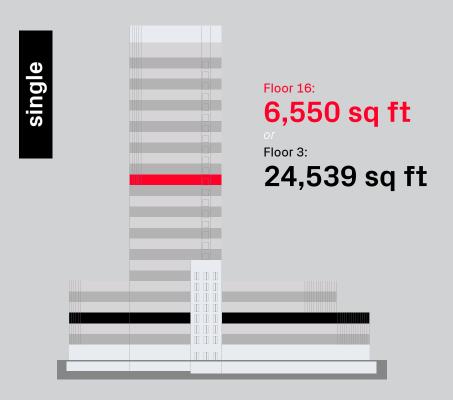
Tenant B: 8,200 sq ft



Tenant A: 14,300 sq ft

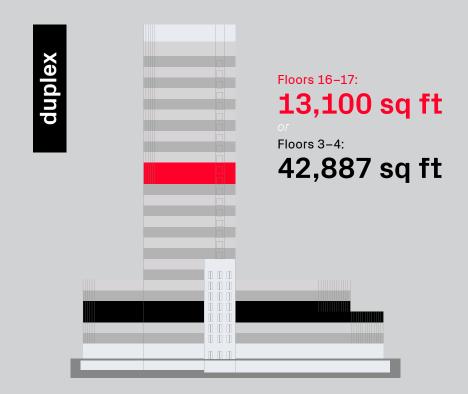
Tenant B: 4,150 sq ft

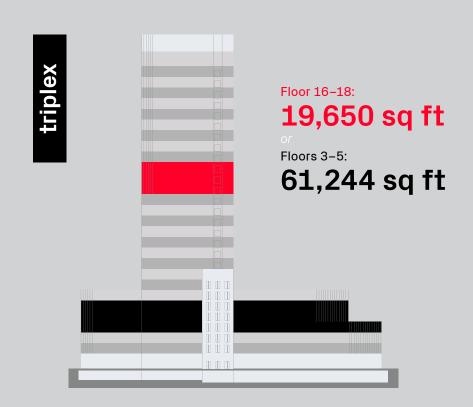






This is just a selection of possibilities, the building offers ultimate flexibility in any combination of floors.







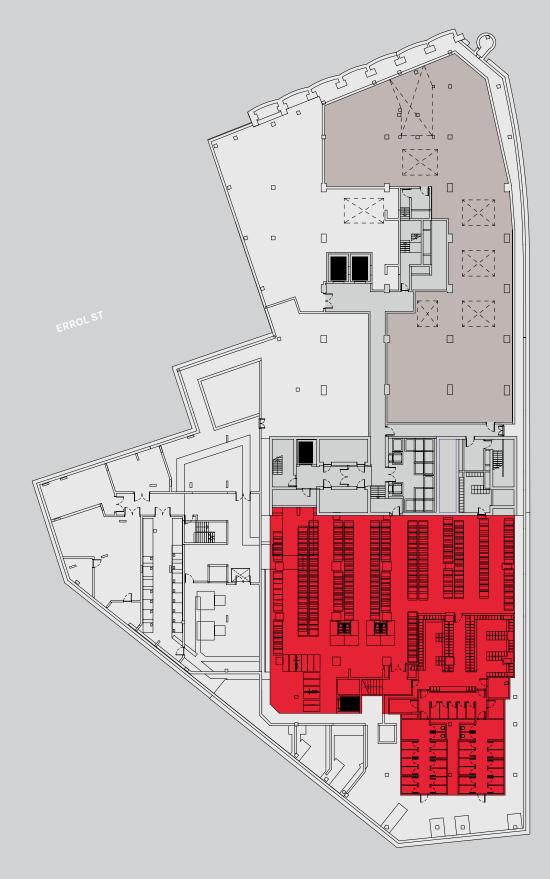
## Basement

RETAIL: 6,477 SQ FT / 602 SQ M

CYCLE SPACES	407
SHOWERS	30
LOCKERS	394

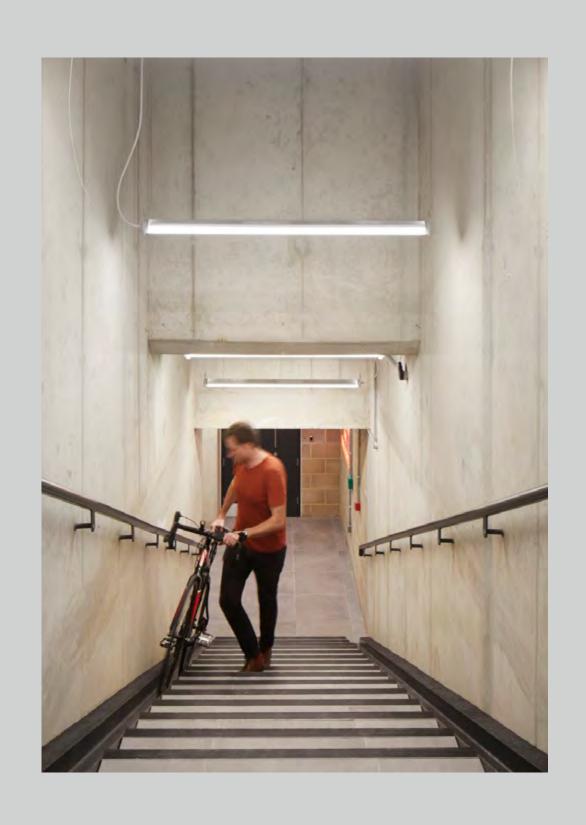
Bike Store / End of Trip Facilities

Lifts Retail Core



SUNHIEL KOW

Floor plans not to scale. For indicative purposes only.



