

# The Podium

## HYLO

### 105 Bunhill Row

### EC1

HY  
LO

Expansive, flexible floors ready for you to make your  
mark on the Podium floors from 6,256 – 55,279 sq ft





Say HY  
to your  
new  
workplace



# FLEXIBLE SPACES WITH A VIEW

Expansive and customisable floors with access to a private roof terrace, complemented by HYLO's exceptional communal facilities. Floors can be divided and fitted out to suit the specific needs of your business.



## AVAILABLE SPACE

## Available Space

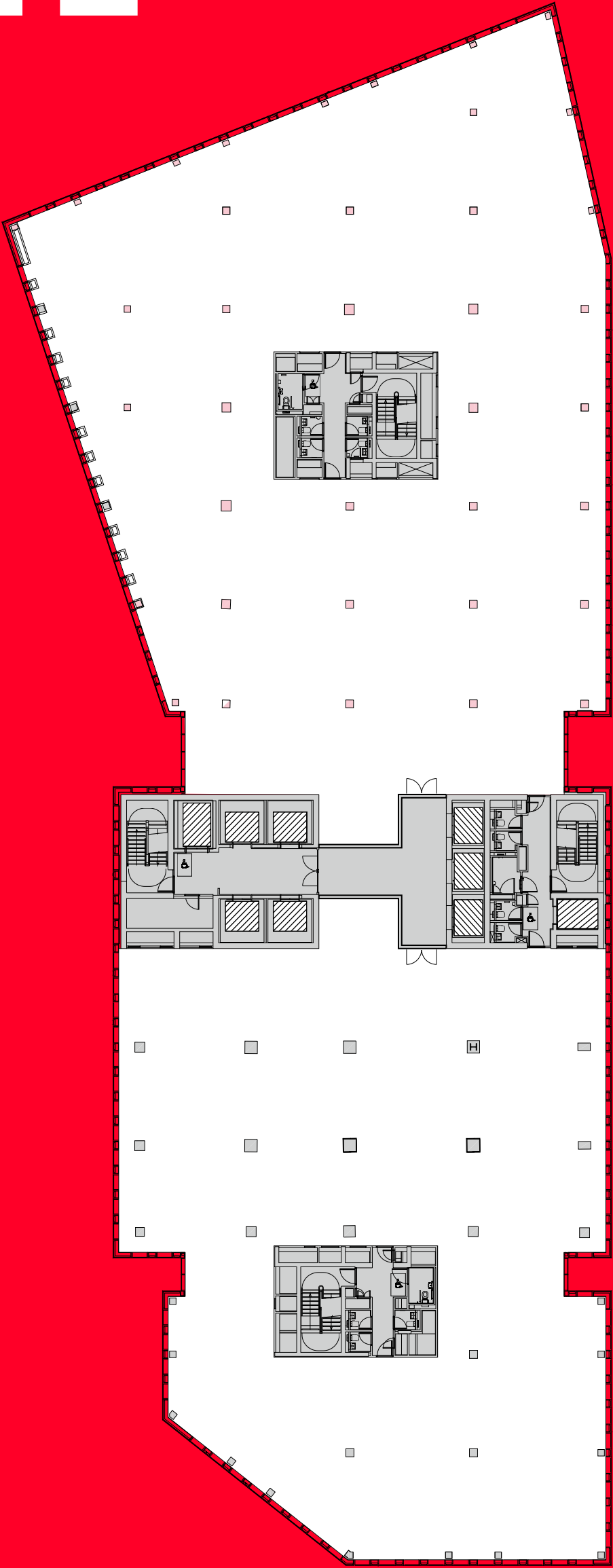
28	Available	
27	Available	
26	Opswat	
25	EveryMatrix	
24	Blockspace Group Limited	
23	WNS Global Services Limited	
22	TikTok	
21	Beamery	
20	Beamery	
19	TikTok	
18	FundApps	
17	Cero	
16	Palladium	
15	Selina Finance	
14	Tiktok	
13	TikTok	
12	Salesloft	
11	Knotel	
10	Knotel	
9	Knotel	
8	Knotel	
7	HY-Lounge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





