

HYLO
105 Bunhill Row
London
EC1Y 8LZ



HYLO,
105 Bunhill Row,
London EC1Y 8LZ

C O N T E N T S



258,000 SQ FT
PREMIUM OFFICE SPACE

407 BIKE SPACES
394 LOCKERS
30 SHOWERS

Office CYCLE PROVISION Retail

365 BASEMENT CYCLE STORE

42 EXTERNAL SHEFFIELD RACKS

26 INTERNAL SPACES



Platinum ready



Excellent

BUILDING DESIGN BY HCL ARCHITECTS AND INTERIOR DESIGN BY STIFF + TREVILLION

05

MINUTES WALK FROM OLD STREET

17,000 SQ FT RETAIL SPACE

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

06

MINUTES WALK FROM MOORGATE (ELIZABETH LINE)

HY-LOUNGE, A 3,207 SQ FT DEDICATED BUSINESS LOUNGE FOR HYLO TENANTS, WITH 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

WINDOW-ON-THE-WORLD VIEWS ACROSS THE CITY

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.





THE HARD FACTS

▲ HYLO looking onto north side communal terrace

HYLO

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

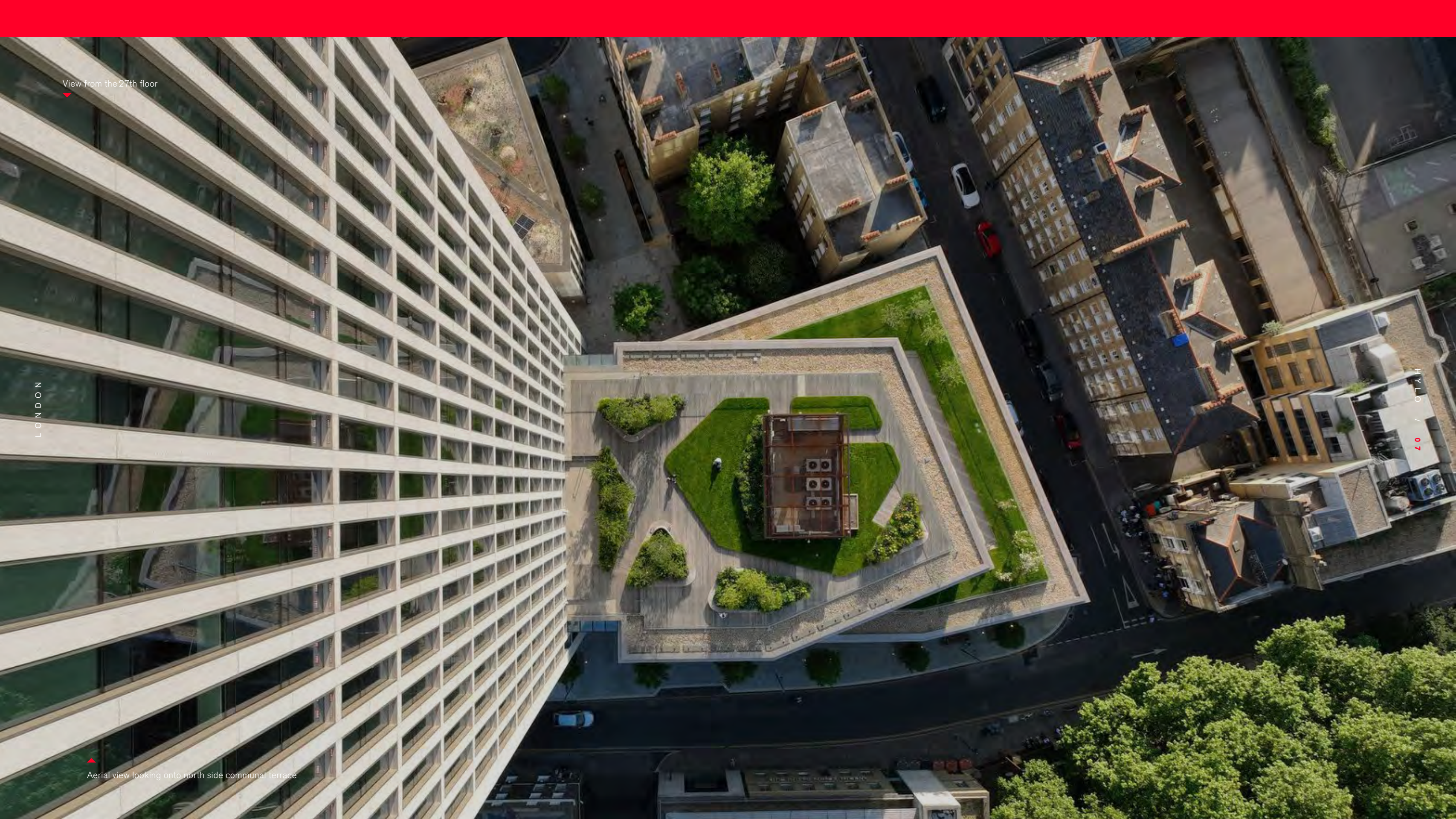
View from the 27th floor

T here is something exciting about working in this part of the capital. A short walk in any direction reveals new inspiration.

This is a place where old and new collide. From cutting-edge-cool Old Street and Shoreditch to the historically influenced City of London. The area is the epicentre of London's creative and collaborative industries and more popular than ever with many of London's forward thinking financial and professional occupiers. It provides the platform for both start-ups and global brands alike to shine, across digital media, financial, professional, retail, fin-tech and fashion sectors. Oozing progression and identity, this part of London lets you know you are somewhere special.

THE PLACE TO

CREATE



View from the 27th floor

LONDON

Aerial view looking onto north side communal terrace

HYLO / 07



Gloria, Shoreditch



Trade Coffee
Old Street



Bao
Shoreditch



Broadgate Circle

Feel the buzz

What you will discover from the foot of this basecamp will amaze and inspire your everyday.

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.

LOCAL



Whitecross Street Market

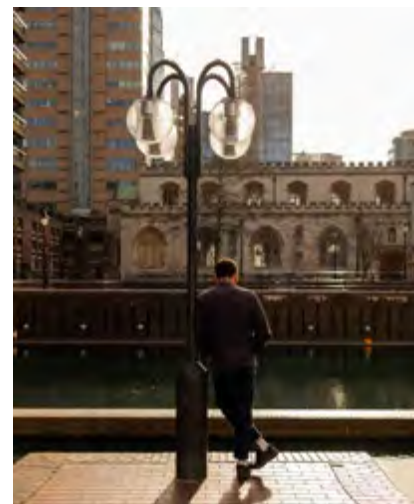


Look mum, no hands!
Old Street

Kennedy's
Barbican



Boxpark
Shoreditch



Pasta Nostra
Old Street

Served by three key London stations – Old Street, Liverpool Street and Moorgate – HYLO is your key to fast and easy access in, out and around the capital.

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.



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8 mins
VIA CIRCLE LINE
FROM MOORGATE

4 mins
CYCLING

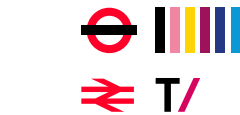
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FROM OLD STREET

13 mins
CYCLING

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FROM MOORGATE

16 mins
CYCLING

HYLO / 09



LIVERPOOL ST



CITY OF LONDON

BANK



MORGATE



SOUTHBANK

BARBICAN



HYLO

FARRINGDON >

KINGS CROSS >

OLD ST

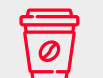










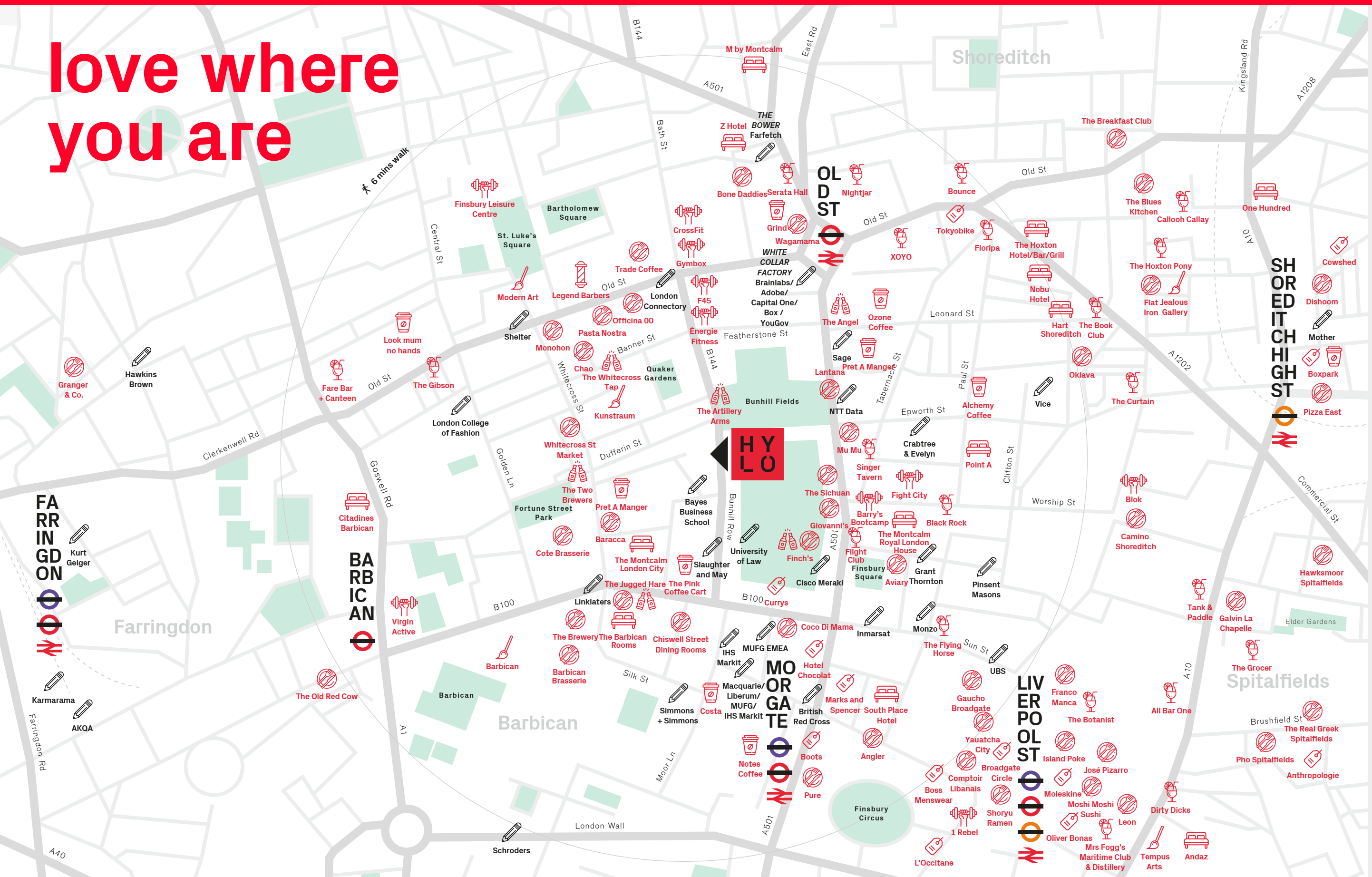
SHOREDITCH

< HACKNEY

love where you are

Key

-  Coffee shops
-  Pubs
-  Restaurants
-  Bars / Clubs
-  Galleries
-  Hotels
-  Shopping
-  Gym
-  Local occupiers



DISHOOM

THE JUGGED HARE

GAUCHO

CHISWELL STREET DINING ROOMS

tokyobike

MUFG

The BREWERY

HOXTON GRILL

box

HAWKSMOOR

Linklaters



the hoxton

GRANGER & Co.