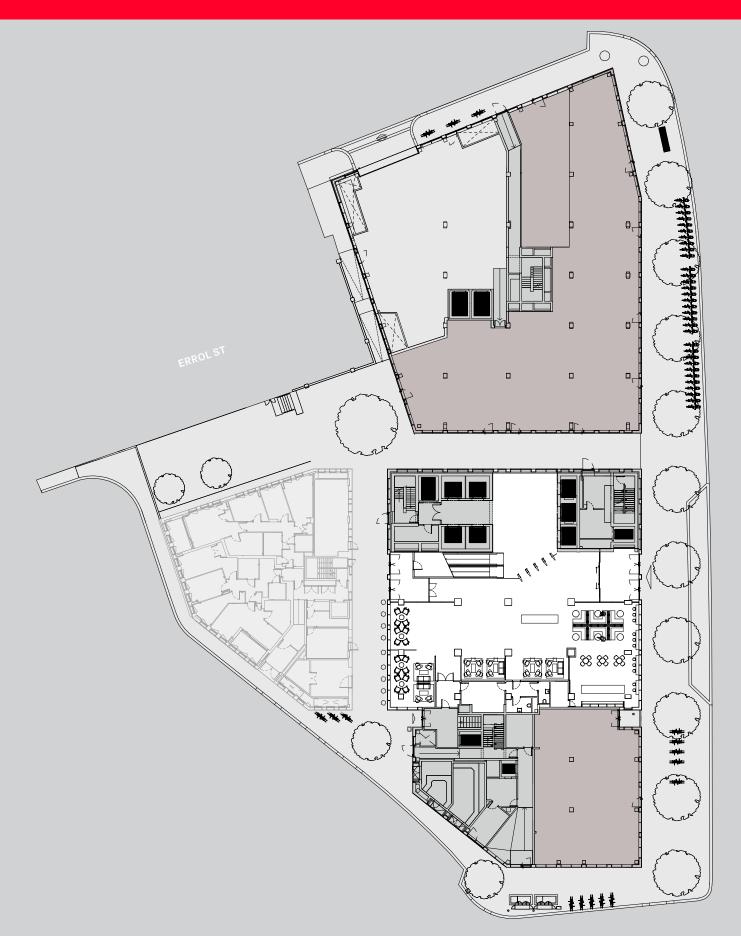


## Ground floor

RECEPTION: 5,846 SQ FT / 543 SQ M RETAIL: 10,335 SQ FT / 1,562 SQ M

Reception Core Lifts

Retail



Floor plans not to scale. For indicative purposes only.



## HY-LOUNGE

On level 7, the HY-Lounge is a new 3,000 sq ft state-of-the-art multi-purpose event, meeting and lounge space, with direct access to a 4,500 sq ft landscaped roof garden.

## **HY-Lounge**

3,207 SQ FT / 298 SQ M

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Office

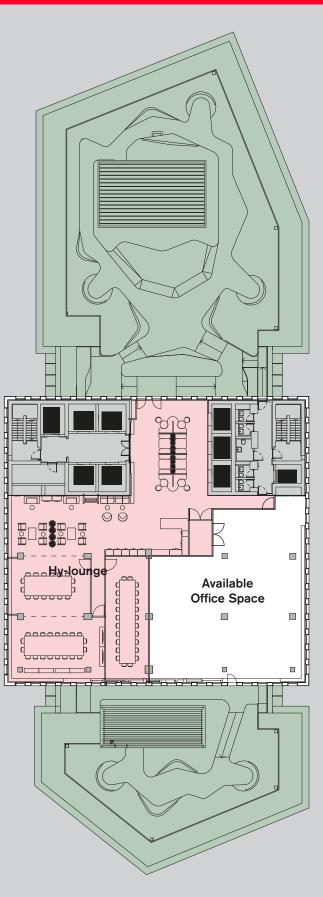
HY-Lounge

HY-Lounge Communal Terrace

Office Private Terrace

Соге

Lifts



m









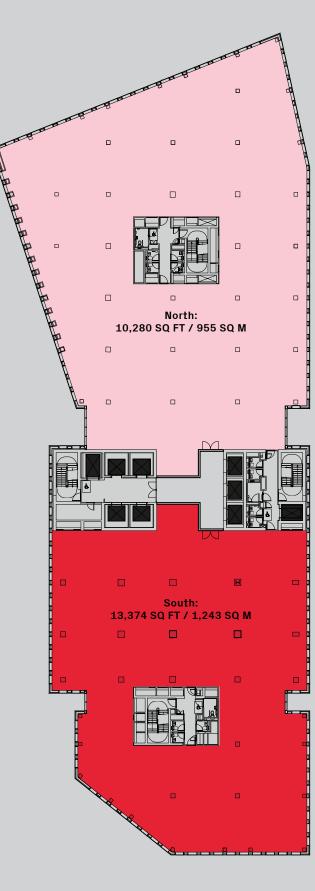
NORTH: 10,280 SQ FT / 955 SQ M SOUTH: 13,374 SQ FT / 1,243 SQ M

Office North

Office South



Core Lifts







NORTH: 10,280 SQ FT / 955 SQ M SOUTH: 13,374 SQ FT / 1,243 SQ M

Office North

Office South

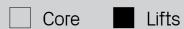
Core Lifts

North: 10,280 SQ FT / 955 SQ M 13,374 SQ FT / 1,243 SQ M

NORTH: 6,182 SQ FT / 574 SQ M **SOUTH: UNDER OFFER** 

Office North

Under Offer





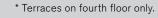


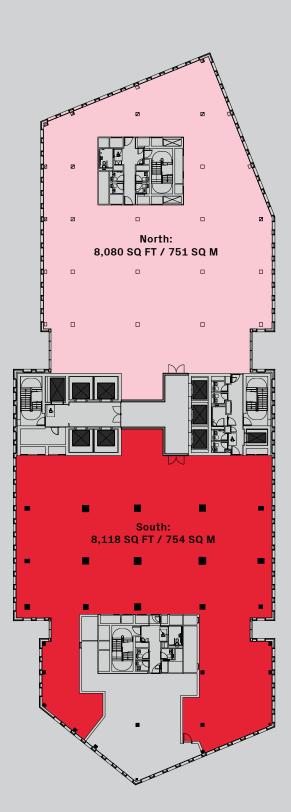
NORTH: 8,080 SQ FT / 751 SQ M SOUTH: 8,118 SQ FT / 754 SQ M

