

The Tower
HYLO
105 Bunhill Row
EC1

HY
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Experience floor-to-ceiling panoramic city views from The Tower.

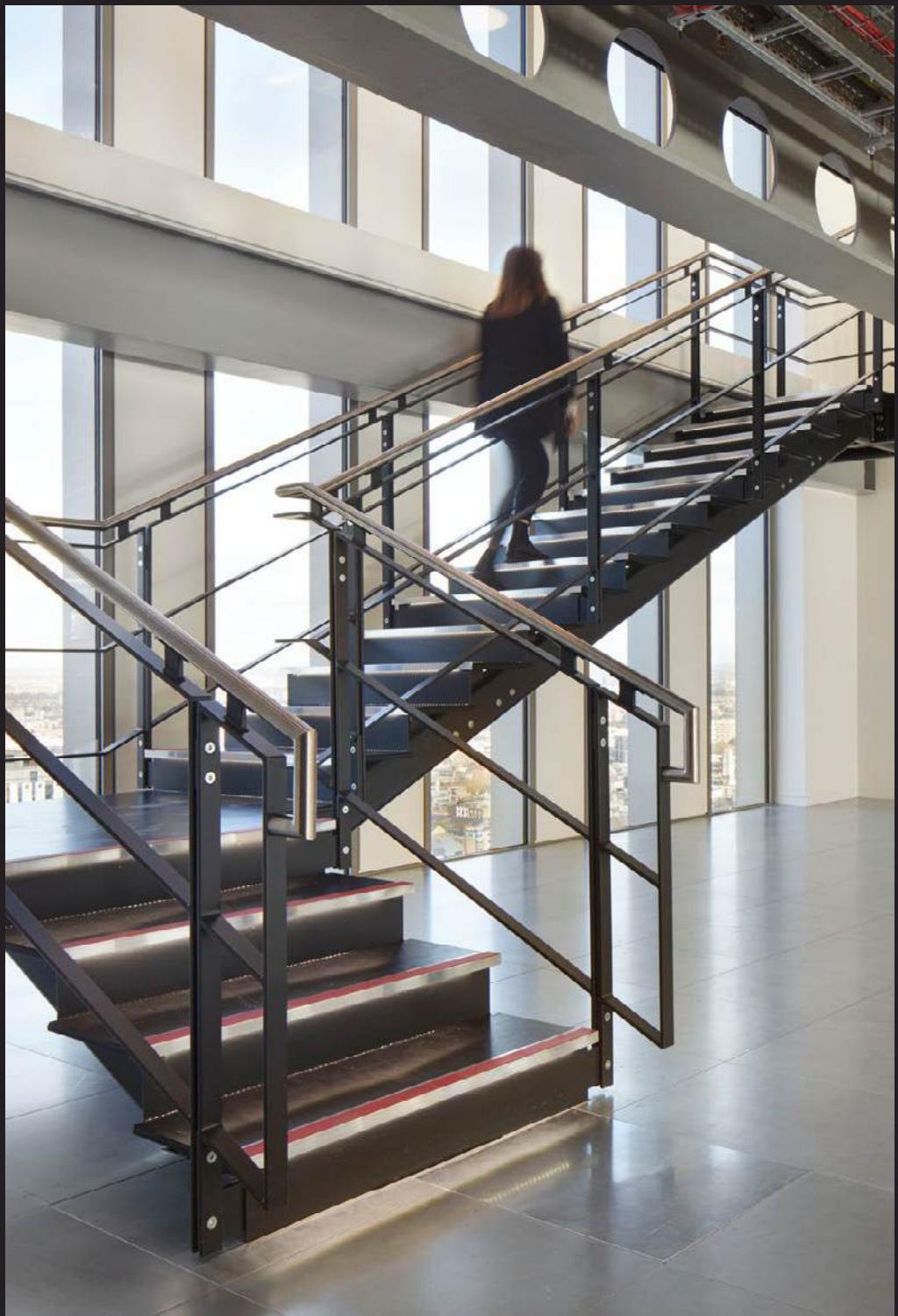


Say HI to your
new
workplace

FLOOR-TO-CEILING PANORAMIC CITY VIEWS FROM THE TOWER

11,689 sq ft of truly flexible floorplates, with the opportunity to lease a single floor or take Levels 27 and 28 together as a combined unit, connected by an interconnecting staircase.