BOSCH

cisco Meraki

Capital One

one hundred shoreditch

Bone Daddies

OZONE COFFEE

PIZZAEAST

Lanzano CAFE

UBS

FLAT IRON

HYPERLOCAL

LOCAL AMENITY & OCCUPIERS

THE HOXTON PONY



FLIGHT CLUB SOCIAL BARTS

The BOUNDARY Project

GRIND

turner



HYLO / 12

FARFETCH

SAGE Publishing

Z HOTELS

monzo

Gloria

SLAUGHTER AND MAY



BOXPARK

NTT DATA

notes

inmarsat

LIBERUM

AVIARY ROOFTOP RESTAURANT & TERRACE BAR

L'OCCITANE

BARRY'S

COCO DI MAMA

The Legend Barbers

pasta nostra

F45

FINCH'S



Pure.

TRADE OLD STREET

REBEL

Built for

collaboration



A new beginning

BUILDING

H 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.

HYLO / 14







Platform to

panoramic





LEVEL 7 COMMUNAL TERRACE

© 2024



find your
fuel



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



DOWNLOAD
HYLO's Health & Wellbeing brochure [here](#).



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

well, well, well

HYLO / 21

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:

 **DOWNLOAD**
HYLO's Health & Wellbeing brochure [here](#).



Gold



Platinum ready

 **air**

 **water**

 **light**

 **fitness**

 **comfort**

 **mind**

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.

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.



Future proof

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

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.

The highest standards

HYLO is green

Cutting carbon from the get-go

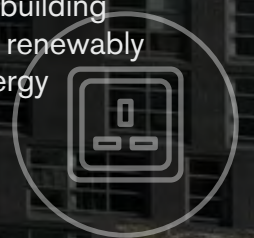
By designing HYLO around the superstructure of the original building, over 2,500 tonnes of CO2 saved.

And that's not even considering the carbon (another 500 to 750 tonnes) that would have been wasted if the building was demolished and re-built from scratch.

Plus, given that the original structure has been strengthened, a further 13 storeys have been added allowing the building to expand and avoid developing a new one to meet the occupancy needs.

By doing so, over a typical 10 year lease, a carbon saving of around 25% is estimated compared to leasing a new building.

All- electric building powered by renewably sourced energy



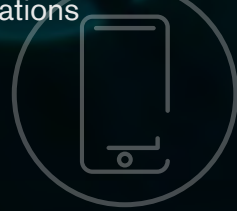
HYLO is smart

All the essentials covered

Up to 10gbps hyper-fast connectivity



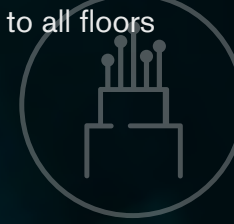
On floor WiFi and mobile tele-communications if required



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



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



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



HY-LO flex- ible



No matter what size space is required; split, single, duplex or triplex floors, HYLO has it all.

SCHEDULE OF AREAS

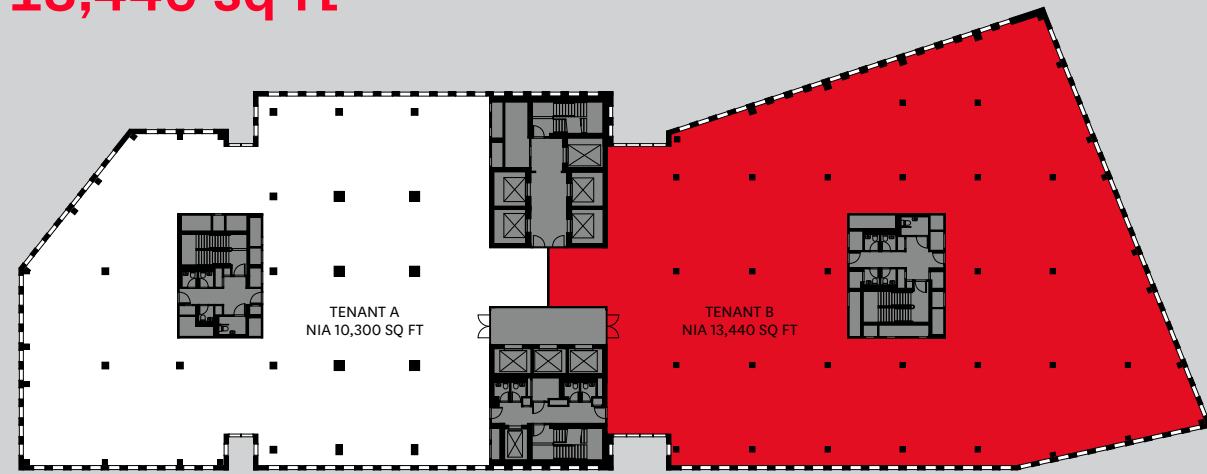
Floor	Use	sq ft	sq m	Terrace	sq ft
28	Office	5,712	531		
27	Office	5,977	555		
26	Office	6,040	561	☀	420
25	Office - Let	6,551	609		
24	Office - Let	6,550	609		
23	Office - Let	6,550	609		
22	Office - Let	6,550	609		
21	Office - Let	6,550	609		
20	Office - Let	6,550	609		
19	Office - Let	6,550	609		
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*		16,812	1,562		

*Retail reflected in Gross Internal Areas (GIA)