Office North

Office South

Core Lifts





## 

(South)

### Split Duplex - Floor Option

SOUTH - LEVEL 6: 8,118 SQ FT / 754 SQ M SOUTH - LEVEL 7: 3,457 SQ FT / 321 SQ M

Office

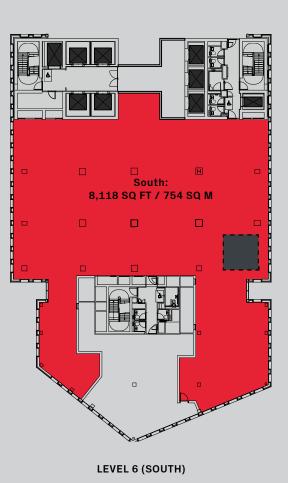
HY-Lounge

Staircase Between Floors\*

Соге

Office Private Terrace

Communal Terrace



3,457 SQ FT / 321 SQ M

LEVEL 7 (SOUTH)

\*Indicative Only Floor plans not to scale. For indicative purposes only.

(South)

(Whole Floor)

WHOLE FLOOR - LEVEL 6: 16,264 SQ FT / 1,511 SQ M SOUTH - LEVEL 7: 3,457 SQ FT / 321 SQ M

Split / Duplex Floor Option

Office

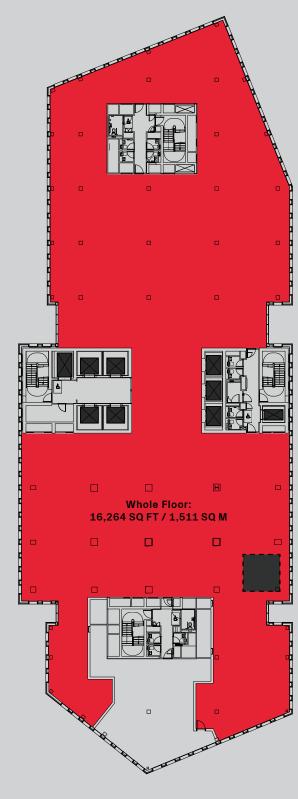
HY-Lounge

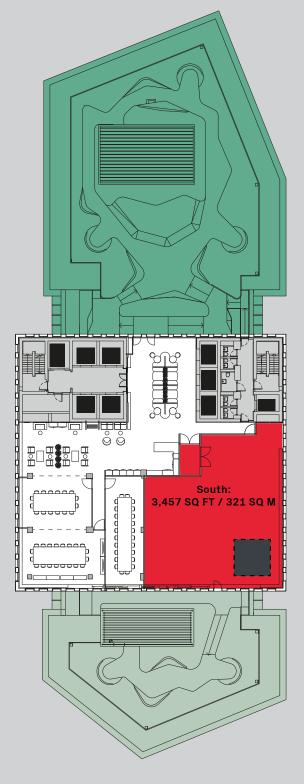
Staircase Between Floors\*