- Air conditioning
- LED lighting
- 1:10 occupation density
- Raised floor
- Floor-to-ceiling windows
- Abundance of natural light
- Stunning views over London's cityscape



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



CGI example of Level 27 fitted out.
Indicative only.

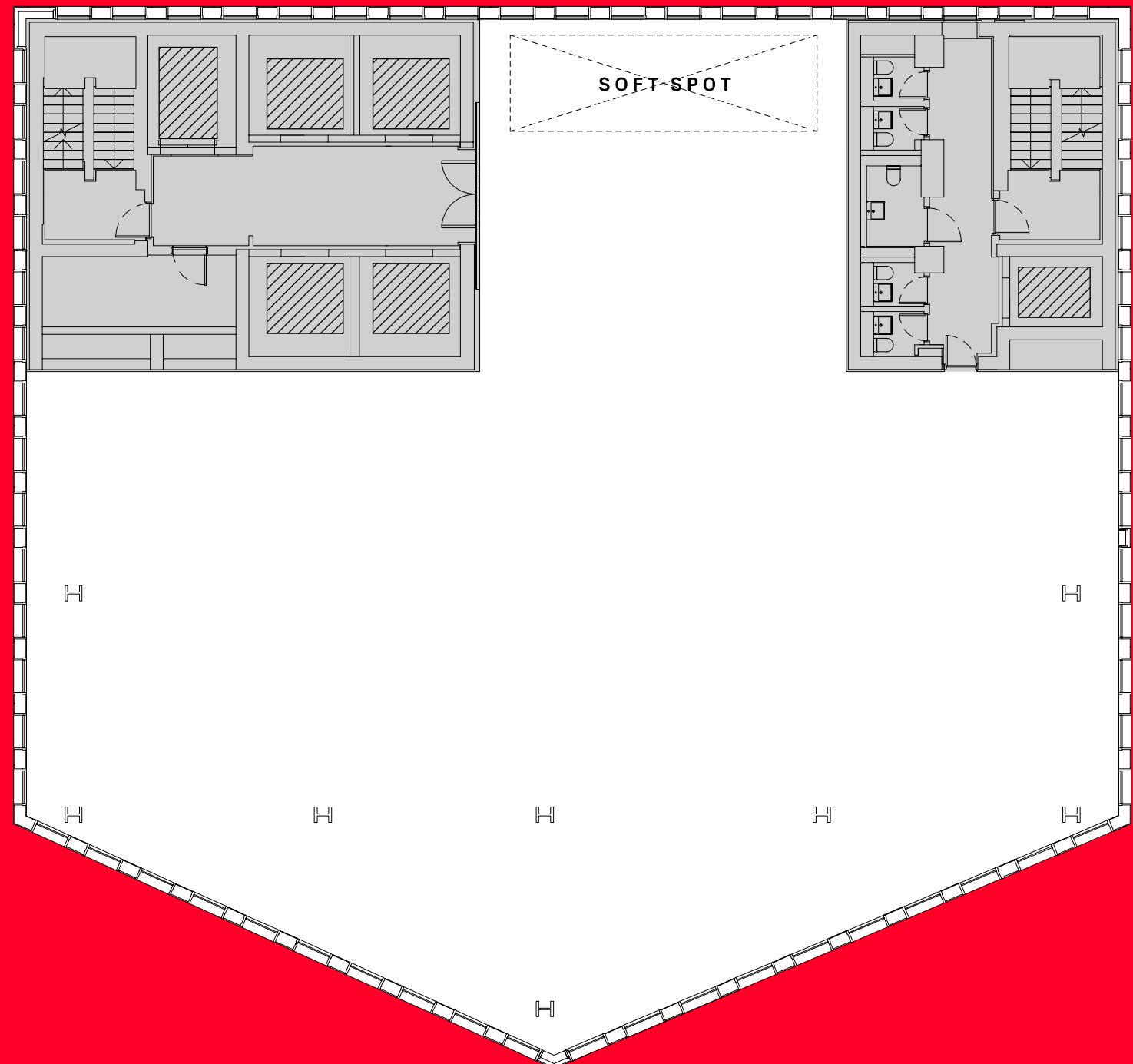