Truly flexible floorplates available

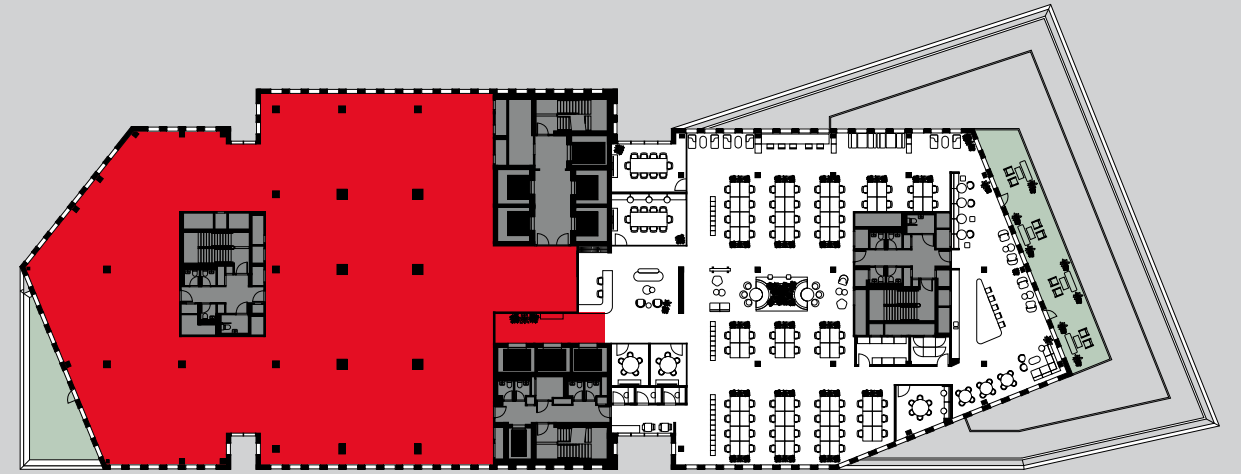
3rd floor split

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



4th floor split

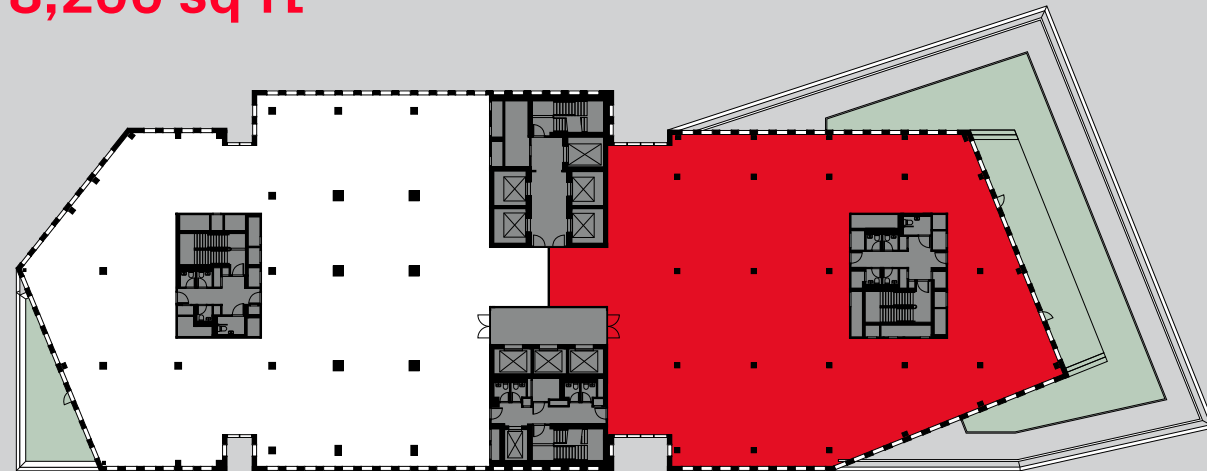
Space plan:
8,200 sq ft



Truly Flexible floorplates available

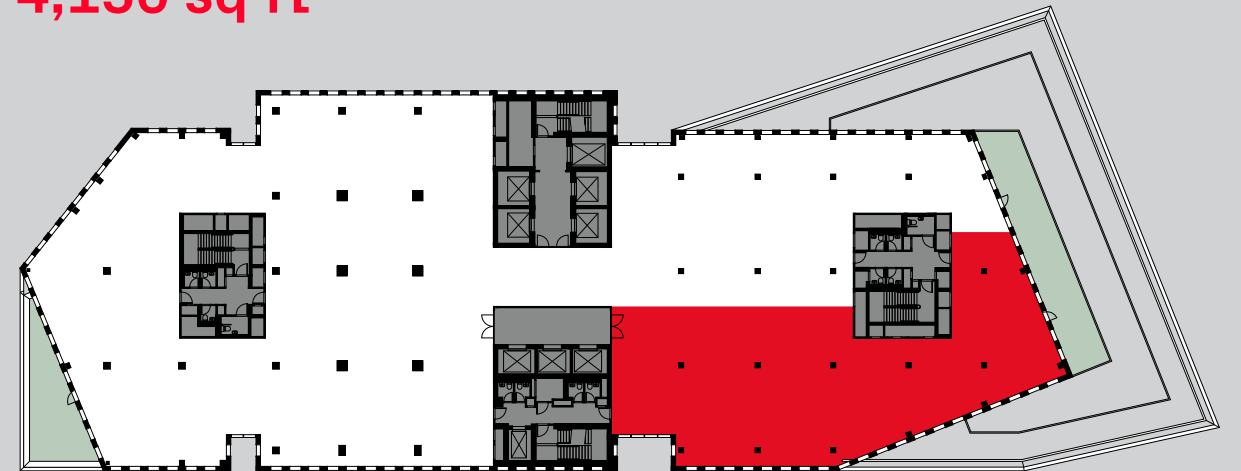
4th floor Option 1

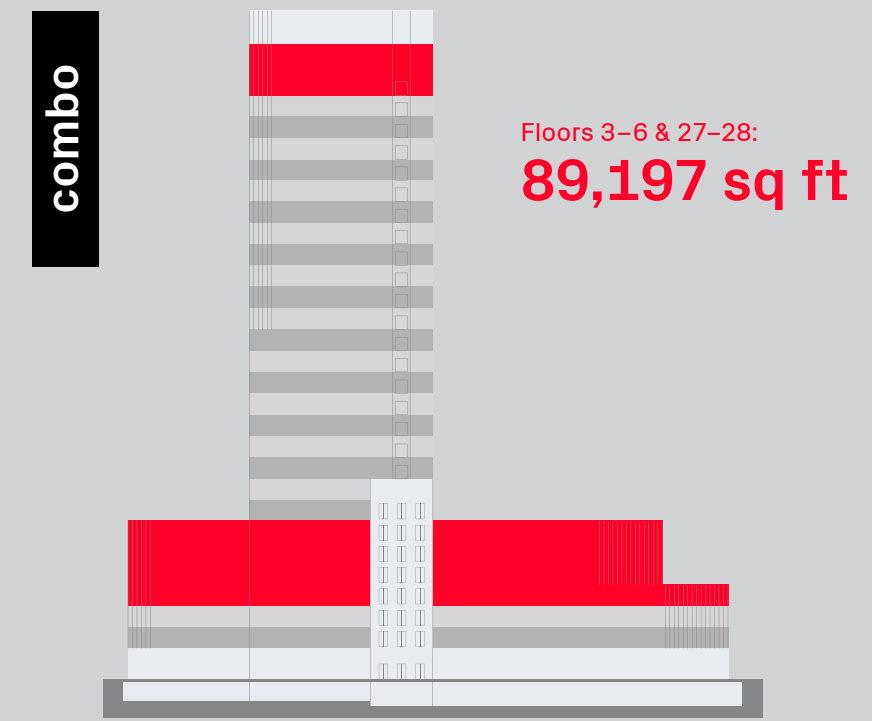
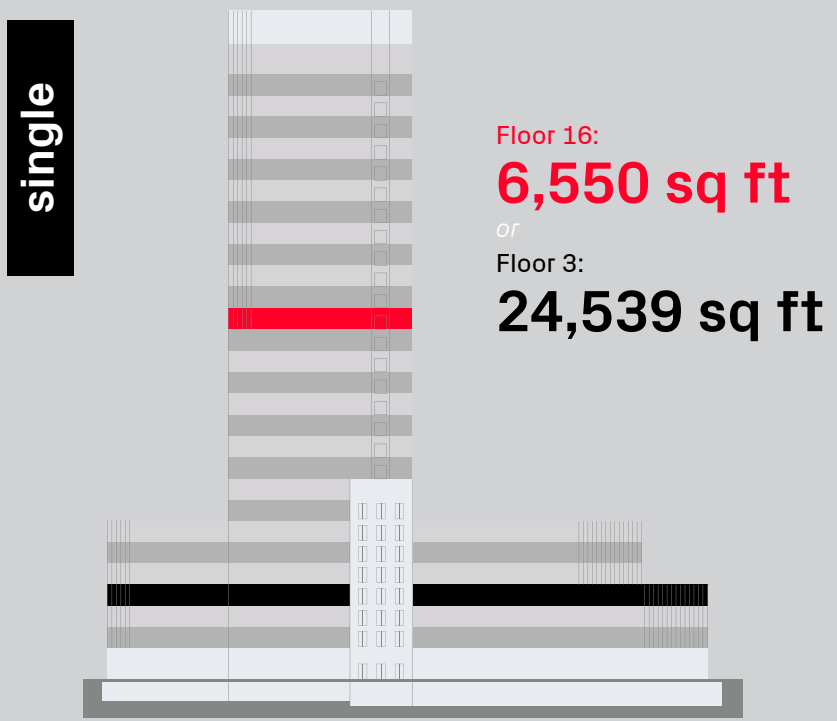
Tenant A:
9,815 sq ft
Tenant B:
8,200 sq ft



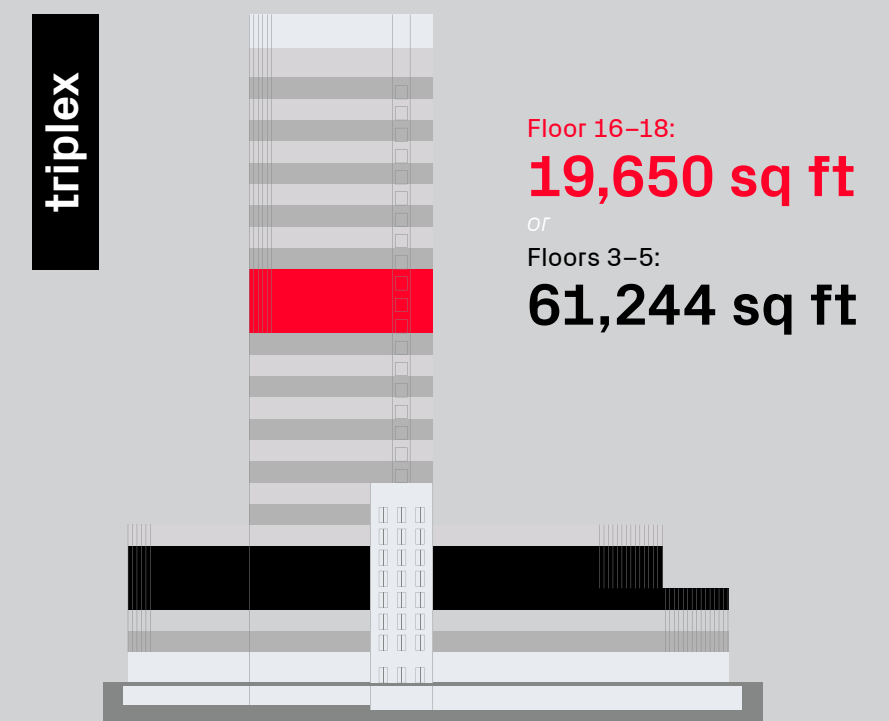
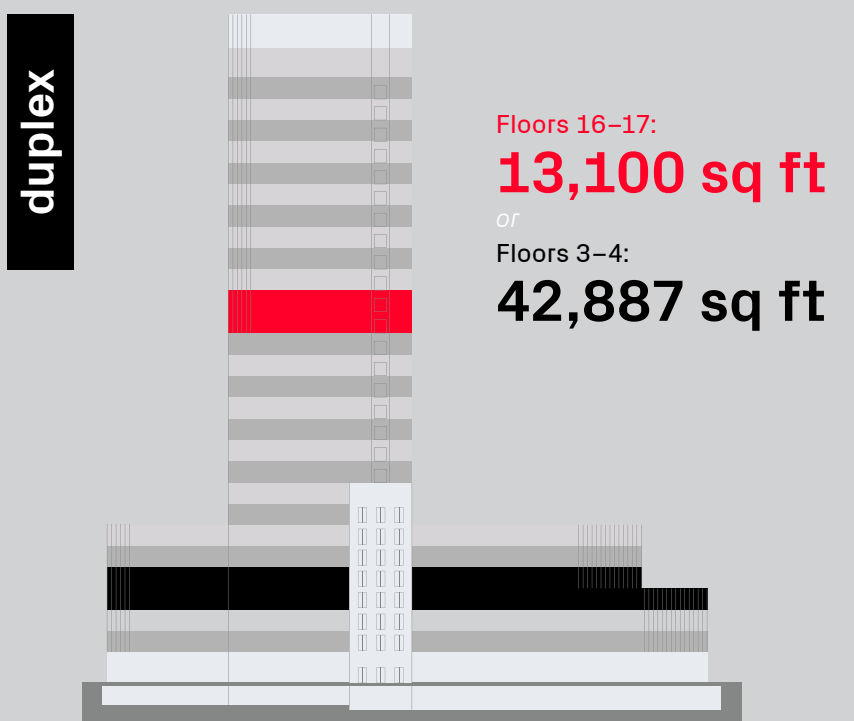
4th floor Option 2

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.





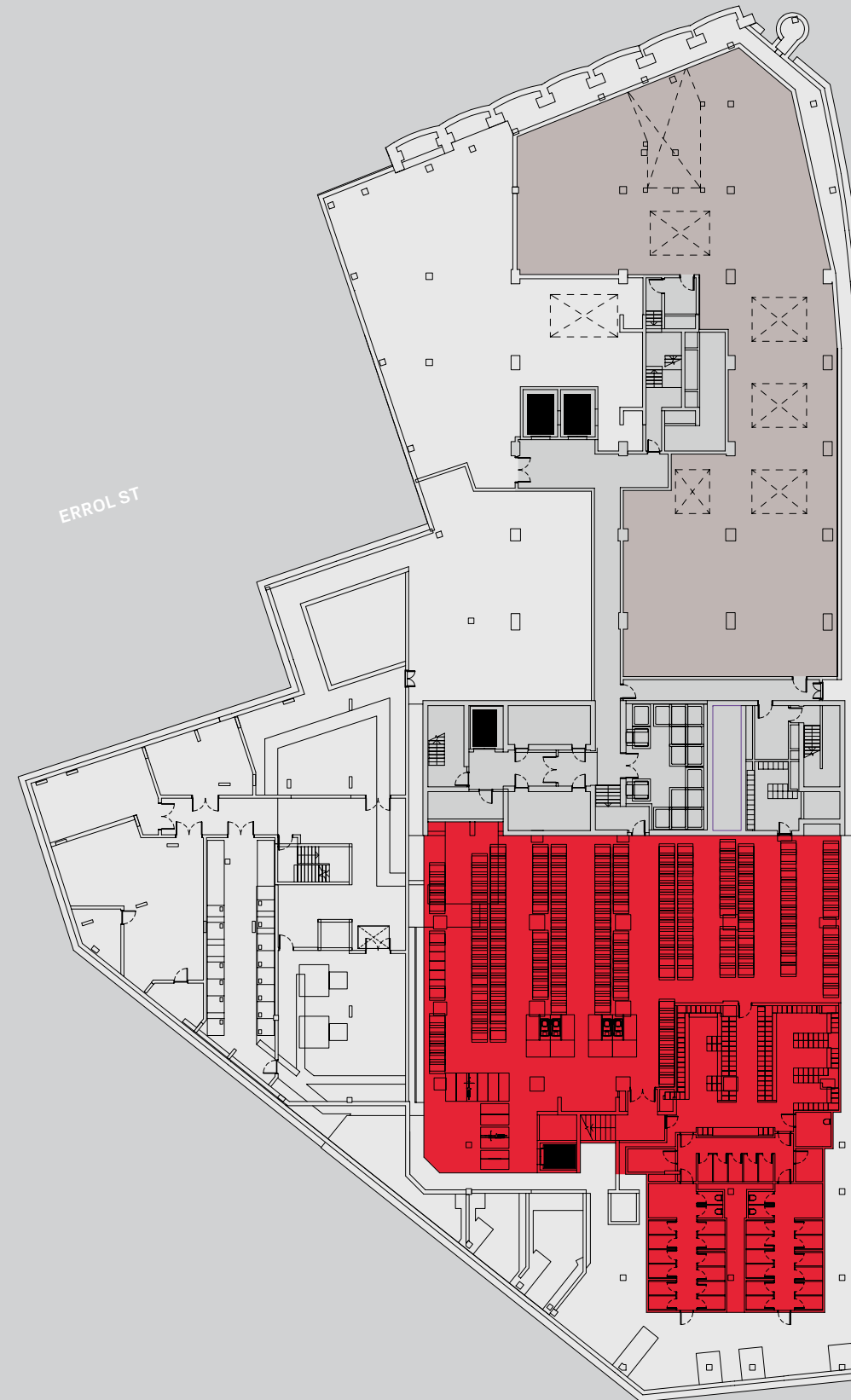
B

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



BUNHILL ROW

ERROL ST

Floor plans not to scale. For indicative purposes only.