Соге

Office Private Terrace

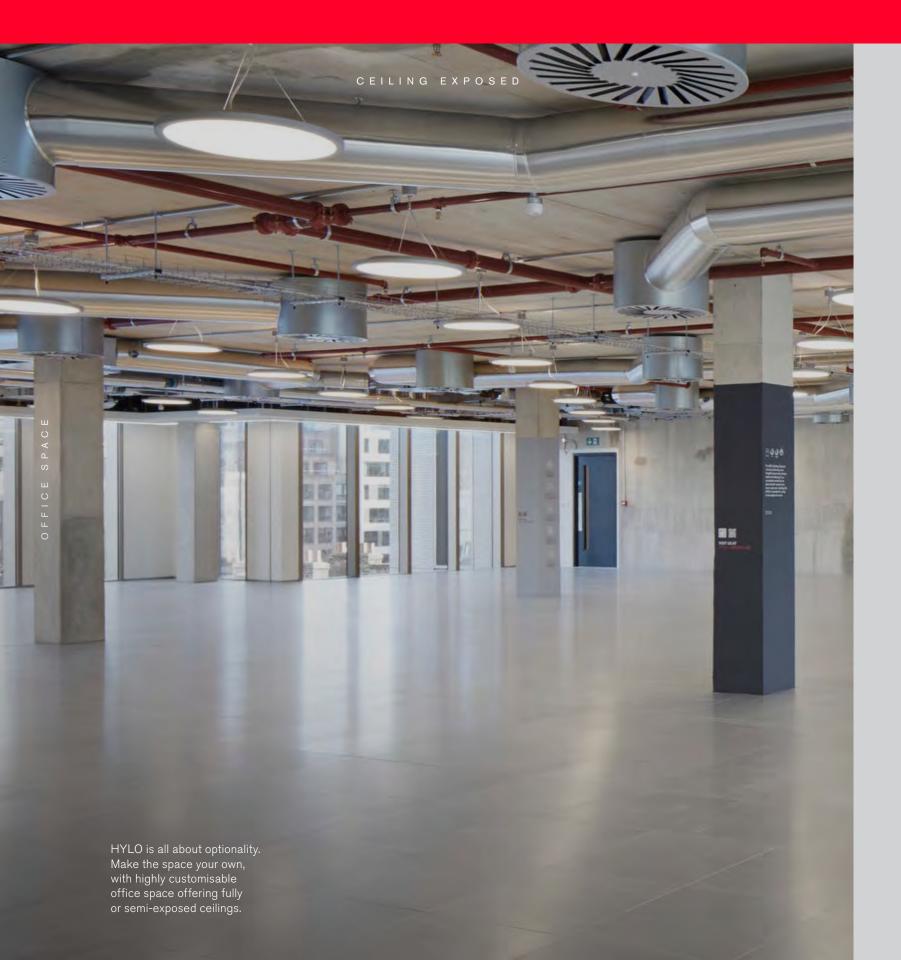
Communal Terrace

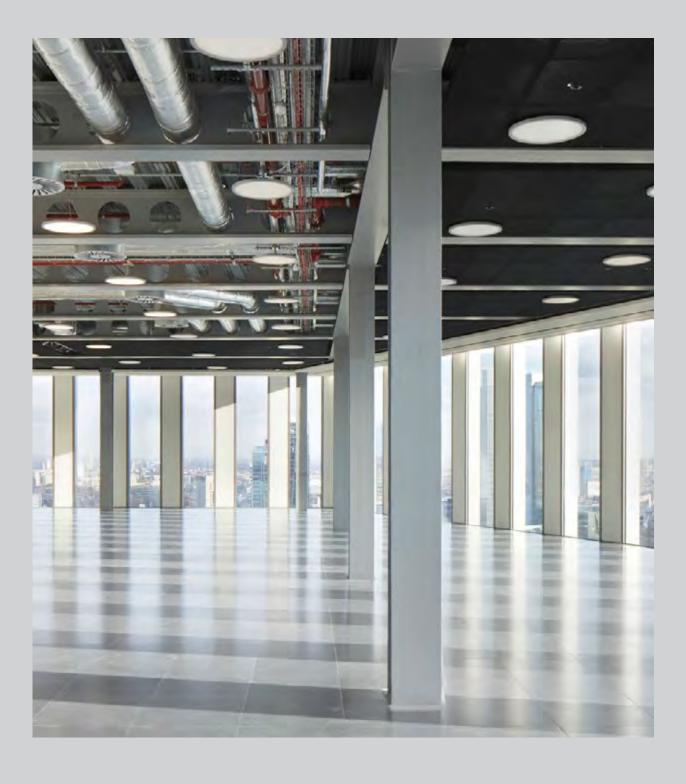




LEVEL 7 (SOUTH)

LEVEL 6

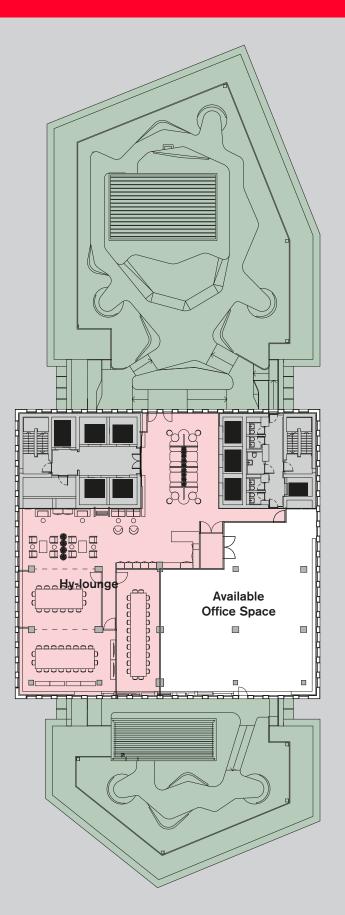




7th floor OFFICE: 3,457 SQ FT / 321 SQ M

Office HY-Lounge Lifts Core

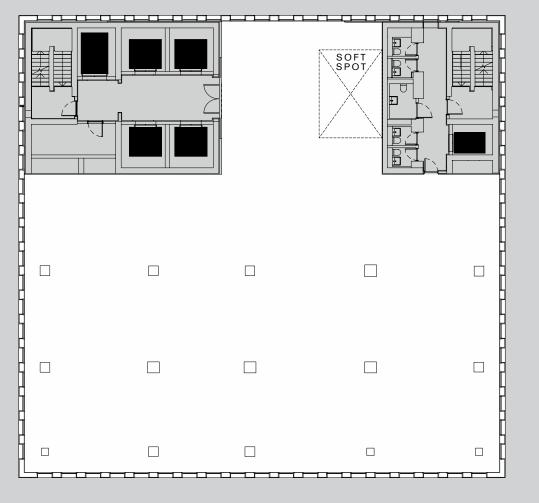
HY-Lounge Communal Terrace Office Private Terrace



Typical floor 12–14

7,100 SQ FT / 660 SQ M - 7,101 SQ FT / 660 SQ M

Office Core Lifts



# TYPICAL FITTED FLOOR

Fully fitted and furnished / Glass fronted meeting rooms / Breakout spaces / Communal tea point / Audio Visual / IT coordination / Comms room with dedicated cooling / Panoramic views