# LEVEL 2

24,484 sq ft / 2,275 sq m



- Office
- Core
- Lifts

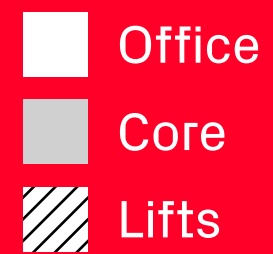
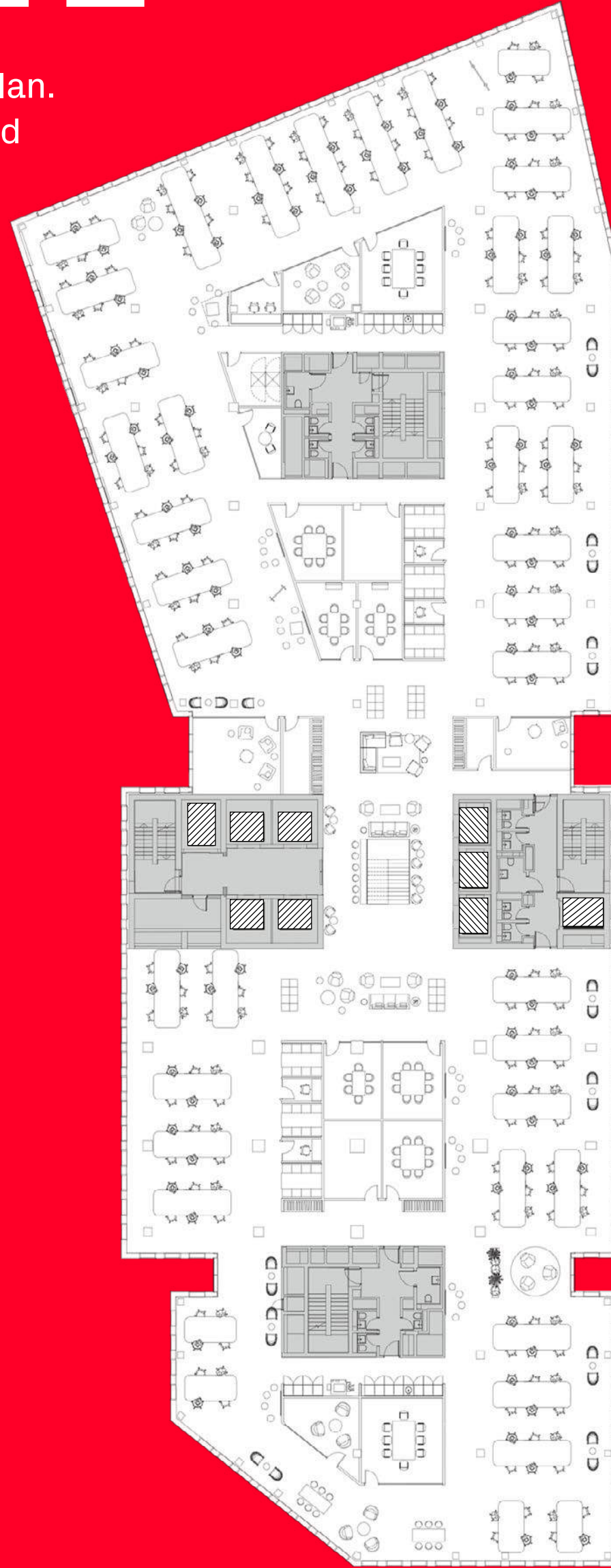
AVAILABLE SPACE