G

Ground floor

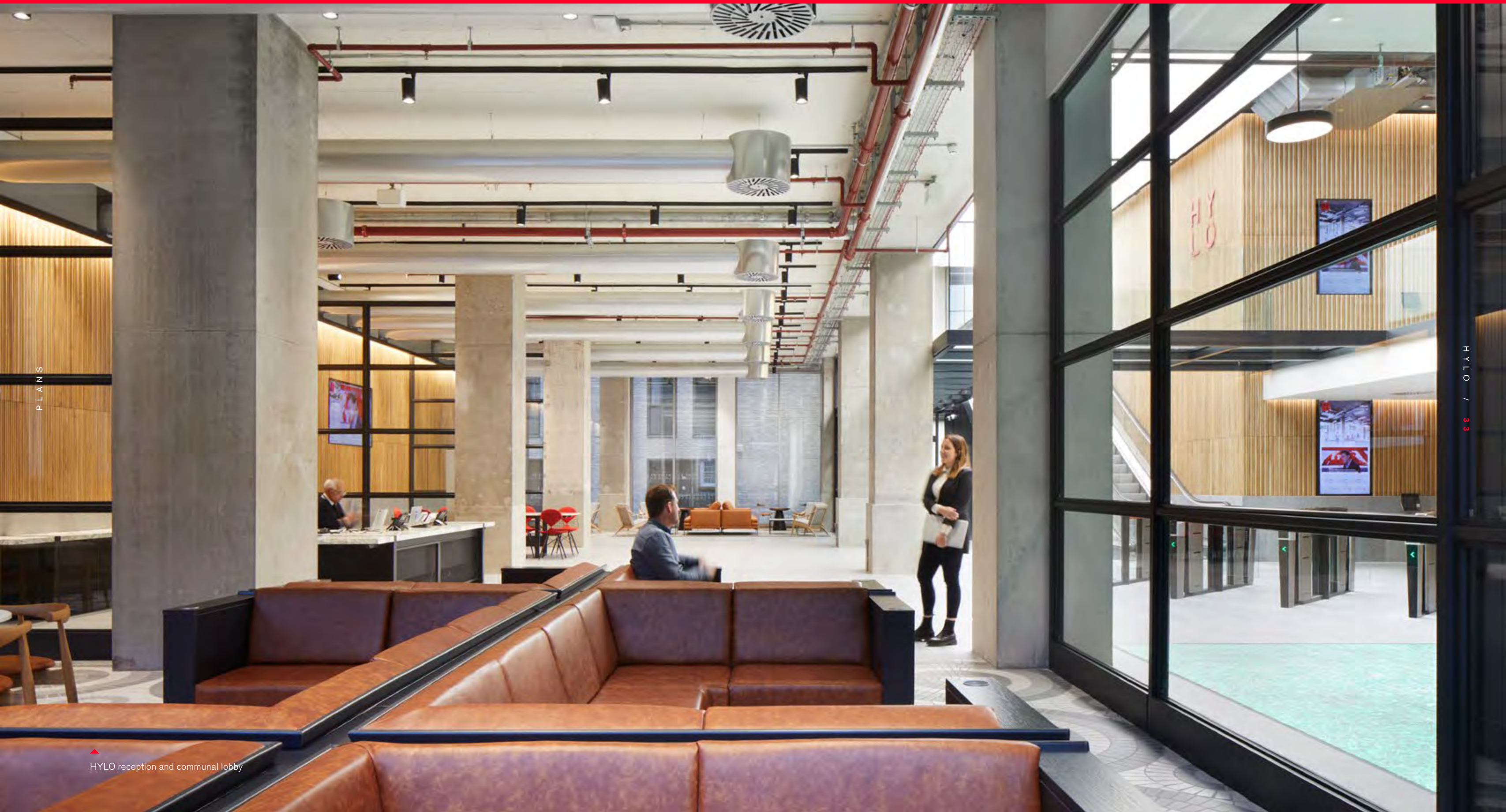
RECEPTION: 5,846 SQ FT / 543 SQ M
RETAIL: 10,335 SQ FT / 1,562 SQ M

- Reception
- Core
- Lifts
- Retail



Floor plans not to scale. For indicative purposes only.





▲ HYLO reception and communal lobby



HY-LOUNGE

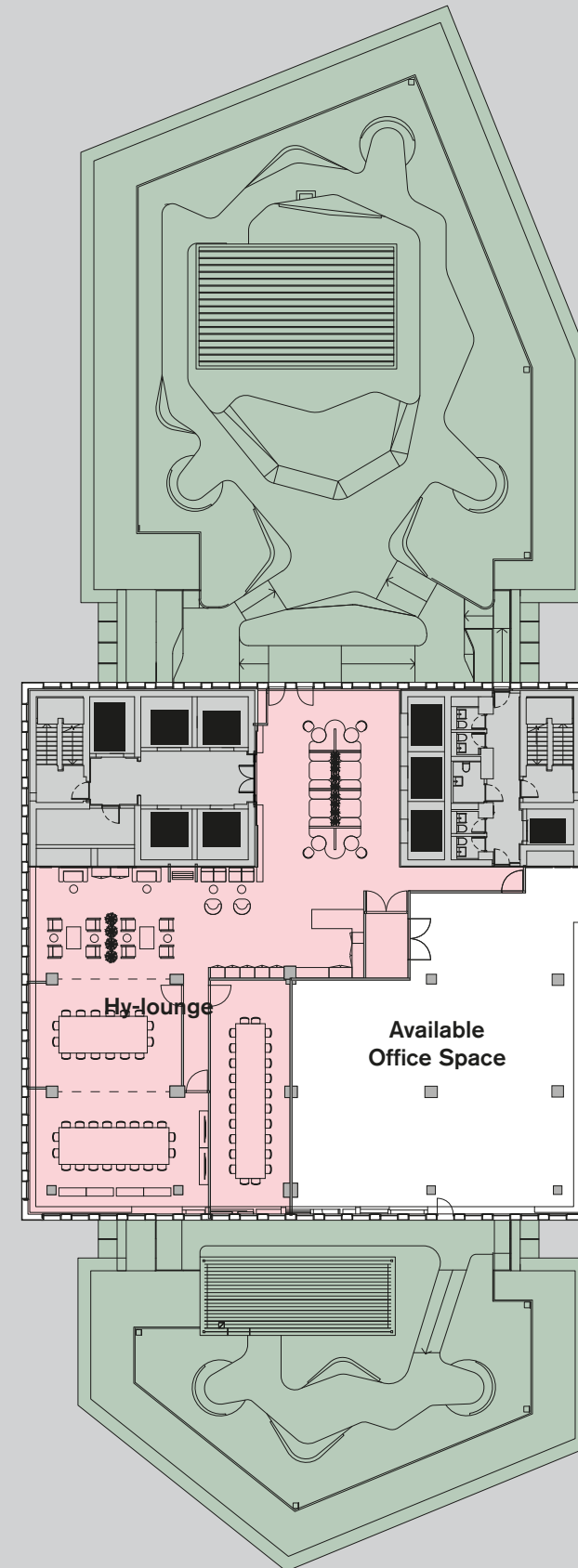
On level 7, the HY-Lounge is a new 3,000 sq ft state-of-the-art multi-purpose event, meeting and lounge space, with direct access to a 4,500 sq ft landscaped roof garden.

HY-Lounge

3,207 SQ FT / 298 SQ M

24P MEET	1
20P MEET	1
16P FOCUS	1
40P+ AUDITORIUM	1
TEAPOINT	1
2P BREAKOUT	8
3-4P BREAKOUT	6

- Office
- HY-Lounge
- HY-Lounge Communal Terrace
- Office Private Terrace
- Core
- Lifts



BUNHILL ROW



Hy-lounge Breakout Area.

Multiple soft breakout areas
for collaborative working or a quiet
zone for creativity.

PLANS

HYLO / 36

Hy-lounge Breakout Area.



Bookable private meeting rooms
of various sizes, managed via the
HYLO app.

PLANS

HYLO / 37

HY-Lounge Boardroom.



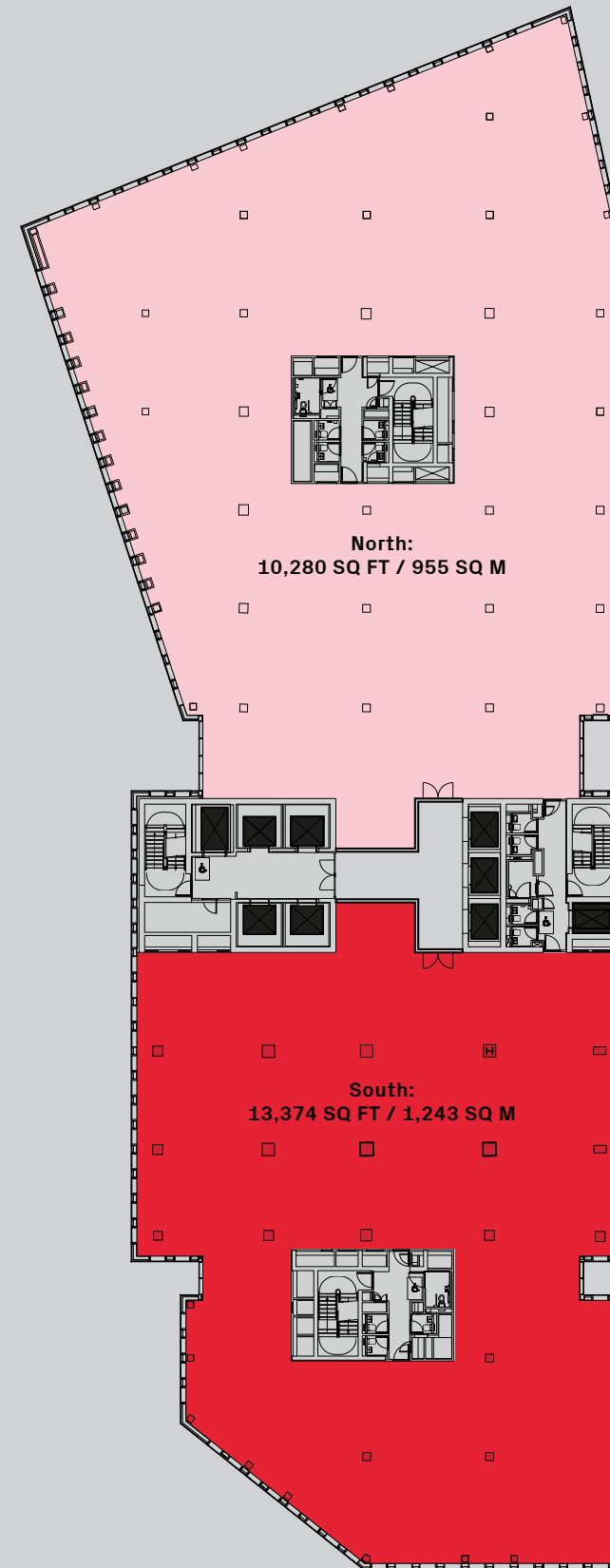


2

Split Floor Option

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

- Office North
- Office South
- Core
- Lifts



BUNHILL ROW

Floor plans not to scale. For indicative purposes only.