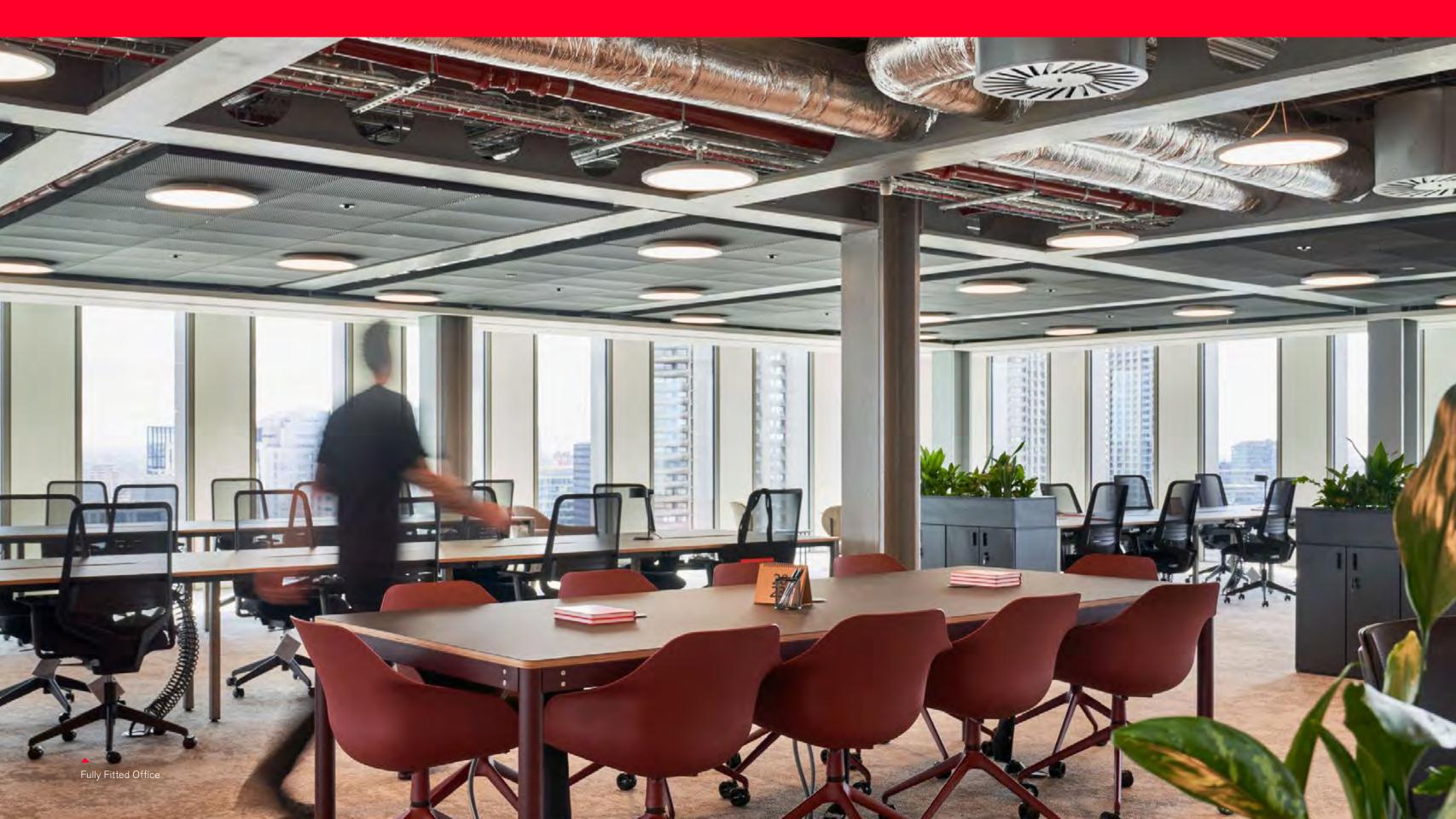


### TYPICAL TOWER FLOORPLATE

### 6,550 SQ FT / 609 SQ M

DESKS (1200 X 800)	56
HOT DESKS	16
12P MEETING ROOM	1
8P MEETING ROOM	1
4-8P COLLABORATION AREAS	6
PHONE BOOTHS	2
TEAPOINT	1
TEAPOINT SEATS	30
>4P SOFT SEAT BREAKOUT AREAS	2
PRINT AREA	1
COMMS ROOM	1

