

# Ground Floor HYLO 105 Bunhill Row EC1

A retail space with a view—HYLO's shopfront workspace  
for the visionary occupier.

HYLO



Say HY to your new workplace

# SHOWCASE YOUR VISION

The perfect blend of showroom and workspace. This HY-ly adaptable ground-floor space provides a window to the world while granting access to HYLO's outstanding communal amenities.



AVAILABLE SPACE

## Available Space

28	Available
27	Available
26	Opswat
25	EveryMatrix
24	Blockspace Group Limited
23	WNS Global Services Limited
22	TikTok
21	Beamery
20	Beamery
19	TikTok
18	FundApps
17	Cero
16	Palladium
15	Selina Finance
14	Tiktok
13	TikTok
12	Salesloft
11	Knotel
10	Knotel
9	Knotel
8	Knotel
7	HY-Lounge & Terrace / Capital on Tap
6	Capital on Tap
5	Part Available
4	Simply Business
3	UNDER OFFER
2	Available
1	Part Available
G	Available



# UNIT 1


AVAILABLE

1,700 sq ft / 158 sq m  
Total Frontage: 20ft / 6.1m

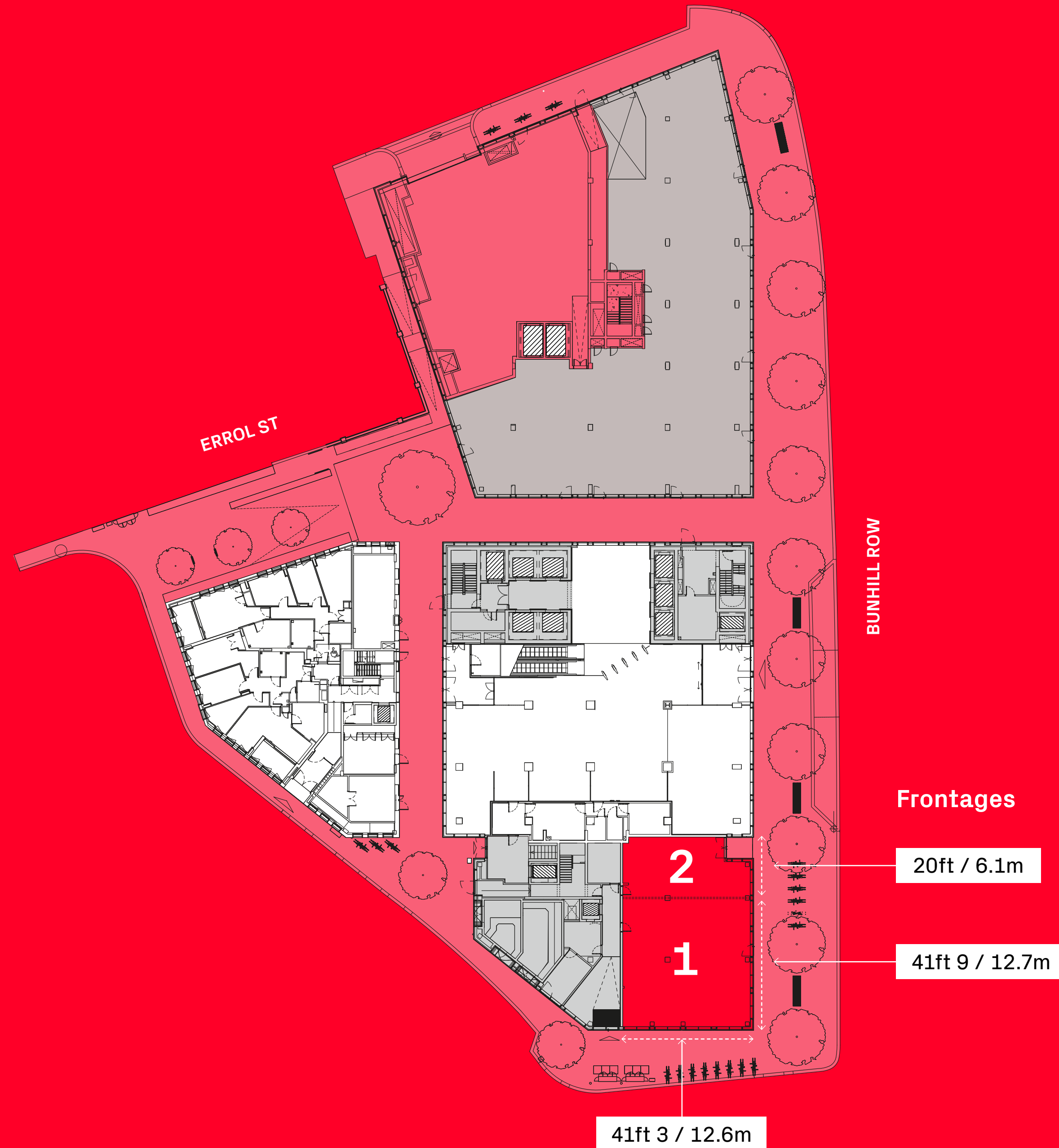
# UNIT 2

UNDER OFFER

730 sq ft / 68 sq m  
Total Frontage: 83ft / 25.3m

-  Retail
-  Reception
-  Core
-  Lifts

AVAILABLE SPACE



Example fit out of ground floor.  
Indicative only.