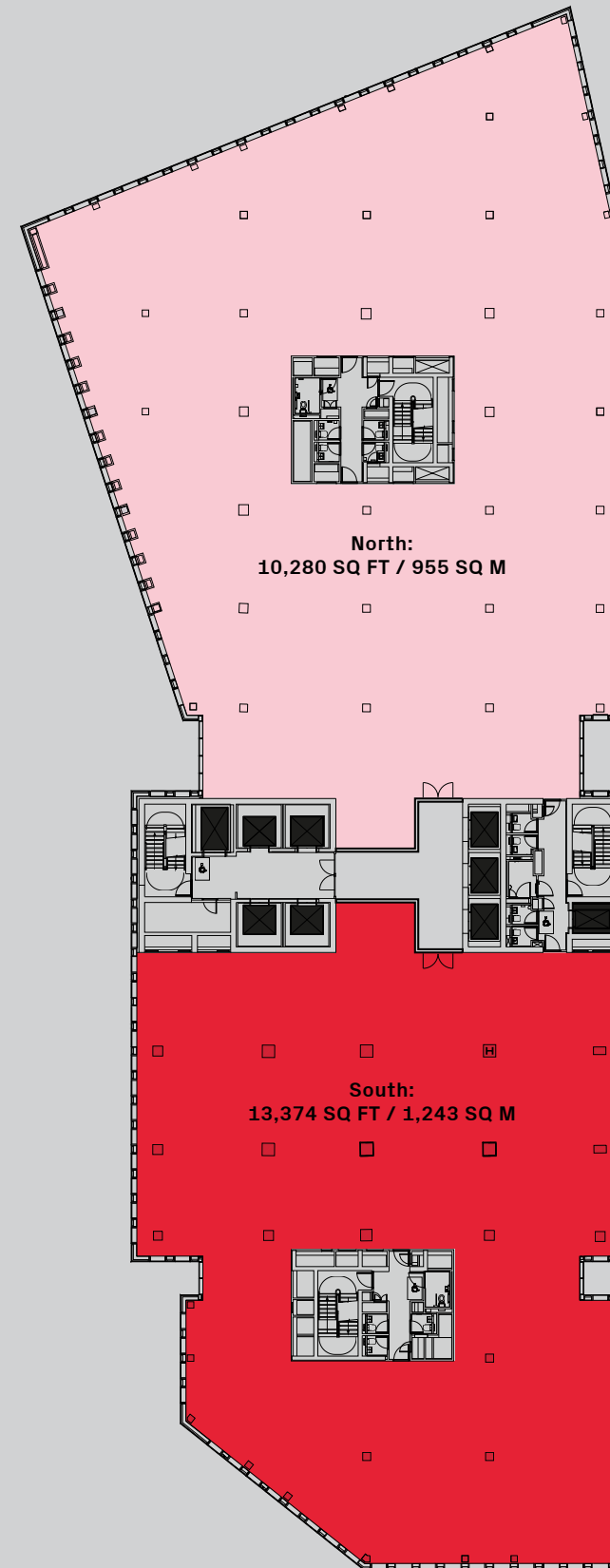


3

Split Floor Option

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

Office North Office South Core Lifts



BUNHILL ROW

Floor plans not to scale. For indicative purposes only.

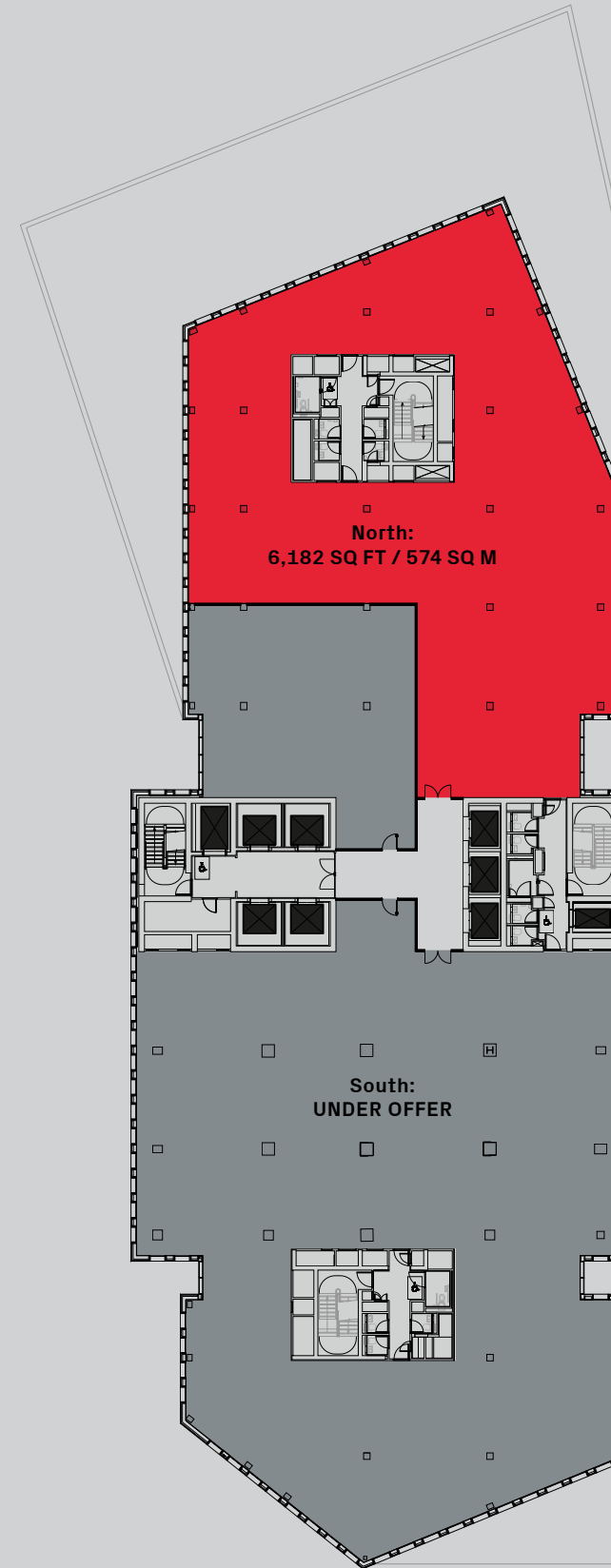


5

Split Floor Option

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

- Office North
- Under Offer
- Core
- Lifts



BUNHILL ROW




Floor plans not to scale. For indicative purposes only.

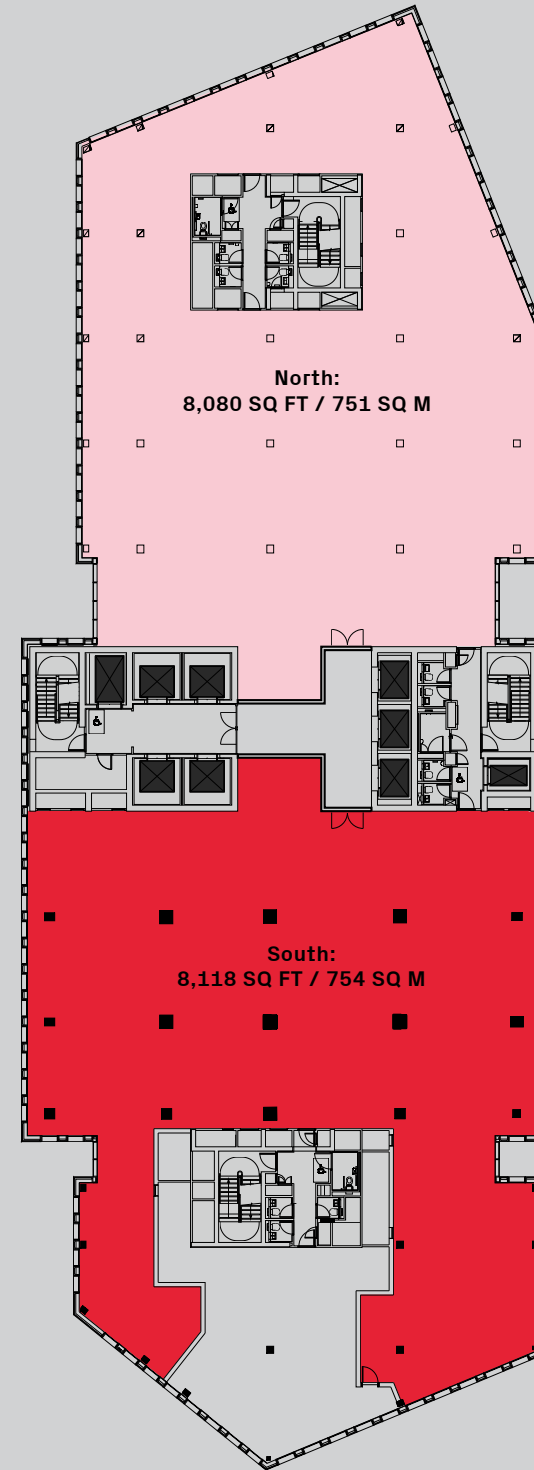


6

Split Floor Option

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

 Office North  Office South  Core  Lifts



BUNHILL ROW

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* Terraces on fourth floor only.

Floor plans not to scale. For indicative purposes only.



6 & 7

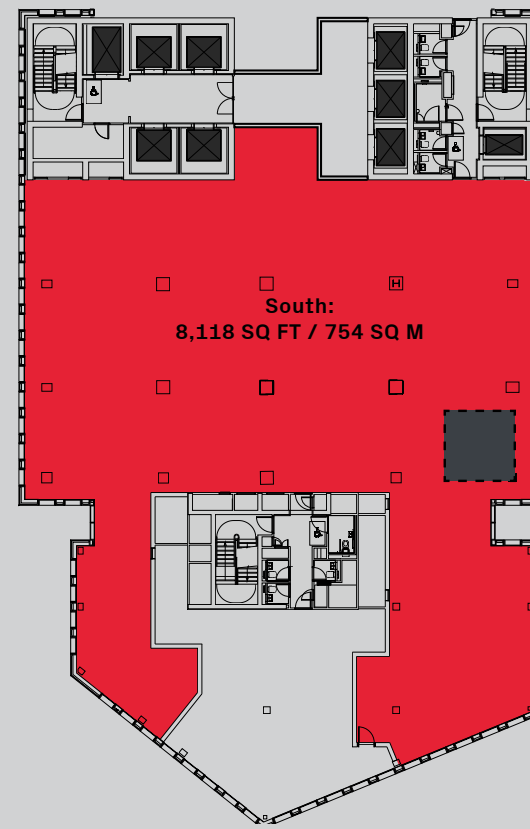
(South)

Split Duplex - Floor Option

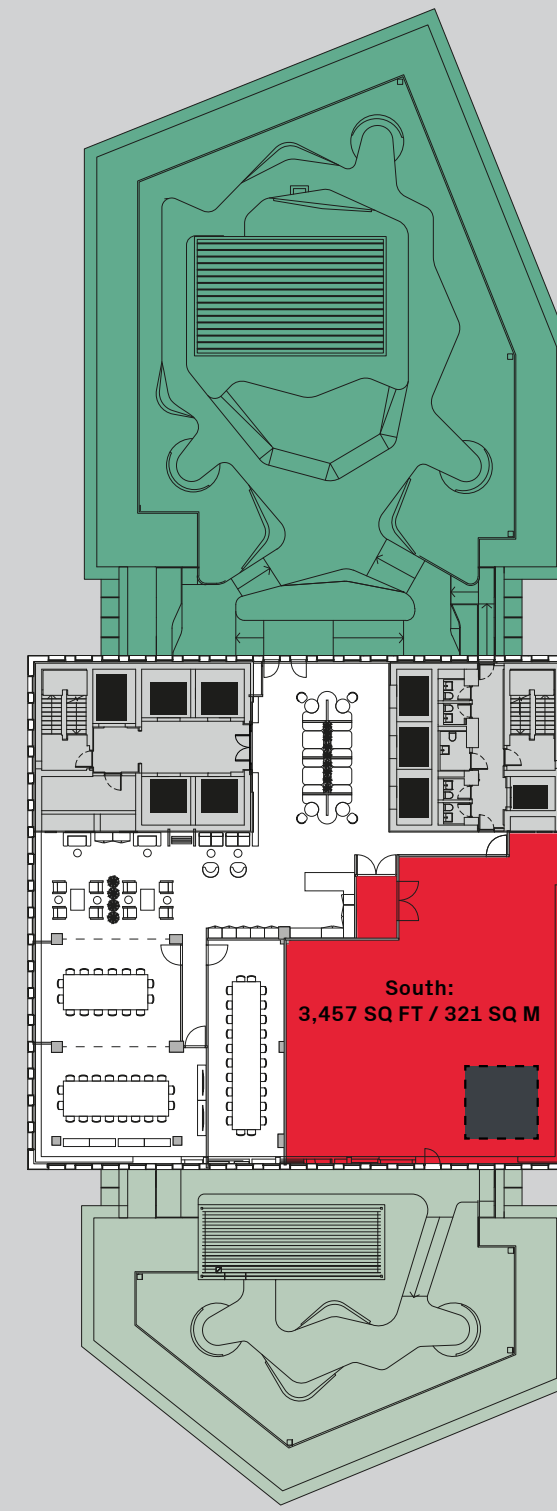
SOUTH - LEVEL 6: 8,118 SQ FT / 754 SQ M

SOUTH - LEVEL 7: 3,457 SQ FT / 321 SQ M

- Office
- HY-Lounge
- Staircase Between Floors*
- Core
- Lifts
- Office Private Terrace
- Communal Terrace



LEVEL 6 (SOUTH)



LEVEL 7 (SOUTH)

*Indicative Only

Floor plans not to scale. For indicative purposes only.



