

The Tower
HYLO

105 Bunhill Row
EC1

HY
LO

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



Say HY 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.

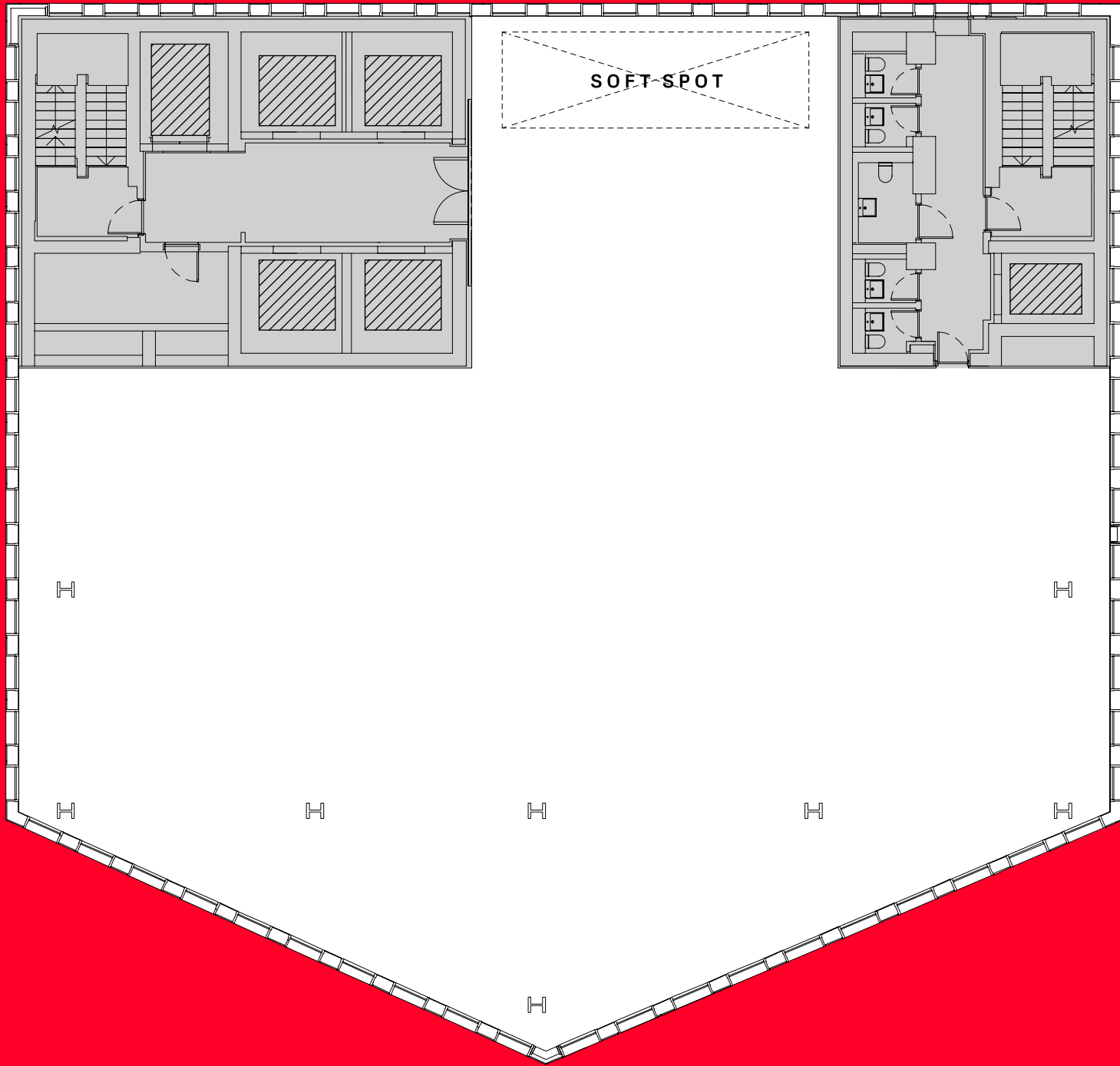


AVAILABLE SPACE

DUPLEX LEVELS 27–28



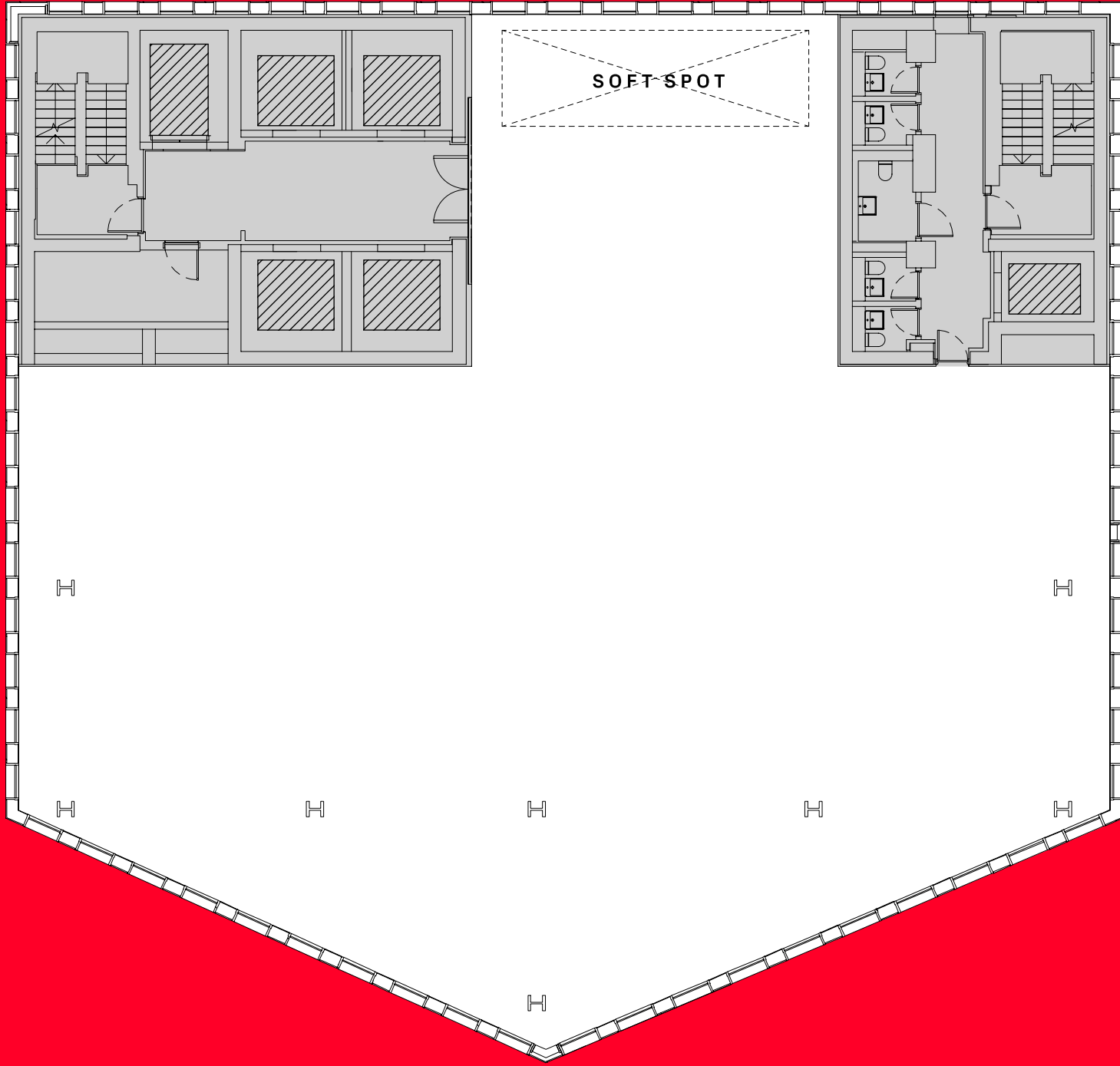
Level 27
5,977 sq ft / 555 sq m



- Office
- Core
- Lifts

AVAILABLE SPACE

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.



	Office	Desks	32
	Core	Meeting Rooms	3
	Lifts		




AVAILABLE SPACE

Level 28

Example fully fitted floorplan.

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



	Office	Desks	24
		Meeting Rooms	3
	Core	Collaboration Space	3
		Breakout Space	6
	Lifts		

CGI example of Level 28 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

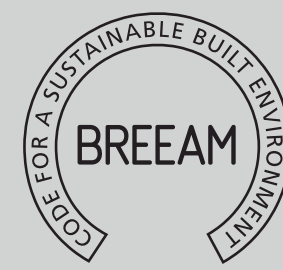
Secure bike storage, changing rooms, and lockers for convenience.

Sustainability Credentials

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



THE BUILDING



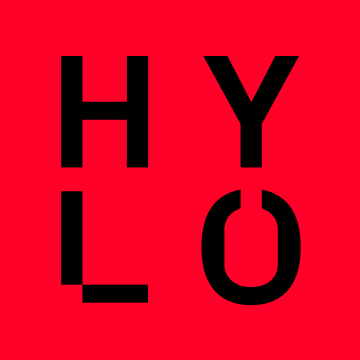
HY-LOUNGE

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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