# UNIT 3

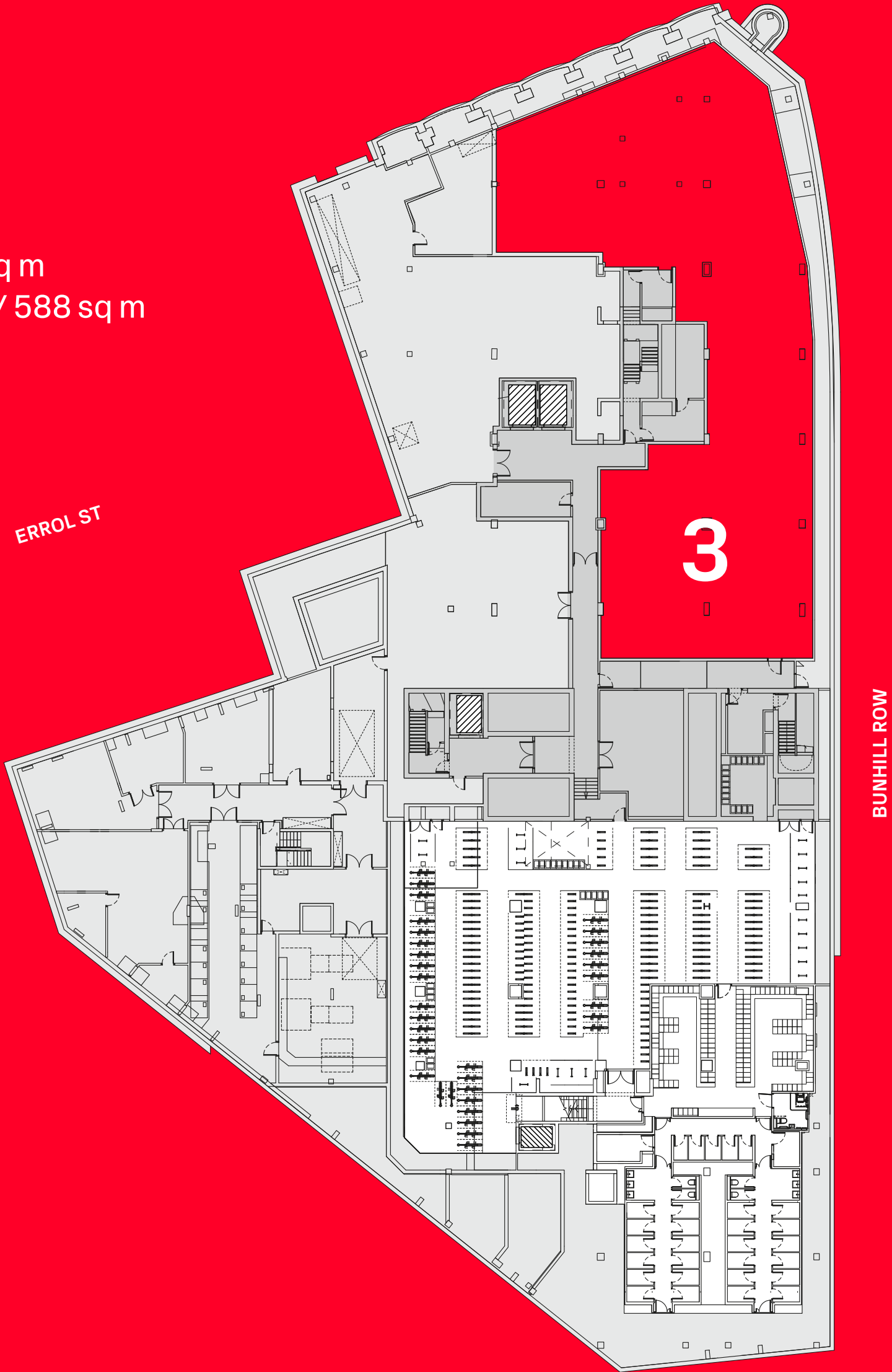
AVAILABLE

13,940 sq ft / 1,295 sq m  
Total Frontage: 305ft / 93 sq m