6 & 7

(Whole Floor)

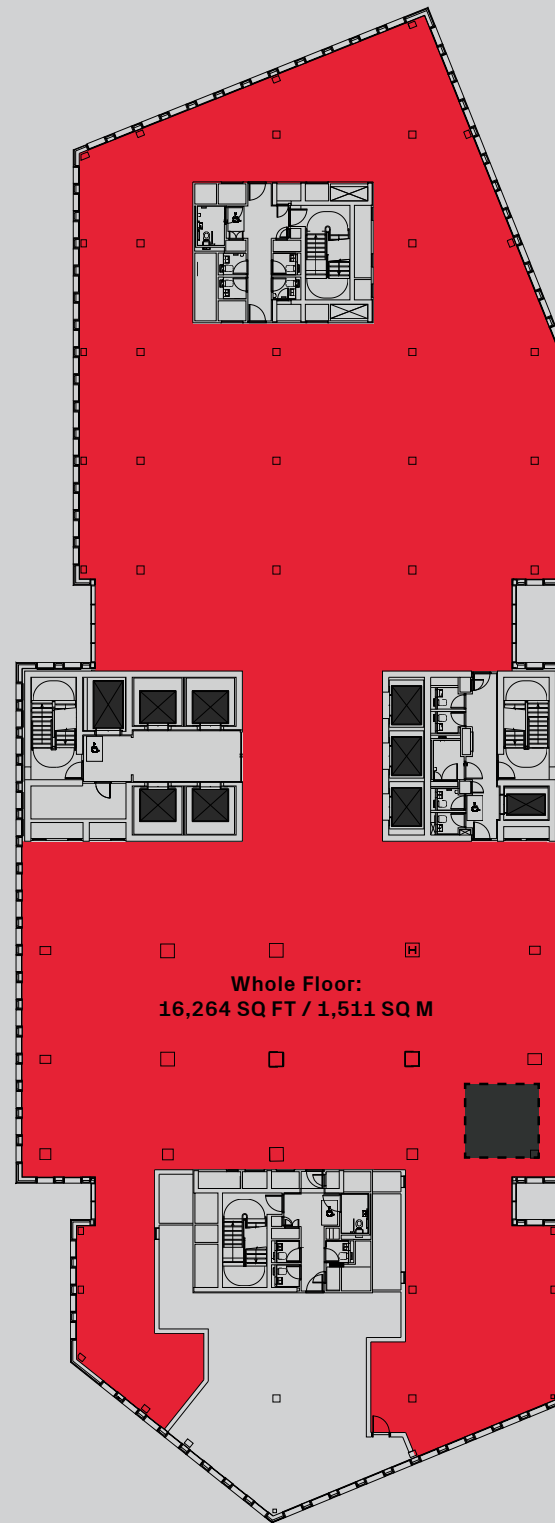
(South)

Split / Duplex Floor Option

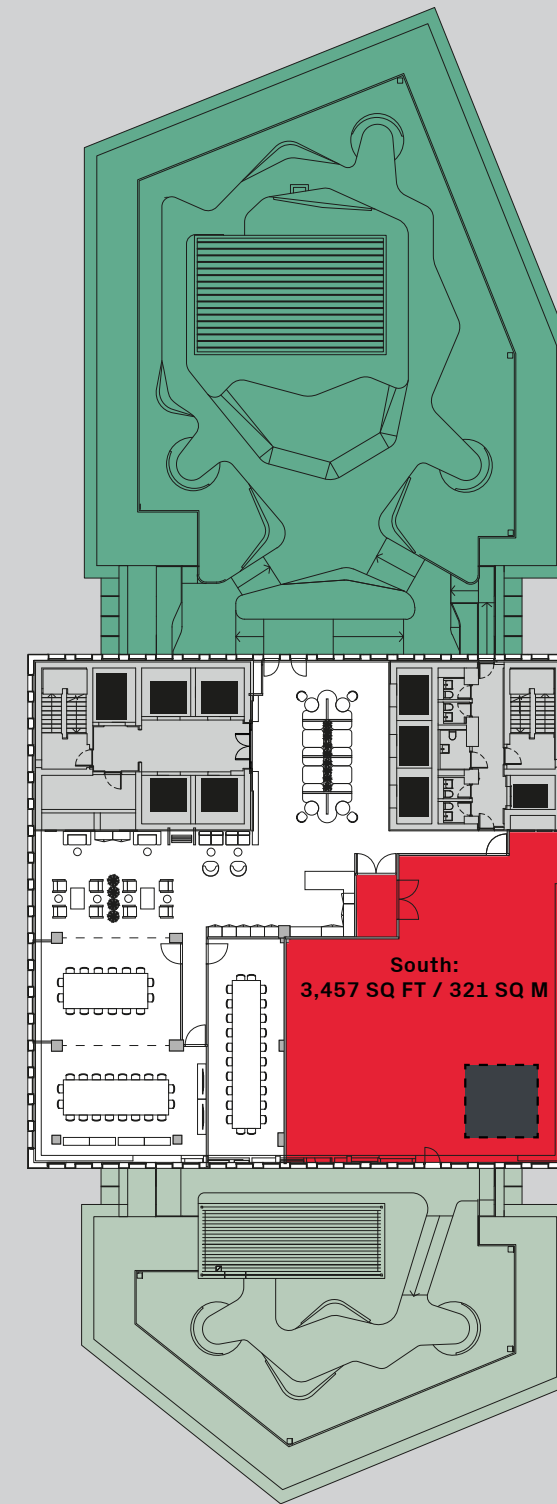
WHOLE FLOOR - LEVEL 6: 16,264 SQ FT / 1,511 SQ M

SOUTH - LEVEL 7: 3,457 SQ FT / 321 SQ M

- Office
- HY-Lounge
- Staircase Between Floors*
- Core
- Lifts
- Office Private Terrace
- Communal Terrace



LEVEL 6



LEVEL 7 (SOUTH)

*Indicative Only

Floor plans not to scale. For indicative purposes only.

CEILING EXPOSED



OFFICE SPACE

HYLO is all about optionality. Make the space your own, with highly customisable office space offering fully or semi-exposed ceilings.

HYBRID CEILING



HYLO / 44

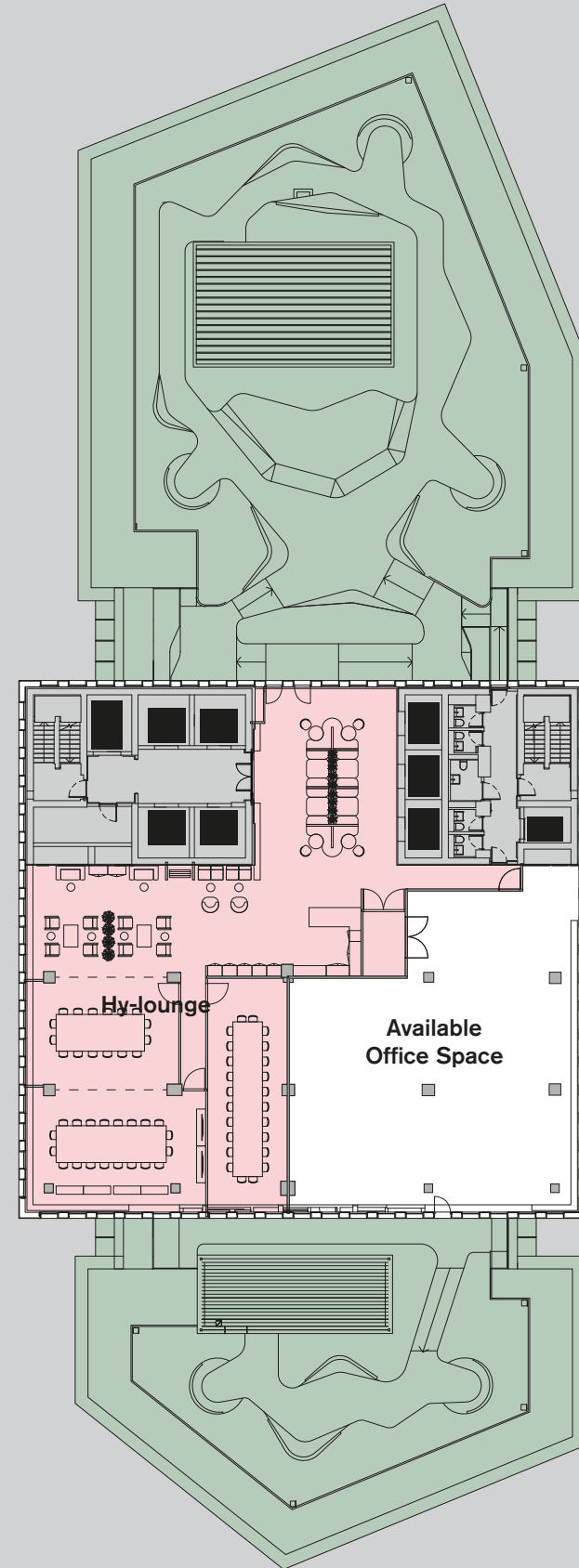


7

7th floor

OFFICE: 3,457 SQ FT / 321 SQ M

- Office
- HY-Lounge
- Lifts
- Core
- HY-Lounge Communal Terrace
- Office Private Terrace



BUNHILL ROW

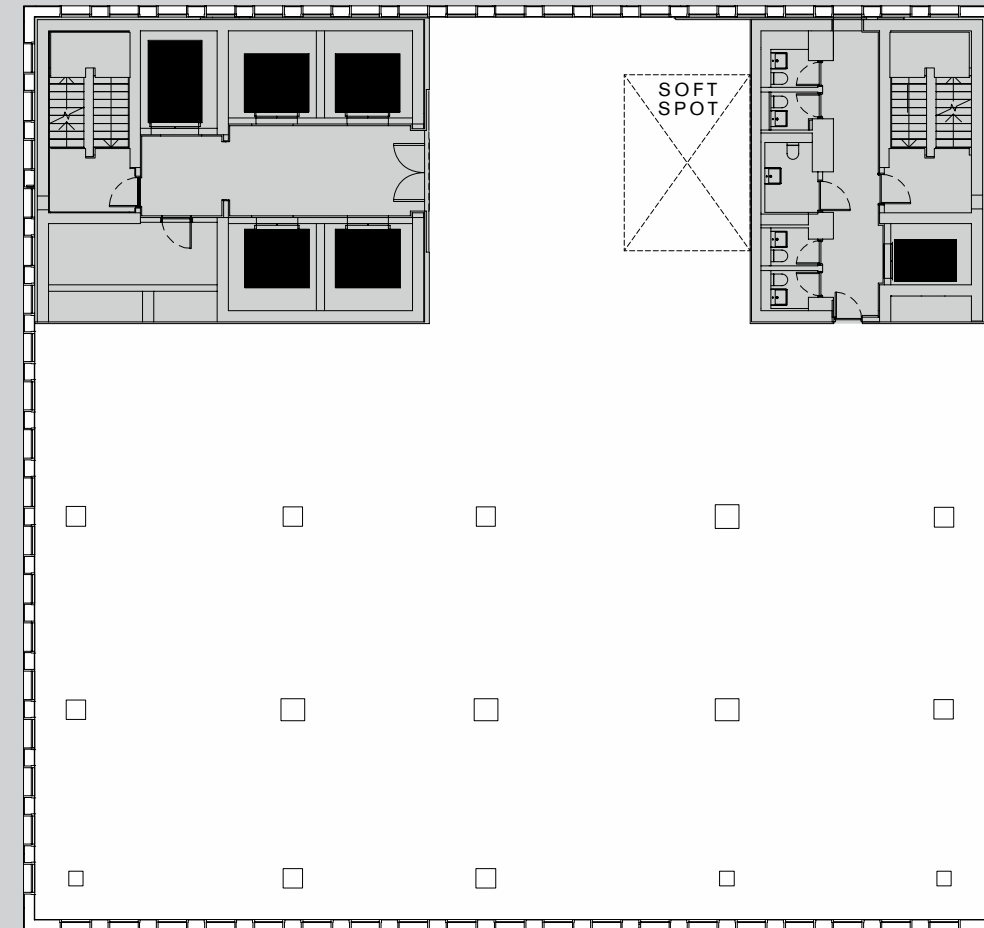
Floor plans not to scale. For indicative purposes only.