Core Lifts







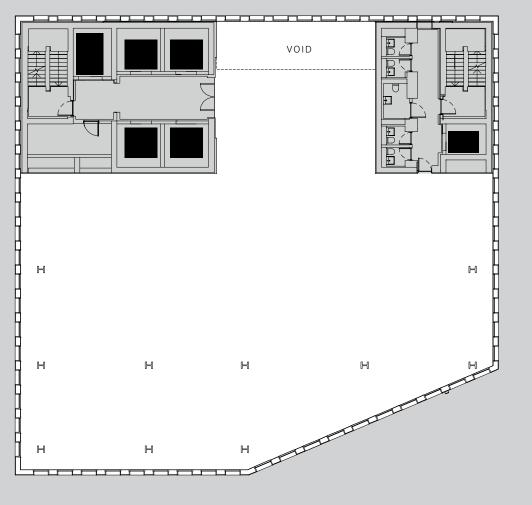


# 

Typical floor 19–24

6,550 SQ FT / 609 SQ M

Office Core Lifts



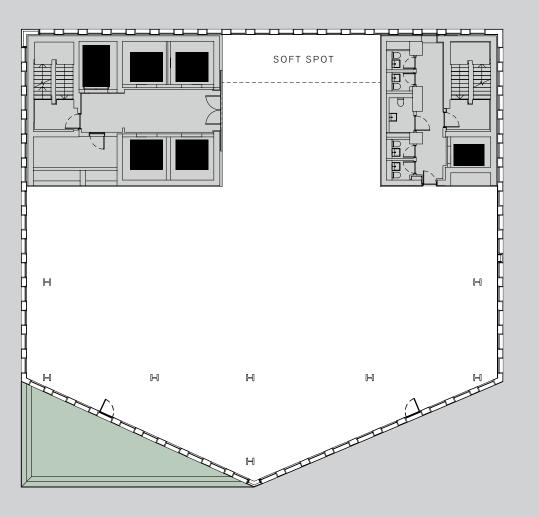
UNHILL ROW

26th Floor

6,040 SQ FT / 561 SQ M TERRACE: 420 SQ FT / 39 SQ M

Office Core Lifts

Теггасе



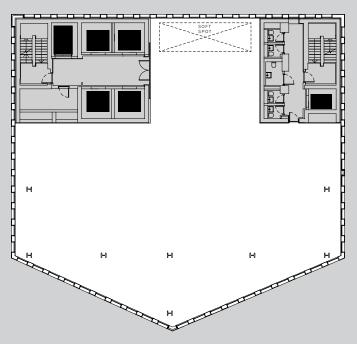


Duplex Floors 27–28

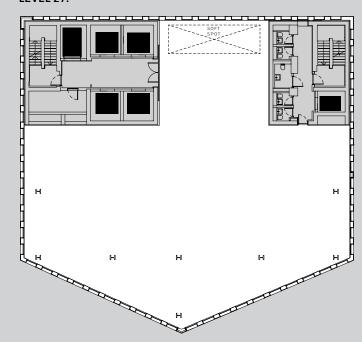
5,977 SQ FT / 555 SQ M + 5,712 SQ FT / 531 SQ M

Office Core Lifts



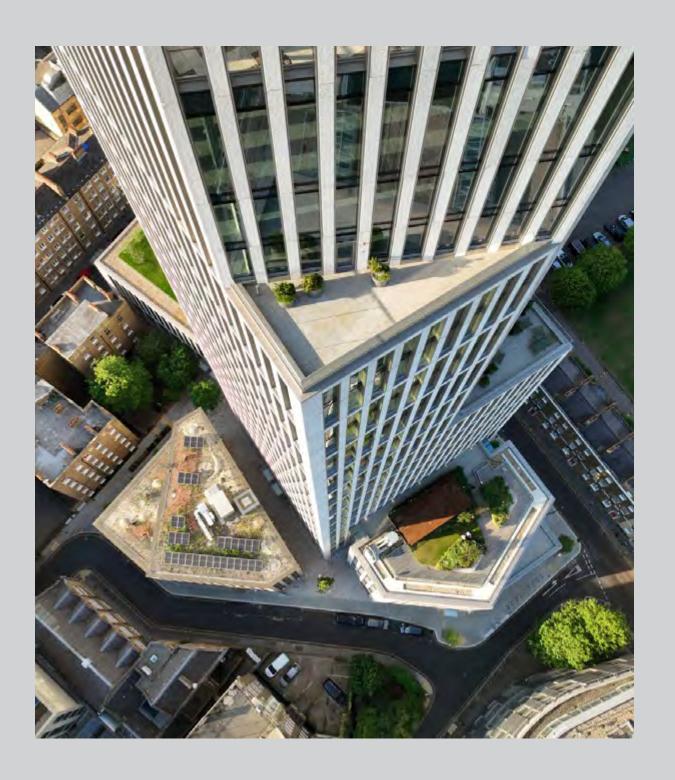


LEVEL 27:



UNHILL ROW





Level 26 Private Terrace



### Legal / Corporate

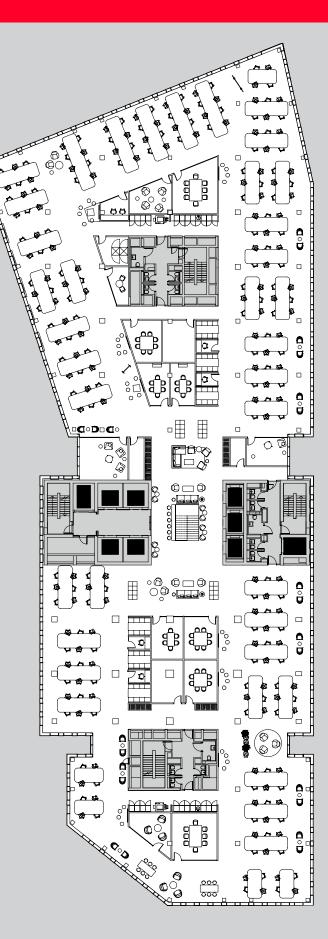
24,484 SQ FT / 2,275 SQ M

OPEN PLAN (2M RETURN)	168
HEADCOUNT	168
DENSITY	1:13 SQ M
6P MEET	8
4P MEET	2
2P FOCUS	11
1P FOCUS	1
COPYPOINT	2
TEAPOINT	1
BREAKOUT	1
COMMS ROOM	1
OFFICE SERVICE CENTRE	1
STORE	2
ROLLER RACKING	1

Office



Lifts





### TMT / Creative

24,539 SQ FT / 2,278 SQ M

OPEN PLAN (1600MM DESK)	252
HEADCOUNT	252
DENSITY	1:8 SQ M
8P MEET	5
6P MEET	3
4P MEET	2
3P MEET	1
2P FOCUS	1
1P FOCUS	1
COPYPOINT	4
TEAPOINT	2
COMMS ROOM	1
OFFICE SERVICE CENTRE	1
STORE	2
LOCKERS	-
COATS	-

Office Core Lifts

0 0 0 \$\$ \$\$\$ \$\$\$ \$\$\$ 0 0 0

UNHILL ROW



### Split floorplate

8,200 SQ FT / 762 SQ M

FIXED DESKS (1200MM X 800MM)	74	
RECEPTION	5P WAITING AREA	
10P MEET	2	
8P MEET	0	
6P MEET	1	
5P MEET	2	
4P MEET	0	
1P FOCUS	3	
4P BOOTHS	0	
FOCUS POINT	17	
BREAKOUT/COLLAB	34P	
PRINT POINT	1	
COMMS	1	
COATS (1200MM)	2	