AVAILABLE SPACE

DUPLEX LEVELS 27-28

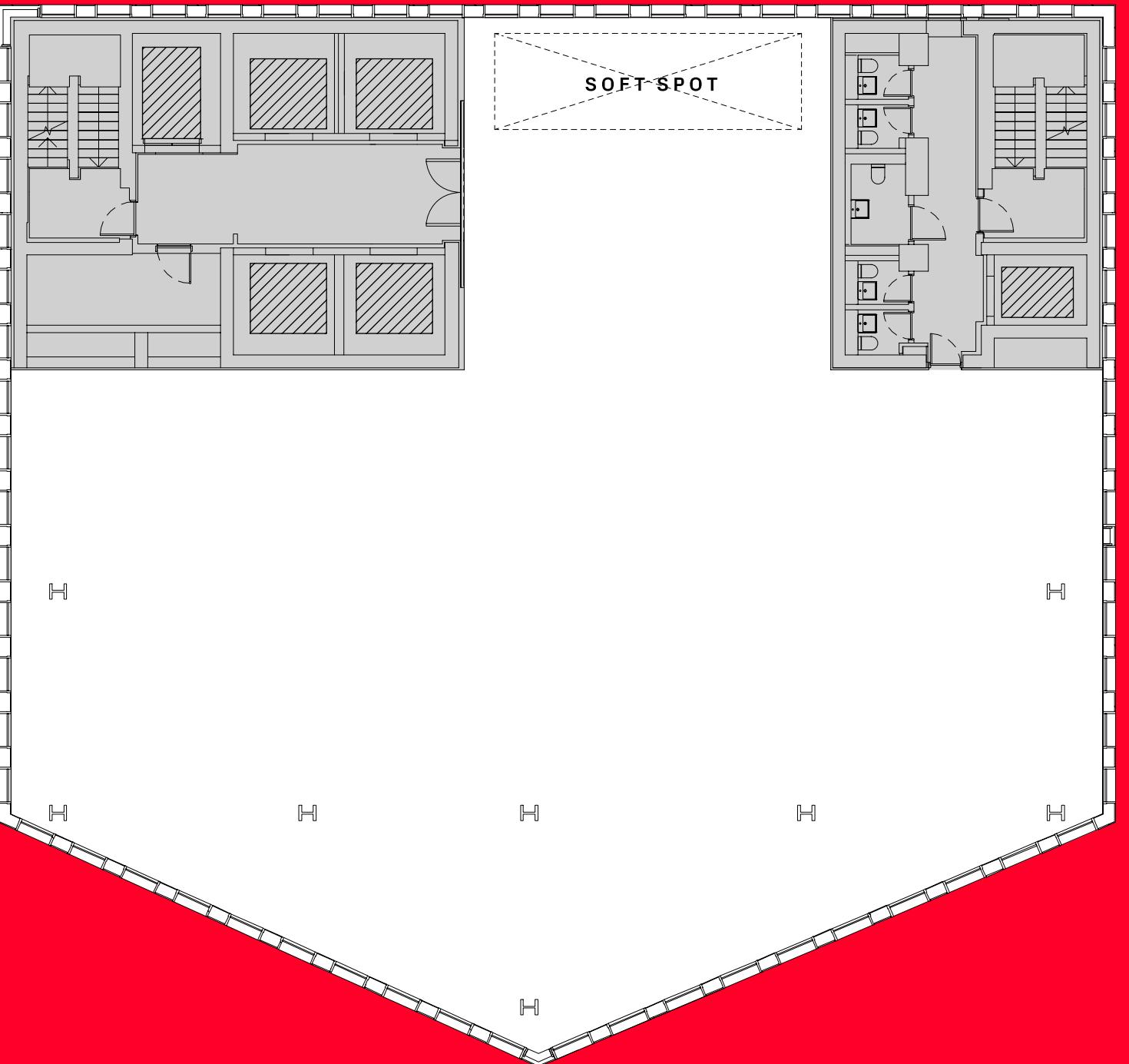
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Level 27
5,977 sq ft / 555 sq m



Office
Core
Lifts

Level 28
5,712 sq ft / 531 sq m



Office
Core
Lifts

DUPLEX LEVELS 27-28

Level 27

Example fully fitted floorplan.