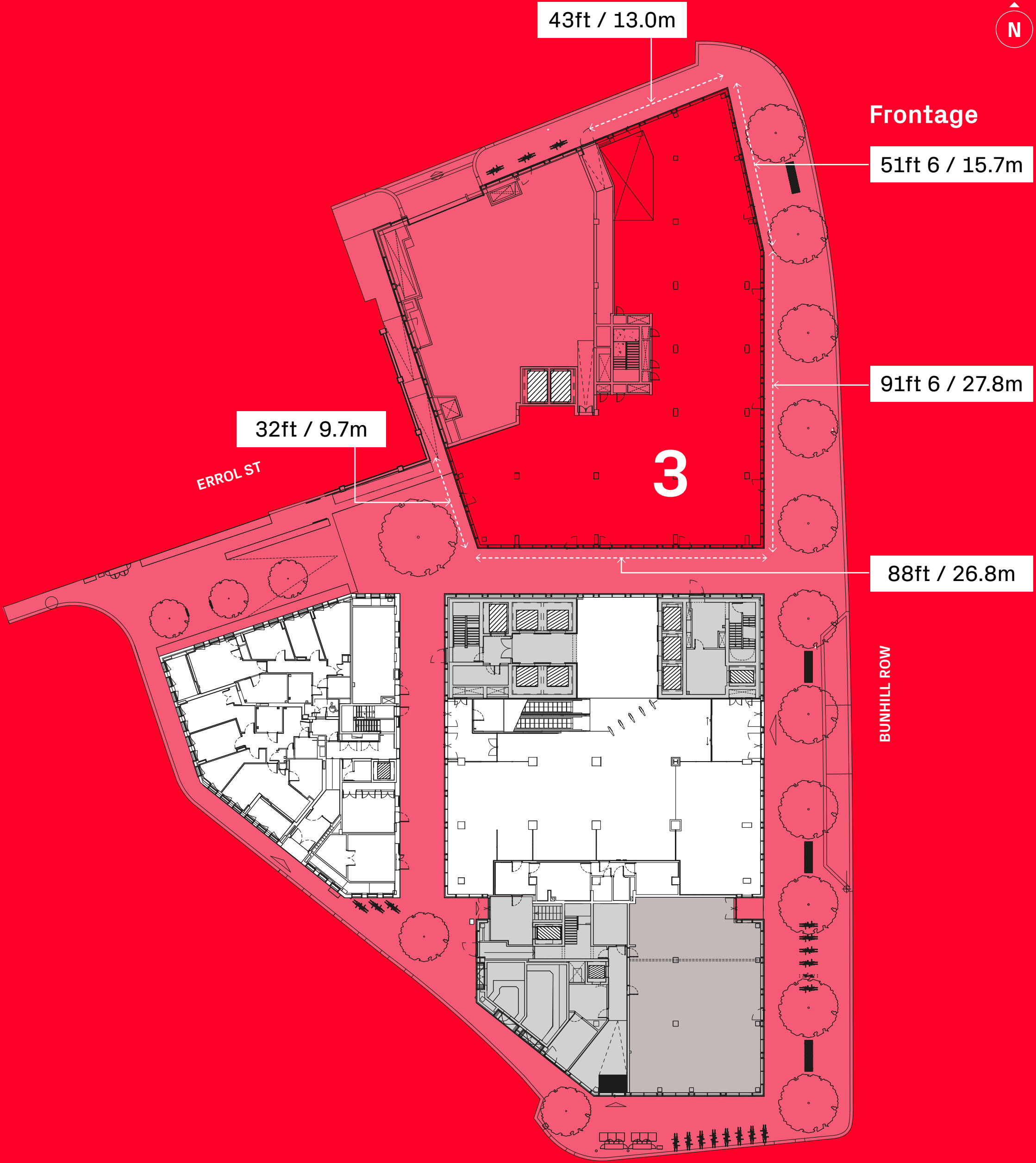
- Ground Floor 7,610 sq ft / 707 sq m
- Lower Ground Floor 6,330 sq ft / 588 sq m