Office



Соге

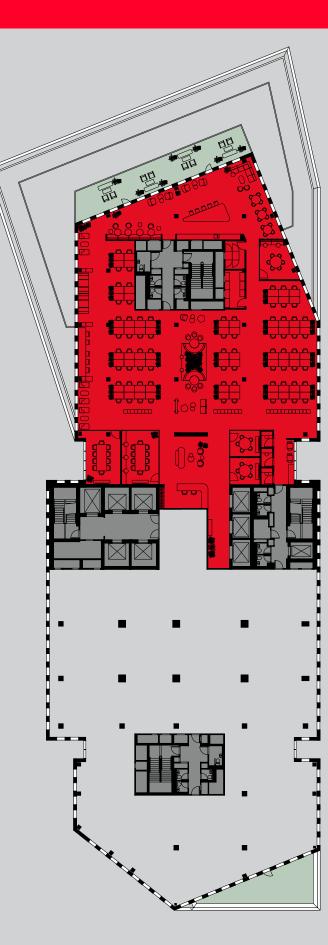


Lifts



Теггасе

Floor plans not to scale. For indicative purposes only.



ON THE ROW

### 1.3 Floor Loading

Office areas: 2.5kN/sq m Partition load: Ceiling and services: 0.85kN/sq m

### REC

### 2.1 Building Entrance

zed automati rom Bunhill Row elter and ive canopy prov he entrance. Pos courier is via the cycles nce s Buildings.

### 2.2 Office Reception and Lift Lobbies

The reception area is a bespoke design incorporating reception, waiting, amenity, and meeting areas.

The reception desk is of contemporary design with minimal visible electronic equipment and the ability to reposition for events.

Subject to final letting strategy, it is proposed that an independent café with informal seating will sit within the reception area.

Feature lighting is incorporated throughout defining level changes, columns and to areas where artwork can be displayed. Light also illuminates the ceiling surfaces maximising the perception of volume.

A palette of high quality natural and man-made floor materials and wall finishes flow through from the reception into lobbies and lift car interiors creating a contemporary and innovative feel.

Discreet security gates have been installed. Two escalators will provide access to the first-floor lobby area.

### 2.3 Lifts

The tower and podium are served by two separate passenger lift banks located in the main reception.

Lift car finishes are integrated with reception areas and office communal

### **Podium lifts**

Serve levels 1-7 from the ground floor recention.

3No 20 person (1600kg) 2.5 m/s lifts.

### **Tower lifts**

Double Decker Passenger lifts (upper and lower deck) travelling within four shafts servicing levels 7-27 from ground floor and mezzanine floor reception spaces.

4No Double Decker 24 person (1800kg) with a speed of 6 m/s.

### Escalators

1.0kN/sq m 2No Escalators travelling between ground and mezzanine level.

### Goods lift

A 2000kg goods li including basem

### Fire Fighting

A 13-person (100 efighting lift serves all floors h

### 2.4 Cyclists' Facilities and Showers

365 secure cycle spa in the basement acce and reception via a lift and a 'Dutch ramp' staircase. A further 42 spaces are provided externally for visitors.

A further provision of 26 dedicated internal cycle spaces for retail are available

In addition, there is provision for a 32-bike cycle hire station adjacent on Bunhill Row.

30 shower cubicles (12 male, 12 female, and 6 unisex), 394 lockers, and drying rooms are provided in the basement adjacent to the cycle storage.

### 2.5 Loading Bay

The loading bay is shared between the office and retail spaces. It has capacity for a large refuse vehicle or 10m rigid lorry (4.3m max headroom), a 7.5t box van or two panel vans.

The loading bay is linked to the office goods lift and refuse storage via two large capacity shuttle lifts.

There is a direct connection between the loading bay and the northern retail units.

### 2.6 Parking

Two on-street disabled parking spaces are available

### 2.7 Back of House Facilities

A post and fire control room is provided at ground floor, in addition to a manager's office, other store rooms and staff

### 2.8 Refuse

A central basement waste, recycling and storage area with compacting facilities is provided, which can be located between the goods lift serving all office floors and the shuttle lifts to the loading bay.

### 3.1 Planning Grid

1.524m (5 foot) grid to suit existing structure. This allows offices on either 3.048m (10 foot) or 4.572m

### Occupancy Level

n per 8 sq m floors 1 to

nd heating and cooling ed on an occupancy leve er 8 sg m throughout.

are unisex superloos

Means of escape is based on occupancy of 1 person per 6 sq m.

### 3.3 Office Floor Nominal Dimensions

Raised floor zone (including floor panel):

### Slab to Slab Soffit (Storey)

L1-15	3350mm	2930mm
L16-27	3350mm	3045mm
L28	4800mm	4250mm

Level	FFL to underside of MEP	FFL to Ceiling	
L1-27	2600mm	2550mm	
1.28	3700mm	3600mm	

All target floor to ceiling/soffit height dimensions are subject to construction tolerances.

### 3.4 Cat A Offices

### Floors L1-28

Fully accessible raised modular floor system consisting of 600mm x 600mm galvanized steel encased tiles mounted on adjustable pedestals, medium grade.

### Walls L1-28

Plasterboard with emulsion paint finish. Painted flush MDF skirtings with shadow gap detailing or expressed concrete.

### Ceilings Typical Podium L1-L6: Concrete Super Structure

Concrete soffit and exposed services with an option to provide a plasterboard

### Ceilings Typical Tower L7-L15: Concrete Super Structure

Concrete soffit and exposed services with plasterboard margin to perimeter.