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



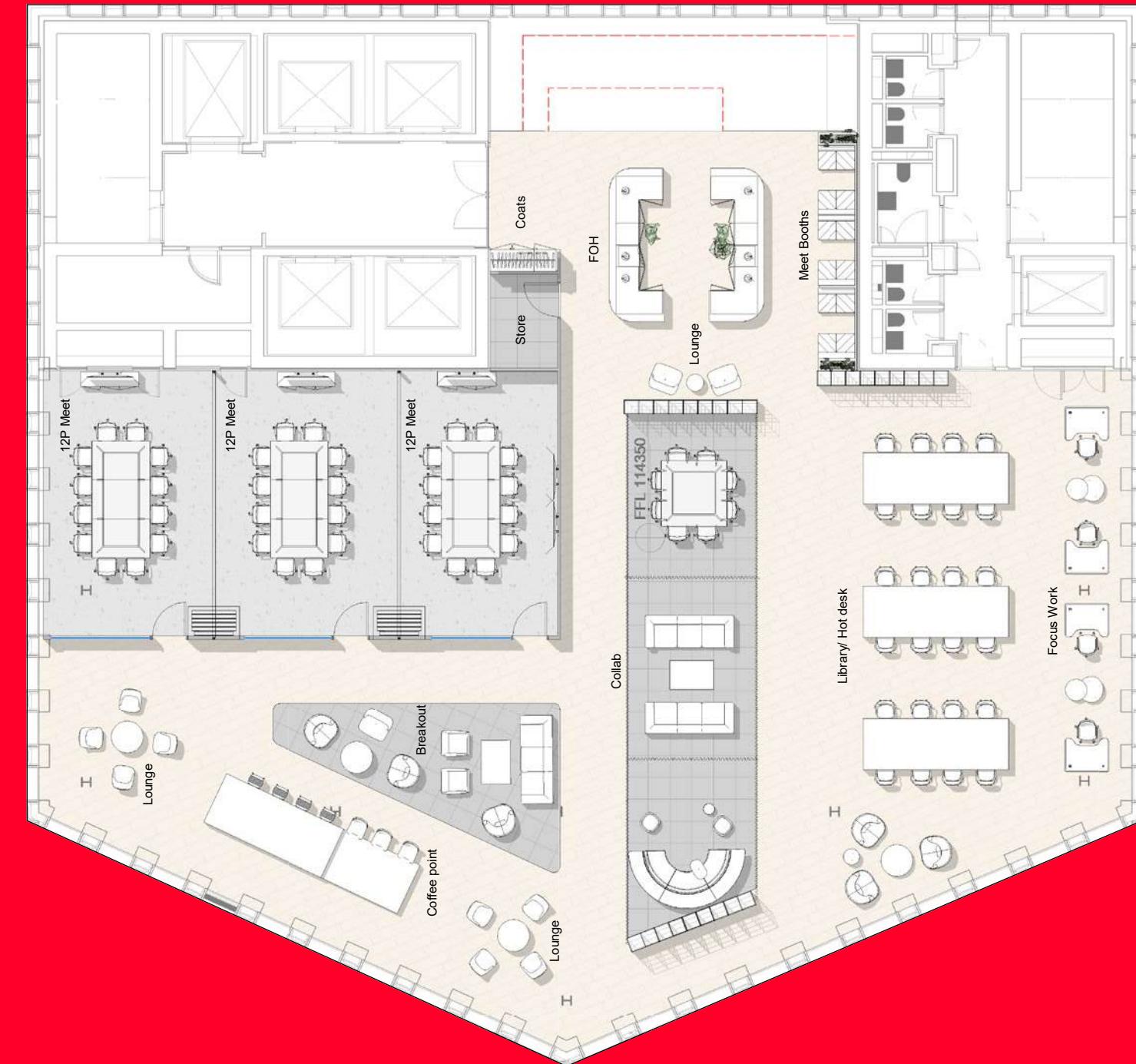
Desks	32
Meeting Rooms	3



Level 28

Example fully fitted floorplan.