-  Retail
-  Reception
-  Core
-  Lifts

AVAILABLE SPACE



LOWER GROUND FLOOR



GROUND FLOOR



Say HY to more  
than just  
an office

# AWARD WINNING BASECAMP FOR BRILLIANCE

HYLO stands as a distinctive landmark at the crossroads of Old Street, Shoreditch and The City. It offers cutting-edge workspace paired with an array of premium amenities, including:

## **HY-Lounge**

A 3,000 sq ft state-of-the-art, multi-purpose event, meeting, and lounge space.

## **Communal Terrace**

A generously sized 4,500 sq ft landscaped terrace for all to enjoy.

## **Cyclist Facilities**

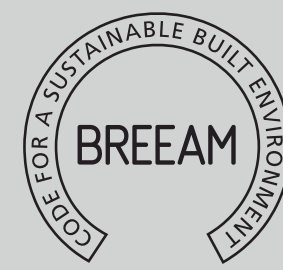
Secure bike storage, changing rooms, and lockers for convenience.

## **Sustainability Credentials**

HYLO is proudly BREEAM Excellent, WELL Gold, and EPC A certified, showcasing its commitment to green building excellence.



THE BUILDING



# HY-LOUNGE

All occupiers benefit from access to the Level 7 HY-Lounge, a 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.

24P Meeting Room	1
20P Meeting Room	1
16P Meeting Room	1
40P+ Auditorium	1
Teapoint	1
Hot Desking / Lounge Areas	
Roof Garden	



# For further information on office availability:



Tim Plumbe  
+44 (0)7768 146 280  
tim.plumbe@cushwake.com

Tom Fayers  
+44 (0)7973 821 247  
tom.fayers@cushwake.com

Joel Randall  
+44 (0)7525 897 012  
joel.randall@cushwake.com



James Strevens  
+44 (0)7824 414 682  
james.strevens@realestate.bnpparibas

Alastair Robinson  
+44 (0)7939 939 824  
alastair.robinson@realestate.bnpparibas

Katrina Love  
+44 (0)7818 290 253  
Katrina.Love@realestate.bnpparibas



Shaun Simons  
+44 (0)7788 423 131  
ss@compton.london

Elliott Stern  
+44 (0)7834 918 700  
es@compton.london

Emma Higgins  
+44 (0)7769 605 295  
eh@compton.london

# For further information on the retail opportunity:



Piers Finley  
+44 (0)7557 449 633  
piers.finley@cbre.com

Christian McLoughlin  
+44 (0)7788 363 277  
christian.mcloughlin@cbre.com



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