

The Tower  
HYLO

105 Bunhill Row  
EC1

HY  
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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 take Level 27 and 28 with 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

**Floor Plan Details:**

Floor	Tenant / Room Type	Area (sq ft)
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	Sage	
2	Available	24,484 sq ft
1	Part Available	8,797 sq ft
G	Part Available	1,700 sq ft

**Other Areas:**

- Bonnier Books** (Floor 5, SOUTH)
- STAG'S HOUSE COFFEE** (Floor 1, SOUTH)
- HOXTON FARMS** (Floor 1, NORTH)
- UNDER OFFER** (Floor 1, NORTH)
- HY-Lounge & Terrace** (Floor 7, NORTH)

**Directions:** SOUTH, Main Entrance, NORTH



CGI example of Level 27 fitted out.  
Indicative only.

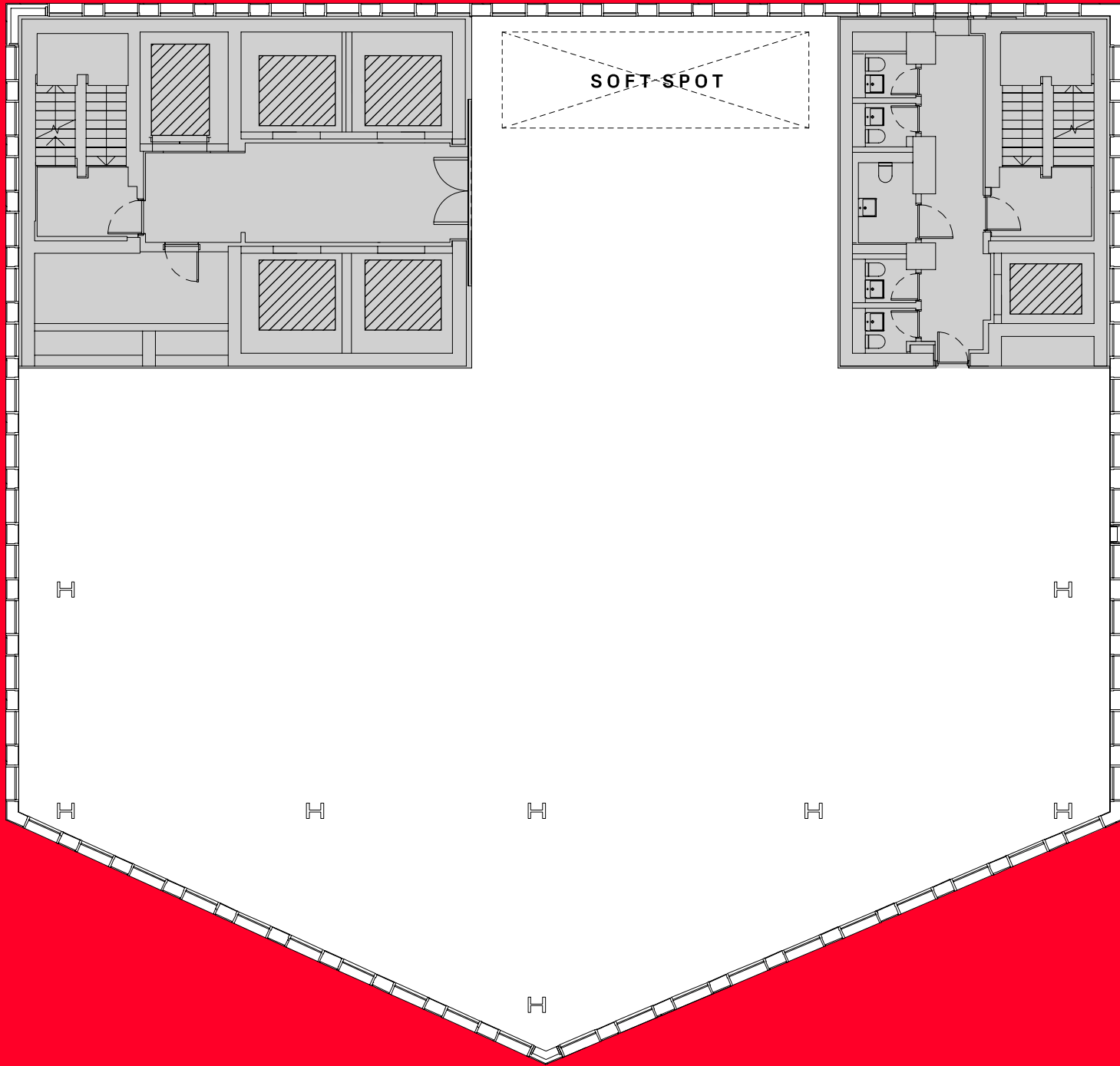




# DUPLEX LEVELS 27–28



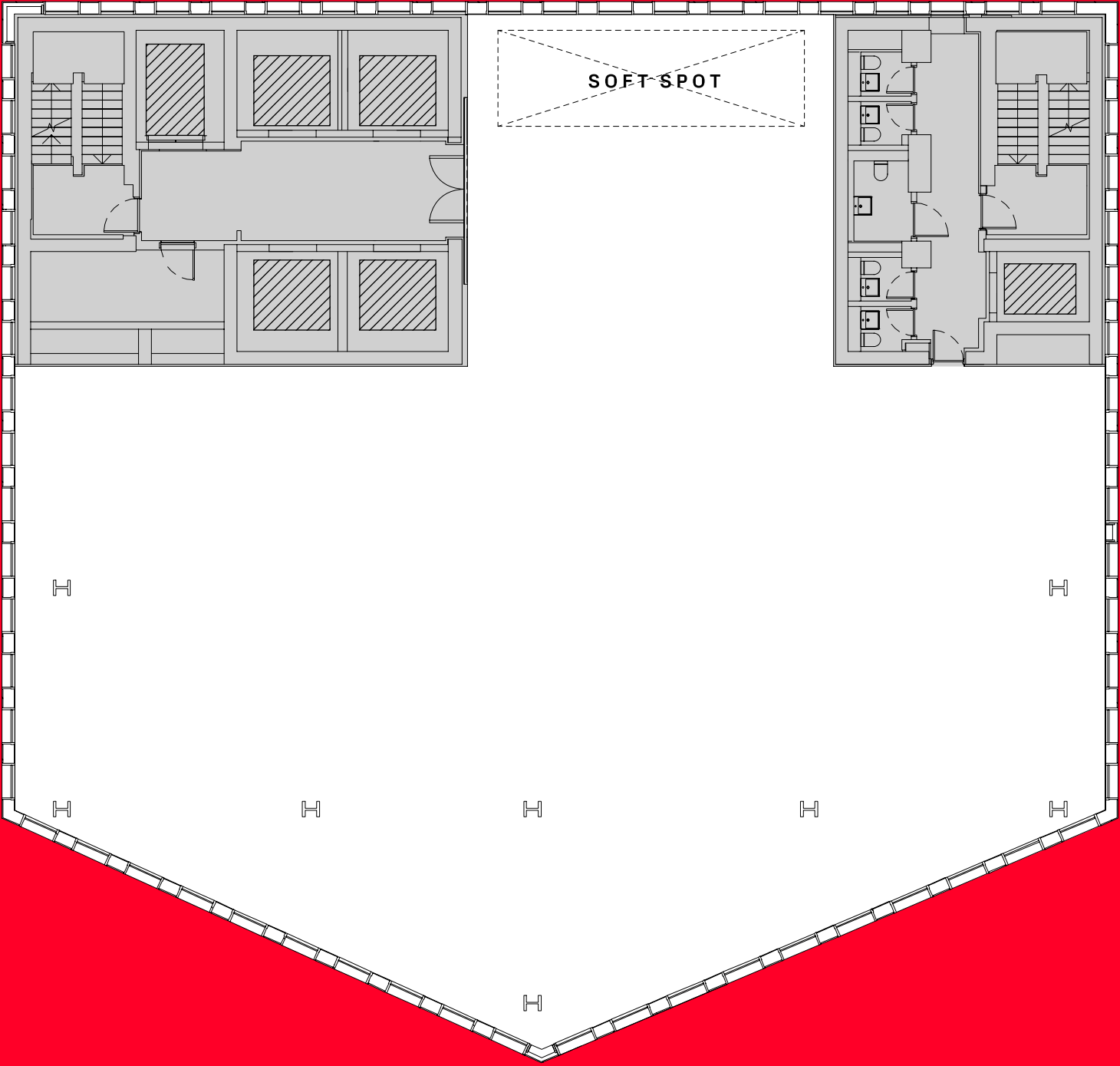
Level 27  
5,977 sq ft / 555 sq m