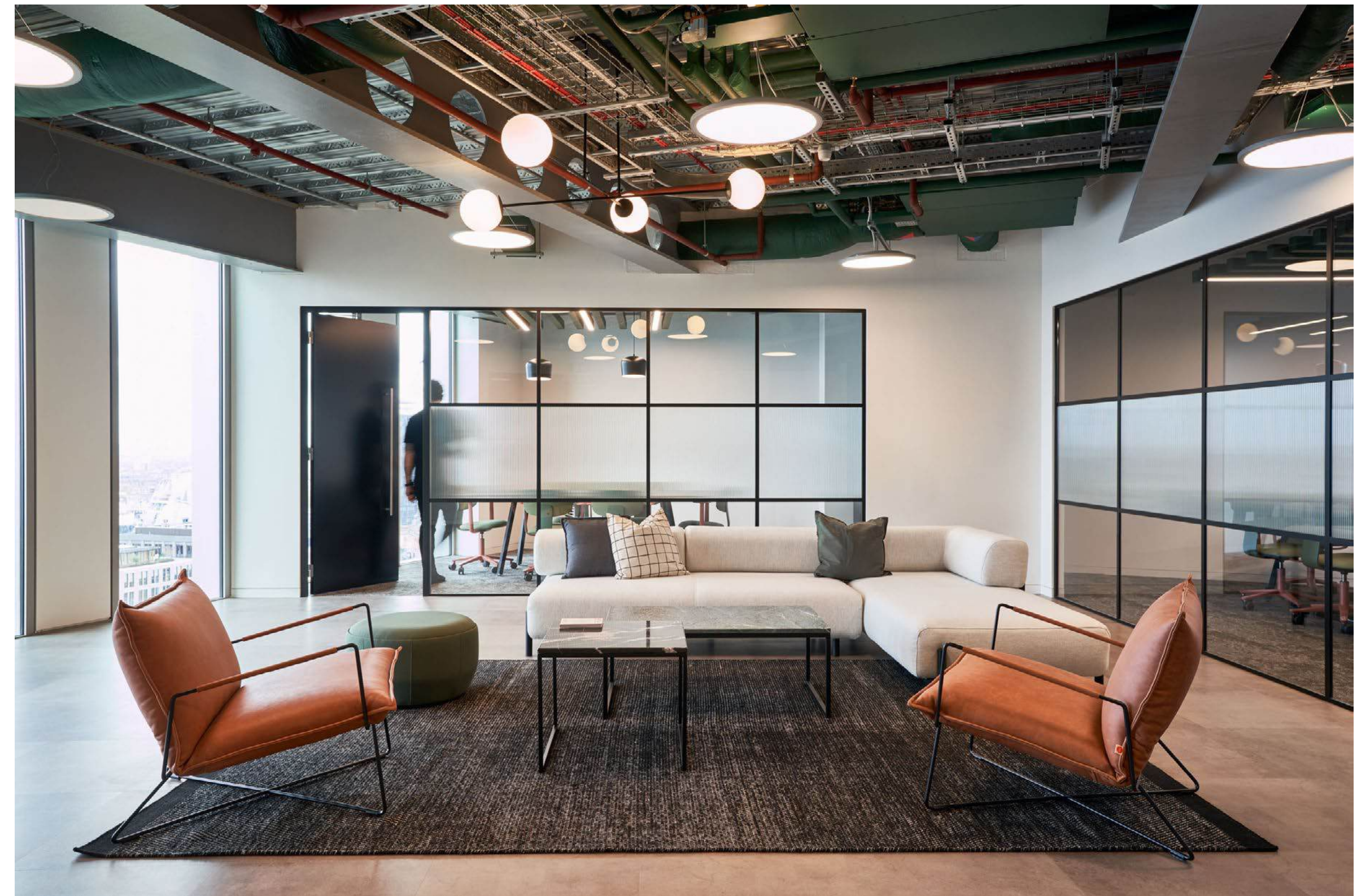


# LEVEL 2

Example fully fitted floorplan.  
Can be delivered fully fitted  
by the landlord subject  
to deal terms.



AVAILABLE SPACE



Option to take as an entire floor or be split into  
two offering 72 and 164 workstations

Fully fitted & furnished

Glass fronted meeting rooms

Breakout spaces

Communal tea point

Phone booth

Plug & play ready

Panoramic views



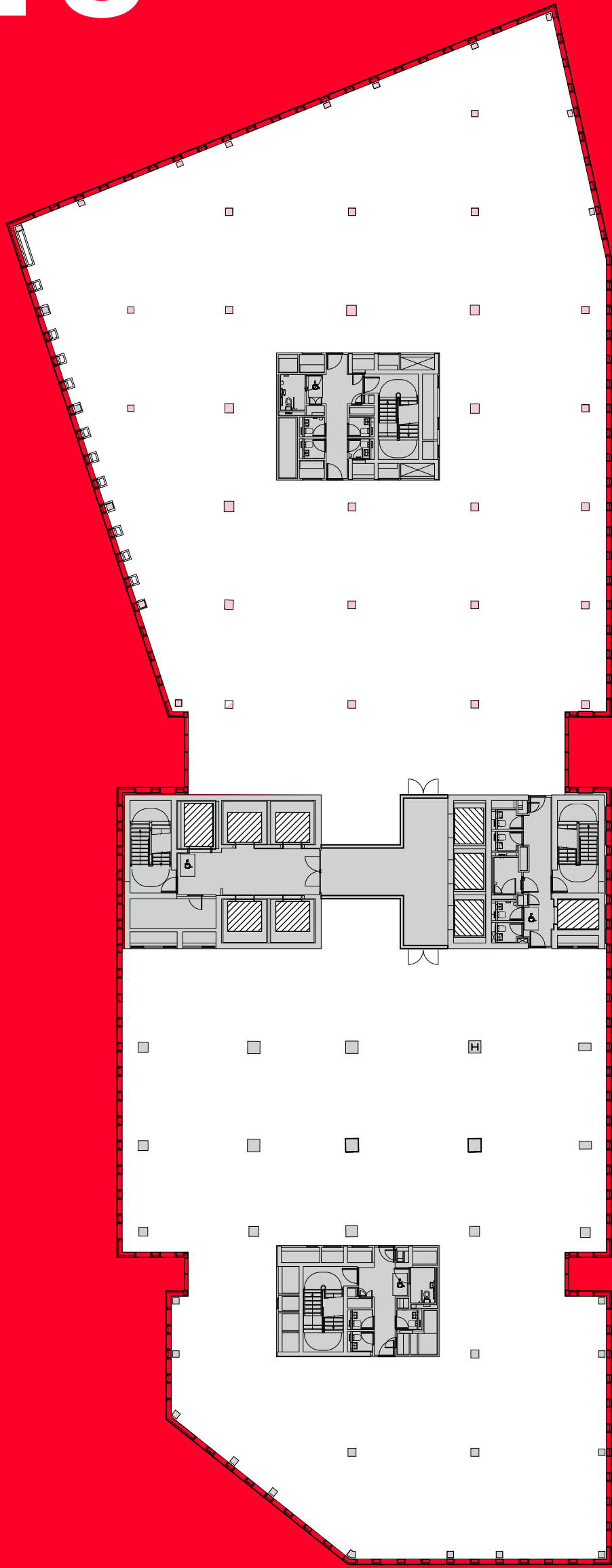
CGI example of Level 2 fitted out.  
Indicative only.