12-14

Typical floor 12-14
7,100 SQ FT / 660 SQ M - 7,101 SQ FT / 660 SQ M

□ Office □ Core ■ Lifts



BUNHILL ROW

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

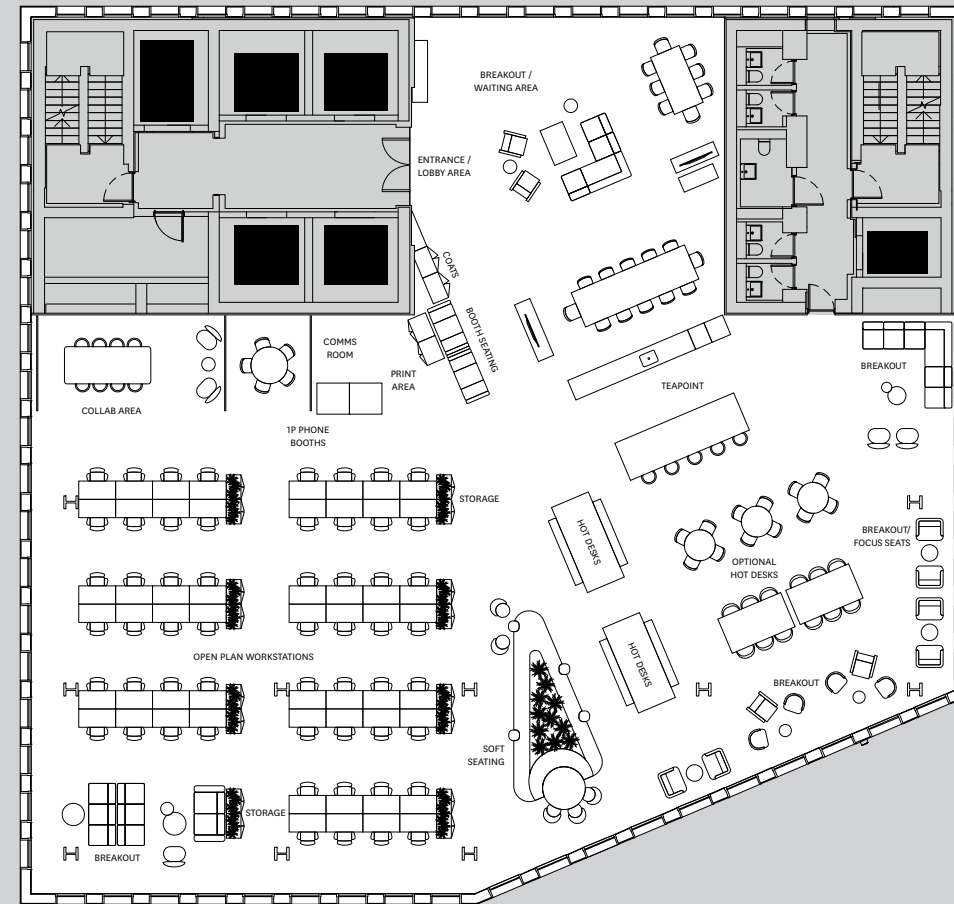
PLANS

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

Office
 Core
 Lifts

Floor plans not to scale. For indicative purposes only.



BUNHILL ROW





OFFICE SPACE

HYLO 7.50



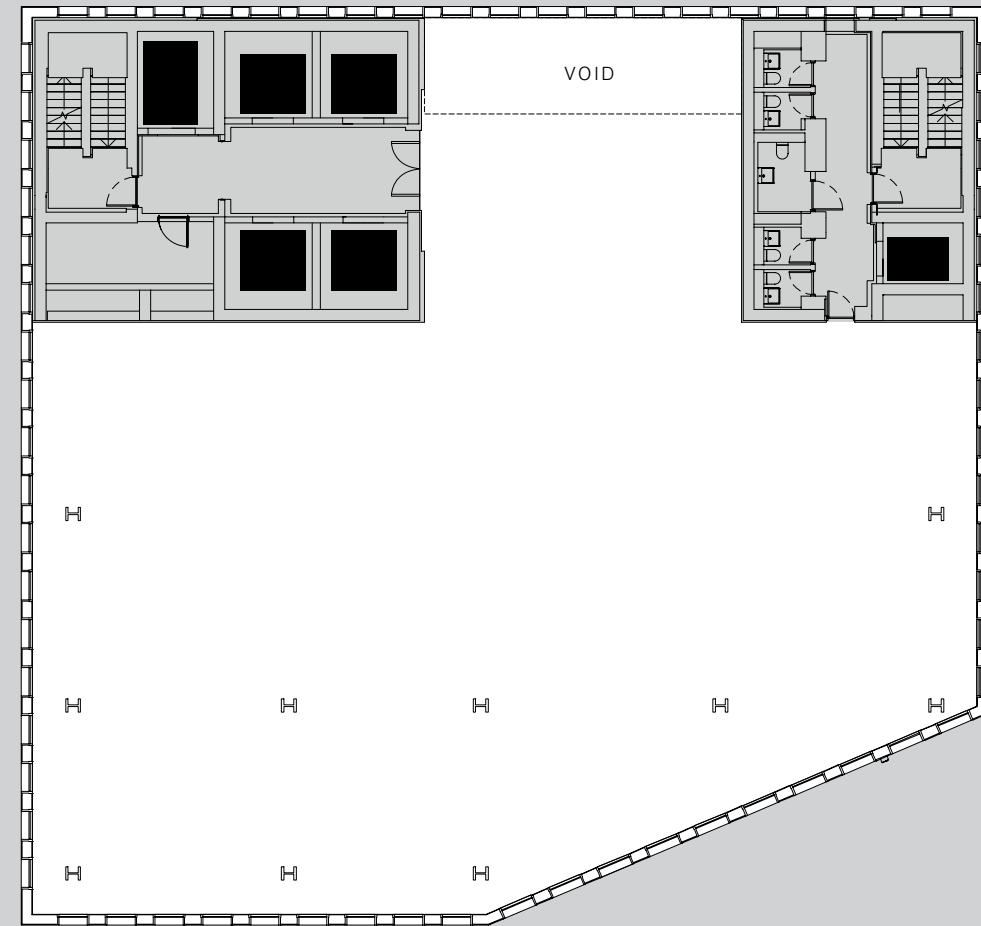


19-24

Typical floor 19-24

6,550 SQ FT / 609 SQ M

Office Core Lifts



BUNHILL ROW



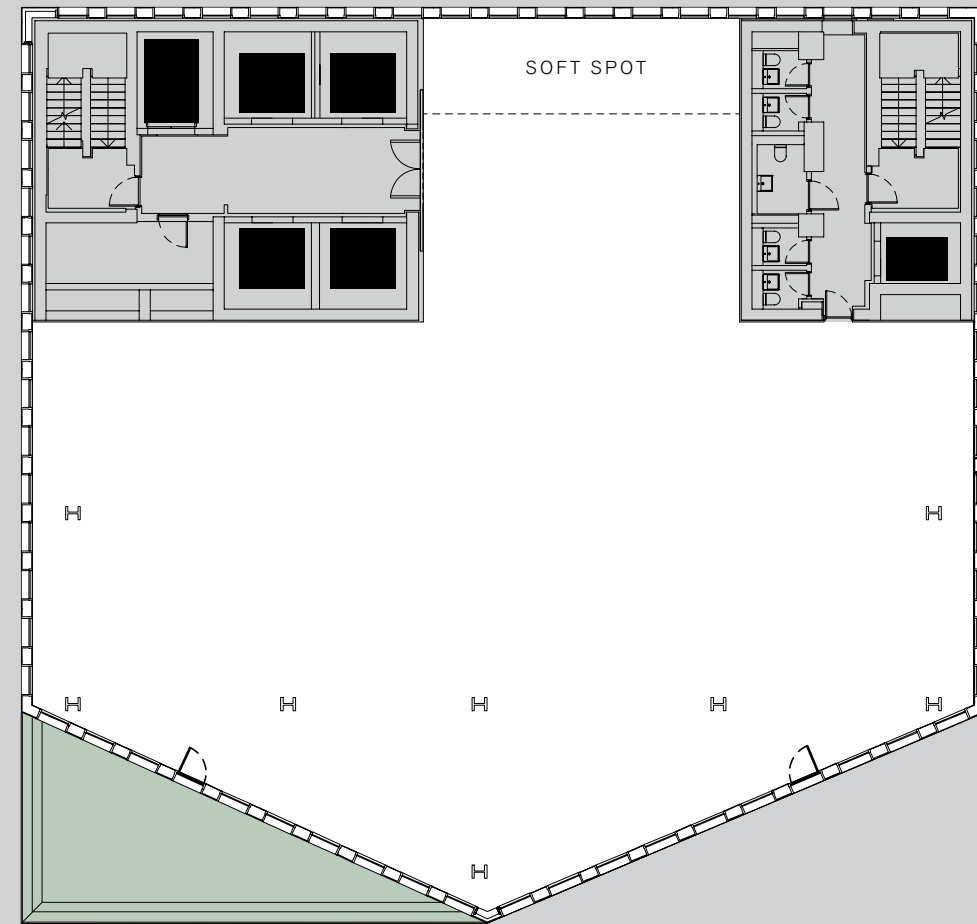
26

26th Floor

6,040 SQ FT / 561 SQ M

TERRACE: 420 SQ FT / 39 SQ M

- Office
- Core
- Lifts
- Terrace



BUNHILL ROW



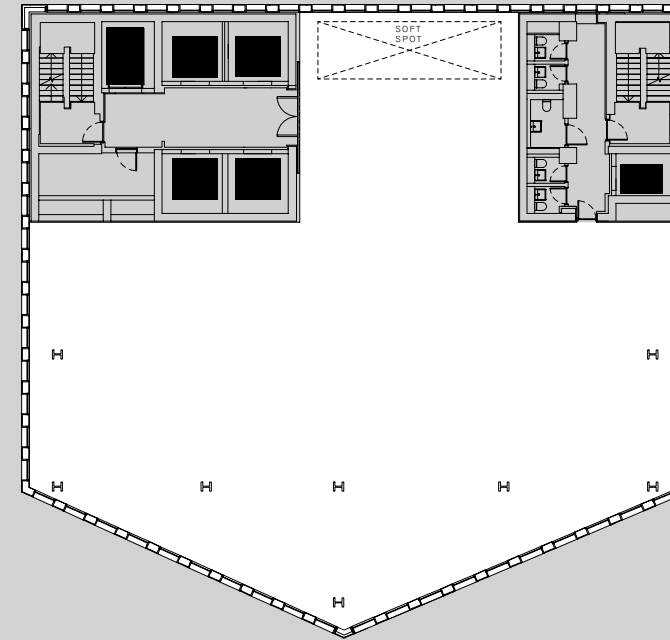
27-28

Duplex Floors 27-28

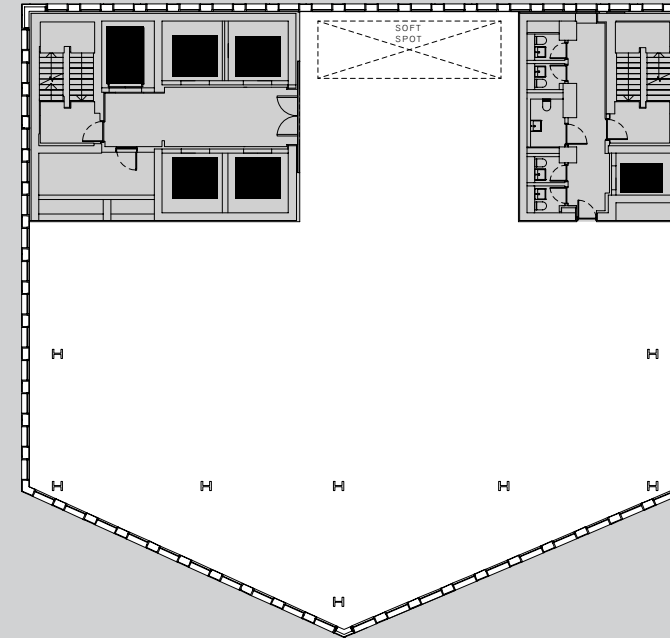
5,977 SQ FT / 555 SQ M + 5,712 SQ FT / 531 SQ M