- 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
- Core
- Lifts

Desks	32
Meeting Rooms	3

## Level 28

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



- Office
- Core
- Lifts

Desks	24
Meeting Rooms	3
Collaboration Space	3
Breakout Space	6



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**

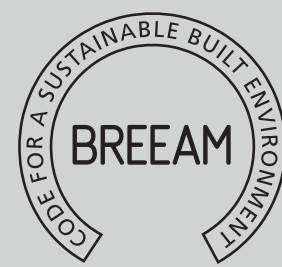
Secure bike storage, changing rooms, and lockers for convenience.

## **Sustainability Credentials**

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



THE BUILDING





# HY-LOUNGE

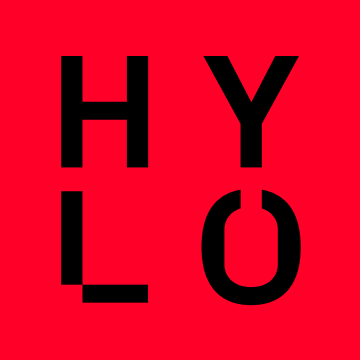
All occupiers benefit from access to the Level 7 HY-Lounge, a 3,000 sq ft state-of-the-art multi-purpose event, meeting and lounge space, with direct access to a 4,500 sq ft landscaped roof garden.

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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