# LEVEL 3

24,539 sq ft / 2,280 sq m



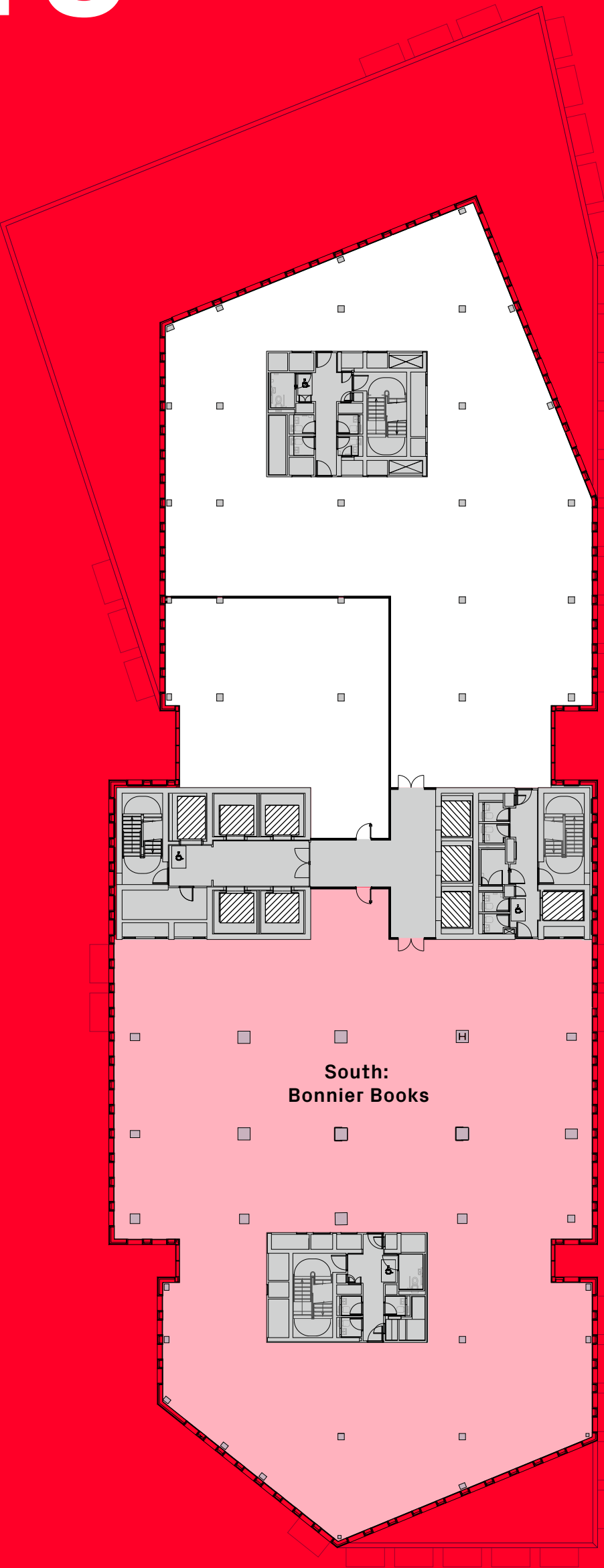
- Office
- Core
- Lifts

AVAILABLE SPACE



# LEVEL 5 (NORTH)

6,256 sq ft / 581 sq m



- Office
- Core
- Lifts
- Occupied





CGI example of Level 3 fitted out.  
Indicative only.







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**

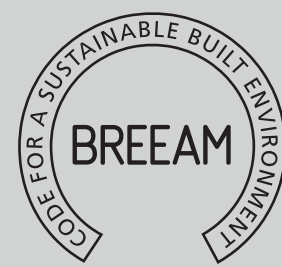
Secure bike storage, changing rooms, and lockers for convenience.

## **Sustainability Credentials**

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



THE BUILDING



**EPC  
A**





# 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 or to arrange  
a viewing, please contact:



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