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



Desks	24
Meeting Rooms	3
Collaboration Space	3
Breakout Space	6



CGI example of Level 28 fitted out.
Indicative only.

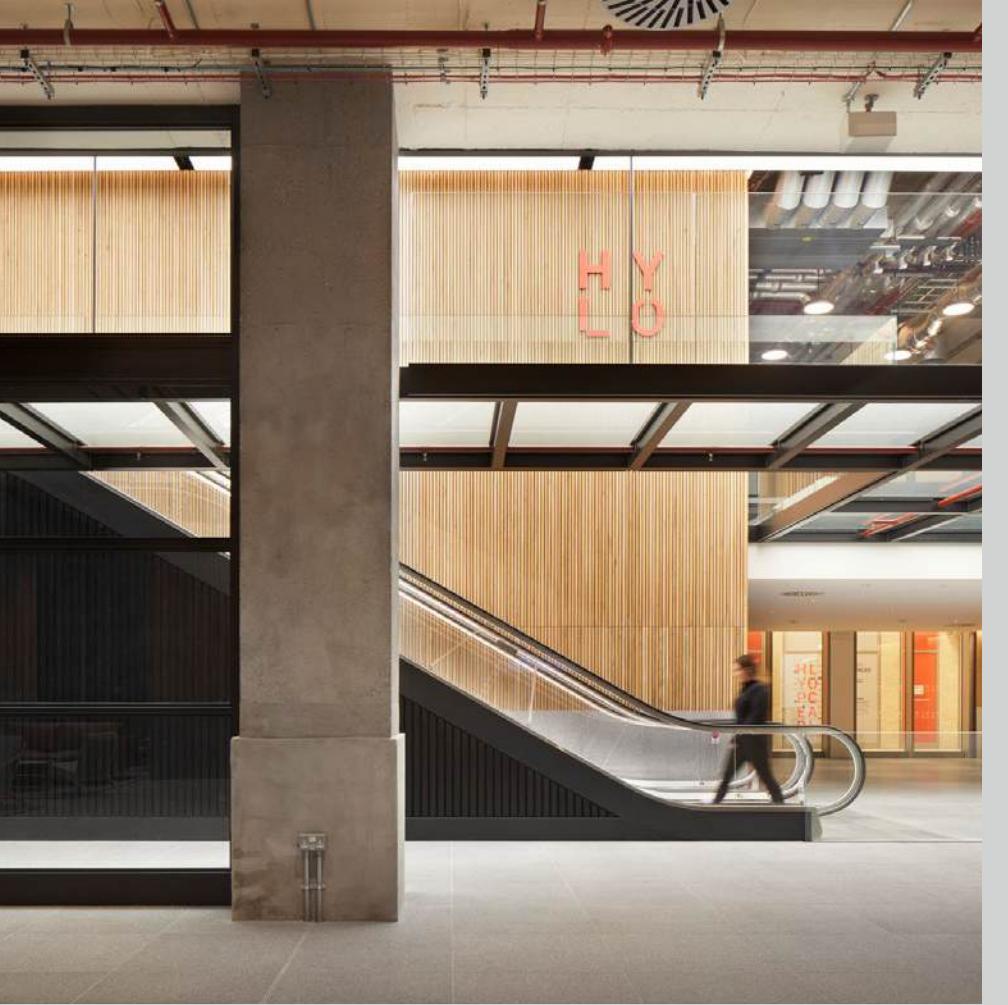


A photograph of a modern office lounge. The room features large windows on the left, a man walking away from the camera, and a large, curved sofa in the background. The ceiling is dark with recessed lighting and a projector. The floor is covered with a striped rug. In the foreground, the back of a person's head and shoulders are visible, looking towards the lounge area.

Say HY
than just
an office
to more

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:



EPC
A

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.



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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