Office Core Lifts

LEVEL 28:



LEVEL 27:







LEVEL 2

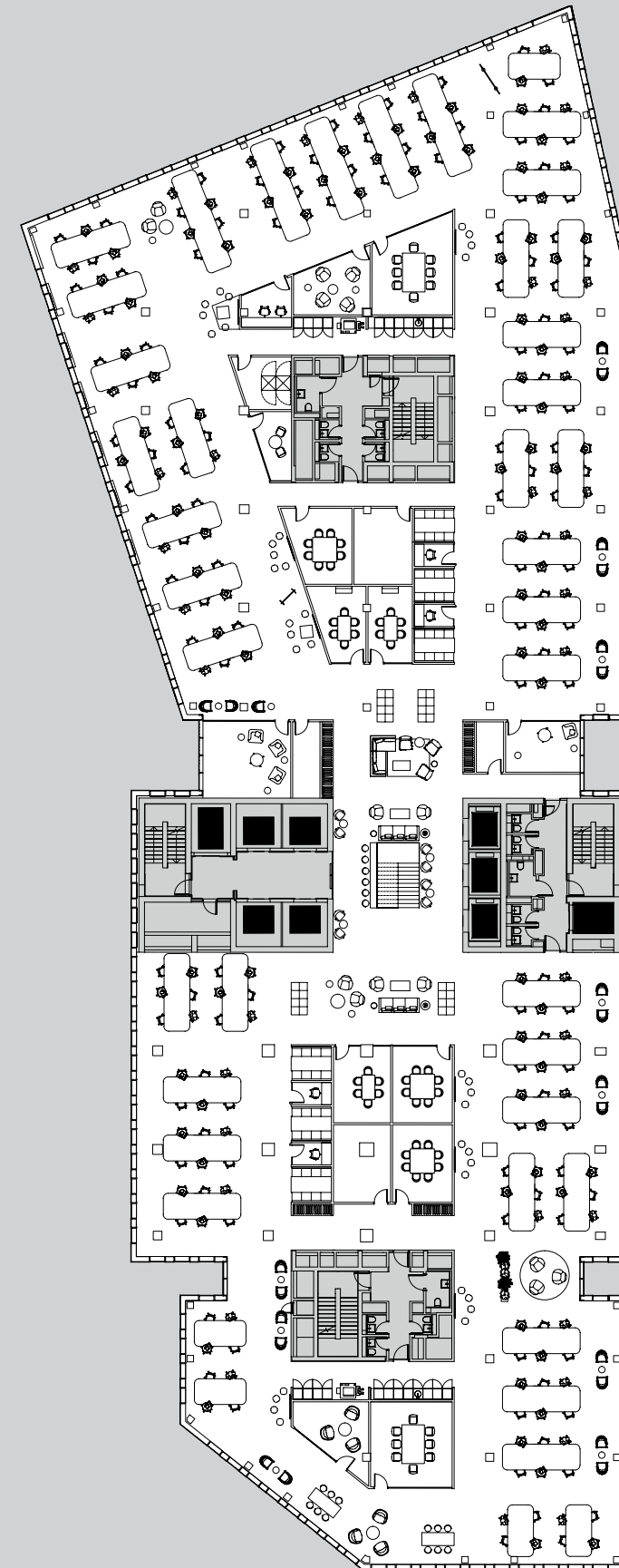
Legal / Corporate

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
 Core
 Lifts

Floor plans not to scale. For indicative purposes only.



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LEVEL 3

TMT / Creative

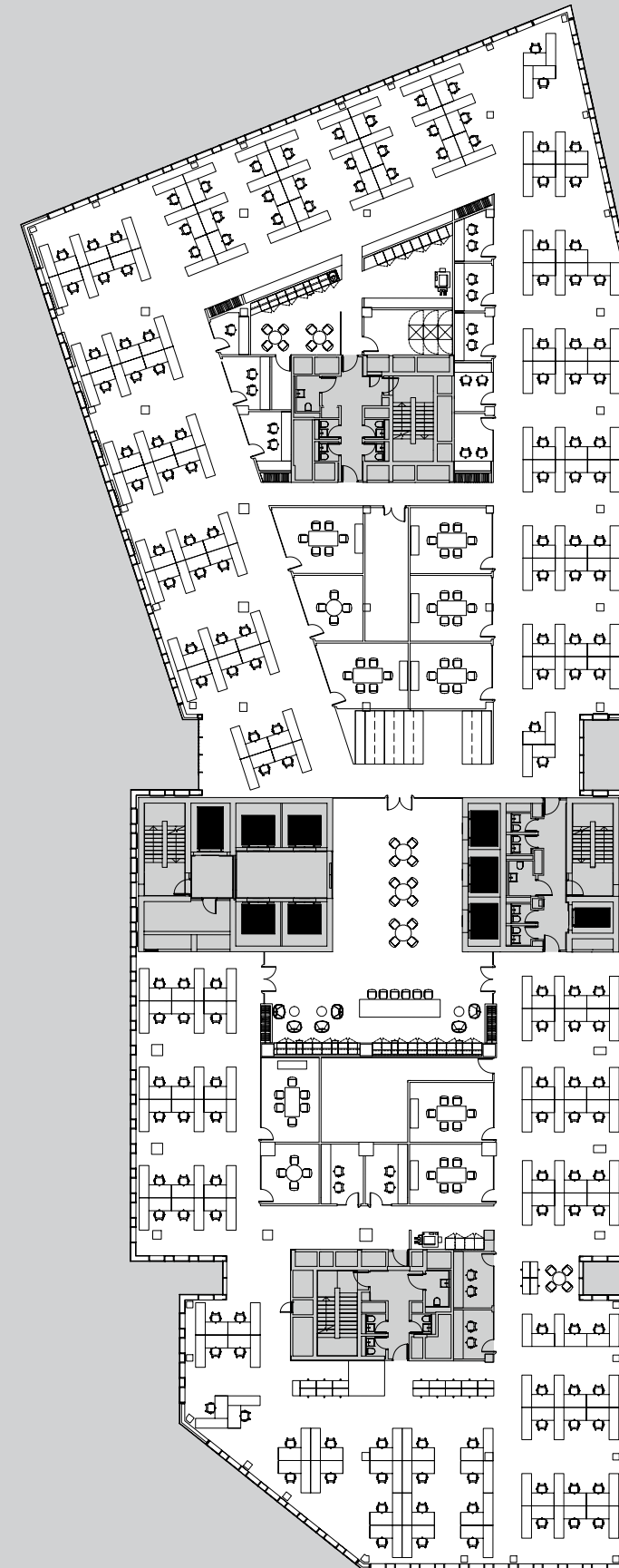
24,539 SQ FT / 2,278 SQ M

PLANS

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

Floor plans not to scale. For indicative purposes only.



BUNHILL ROW



LEVEL 4

Split floorplate

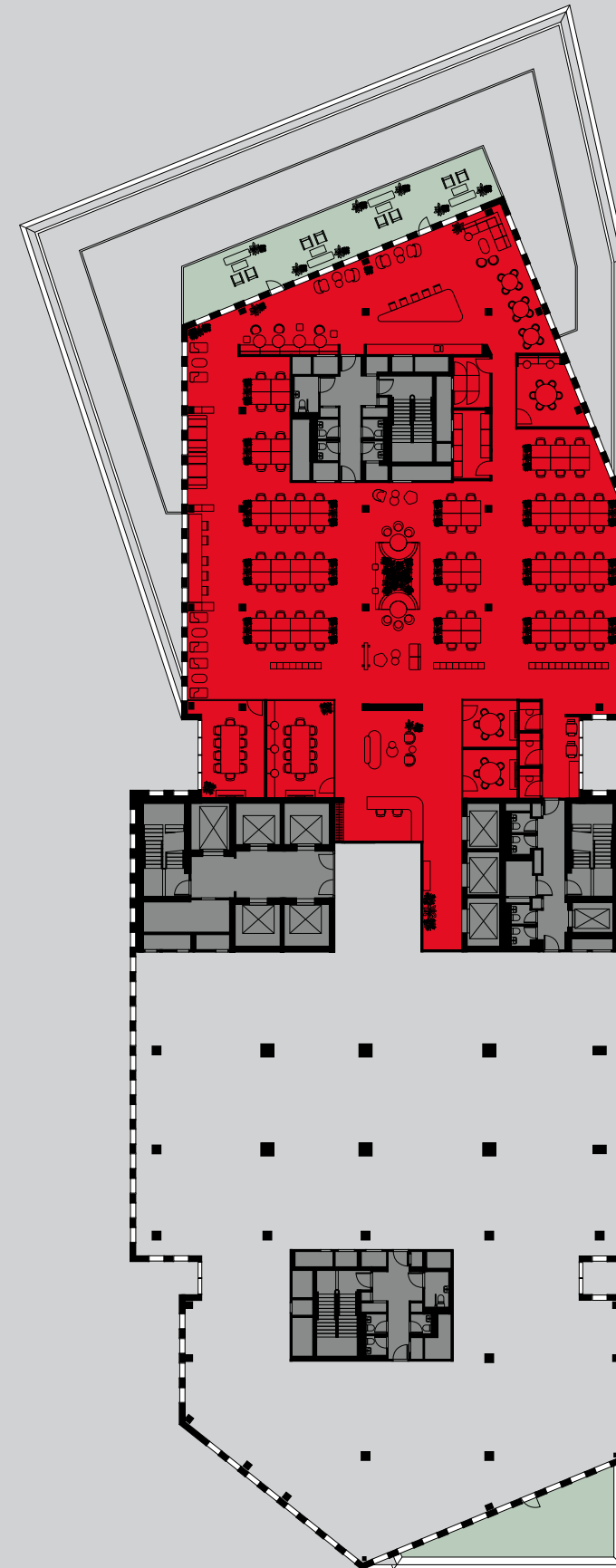
8,200 SQ FT / 762 SQ M

PLANS

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
- Core
- Lifts
- Terrace

Floor plans not to scale. For indicative purposes only.



BUNHILL ROW

258,000 sq ft of Hell Yeah!

**HYLO,
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London EC1Y 8LZ**

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