### Ceilings Typical Tower L16-L28: Steel Super Structure

Profiled steel deck soffit with plasterboard margin to perimeter and a zoned steel mesh suspended ceiling.

### Doors L1-28

ap detailing frames with sh frames to ris doors and cor

oated frames: full height sealed e glazed.

### 3.5 Wired Score Level

### 3.6 WELL Standard

HYLO is officially registered to pursue WELL Core and Shell certification, with an ambitious target to achieve GOLD rating.

### 3.7 Toilets / Toilet Lobbies Finishes

### Floors

Large format porcelain tiles.

Plasterboard with matt paint finish to lobbies, three-quarter height ceramic tiled walls to toilets.

### Ceilings

Painted plasterboard on a suspended grid.

### Doors

Solid core with satin paint finish. Flush frames with shadow gap detailing to main doors and concealed frames to riser

### **Fittings**

White ceramic WCs and basins, matt black plated taps and exposed traps. Matt black fittings.

### 3.8 Stairs

### Stairs

Precast concrete with cast-in nosings.

### Landings

Non-slip floor finish to match stairs.

### Walls Sealed slip form concrete.

Ceilings Precast concrete.

### Doors

Solid core with satin paint finish. Flush frames with shadow gap detailing to main doors and concealed frames to riser doors.

### 4.1 Cat A Offices Systems

Air conditioning by four pipe ceiling mounted fan coil units fed from central heating and chilled water systems.

Fresh air to podium levels (L1-L6) are supplied ion unit

ig of LT nd chilled water allows h podium level and a ancies

### 2 Cat A Offices Performance

### <mark>tern</mark>al desi<mark>gn co</mark>nditions

30°C db, 20 -4.0°C sat

### Internal design conditions

Summer:	23°C + 2°C
Winter:	21°C ± 2°C
Circulation and toilets	18°C ± 2°C
(heating only).	

Showers and changing rooms:24°C ± 2°C

### **Ventilation rates**

Cat A Offices	12I/s/person
	(+10% for meeting rooms)
Reception:	12I/s/person
Toilets:	8ac/hr extract
Showers and	12ac/hr extract
changing rooms:	10ac/hr supply

### Heat gains

Small power equipment:	25W/sq m
Lighting:	10W/sq m

### Noise

Cat A offices (open plan): NR38 Reception and circulation: NR40 Toilets, showers, changing rooms:

### Future tenant kitchen

Gas facility and provision for kitchen extract riser to podium roof level to suit office kitchen. Extract provision from any podium office level (north core).

### 5.1 Design Criteria Lighting

Cat A office areas: 300lux Reception (desk area): Toilets, showers, changing rooms: 200lux Stairs: 100lus

### **Electrical Loadings**

Lighting:	10W/sq m
Small power (locally):	25W/sq m
Small power:	15W/sq m

### 5.2 Lighting

Office accommodation incorporates high efficiency low energy LED fittings arranged to give a standard service illumination of 400-500lux, compatible with CIBSE LG7 guide. Lighting is controlled by dimmable lighting control system with photocells and/or presence detectors.

### 5.3 Low Voltage Installation

Rising main bus bars systems for tenants' loads with tenants' distribution boards including small power miniature circuit breakers.

### 5.4 Metering

rical services d oution allows cies on each podium level and n tower levels

metering for tenants' and la all with remote reading and via t

### 5.5 Voice/Data

Duplicate communications/data risers to each demise are provided equipped with cable trays for fibre cable from incoming telecom rooms, to allow for tenants' voice/data requirements.

### 5.6 Emergency Lighting

Incorporated within the primary luminaries with integral battery packs to meet BS5266 recommendations and the requirements for means of escape.

### 5.7 Emergency Power

A generator has been installed to provide backup power to life safety equipment.

The life safety generator also provides an allowance for podium office tenants' comms room backup of 500W per sq m over 3% of the net lettable area.

Tenants' SERs on tower levels will have battery powered UPS as part of tenant fit out.

The building has power resilience via two separate incoming feeds.

### 6.1 Sprinklers

The entire building has been sprinklered to BS EN 12845. Wet risers are provided in the north, east and south cores.

### 6.2 Fire Detection and Alarm

An automatic fire detection system linked to mechanical and lift services complying with BS5839 will be provided.

### 6.3 Access Control System

A card/fob type access control system linked to external doors, security access system and the lift control system will be installed.

### 6.4 CCTV System

A CCTV system provides monitoring of landlord's areas internally including entrances and exits. External areas in the immediate vicinity are also covered.

### 6.5 Lightning Protection

s been installed.

### Retail Un<mark>its</mark>

arranged in two space has fsubdivis o six units. The n end hav t rear access to g bay. The units are provided with sho front glazing and completed to shell and core.

### 7.2 Floor Loading

Retail areas: 3.0kN/sq m 1.0kN/sa m Partition load: Ceiling and services: 2.0kN/sq m

### 7.3 Clear Heights -**Ground Floor Retail Space**

100mm allowance for tenants floor finishes. 4650mm finished floor level to

structural soffit

### 7.4 Retail Services

Capped off metered services are provided. These will include:

- Electricity
- LTHW heating - Chilled water
- Sprinklers
- Telecoms containment

- Link to fire alarms

Provision for gas if requested to a max of two A3 units.

Ventilation generally via louvres on façade. Provision for two units to have kitchen extract risers to podium roof level.

### 8.1 Targets

BREEAM: Excellent CO2 Emissions: 35% below 2013 PartL FPC: A rating

### 8.2 Facilities

and coo r (CHP) vater h

### 258,000 sq ft of

### Hell Yeah!

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Please contact the joint agents for more information.



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