

The Tower  
HYLO

105 Bunhill Row  
EC1

HYLO

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**

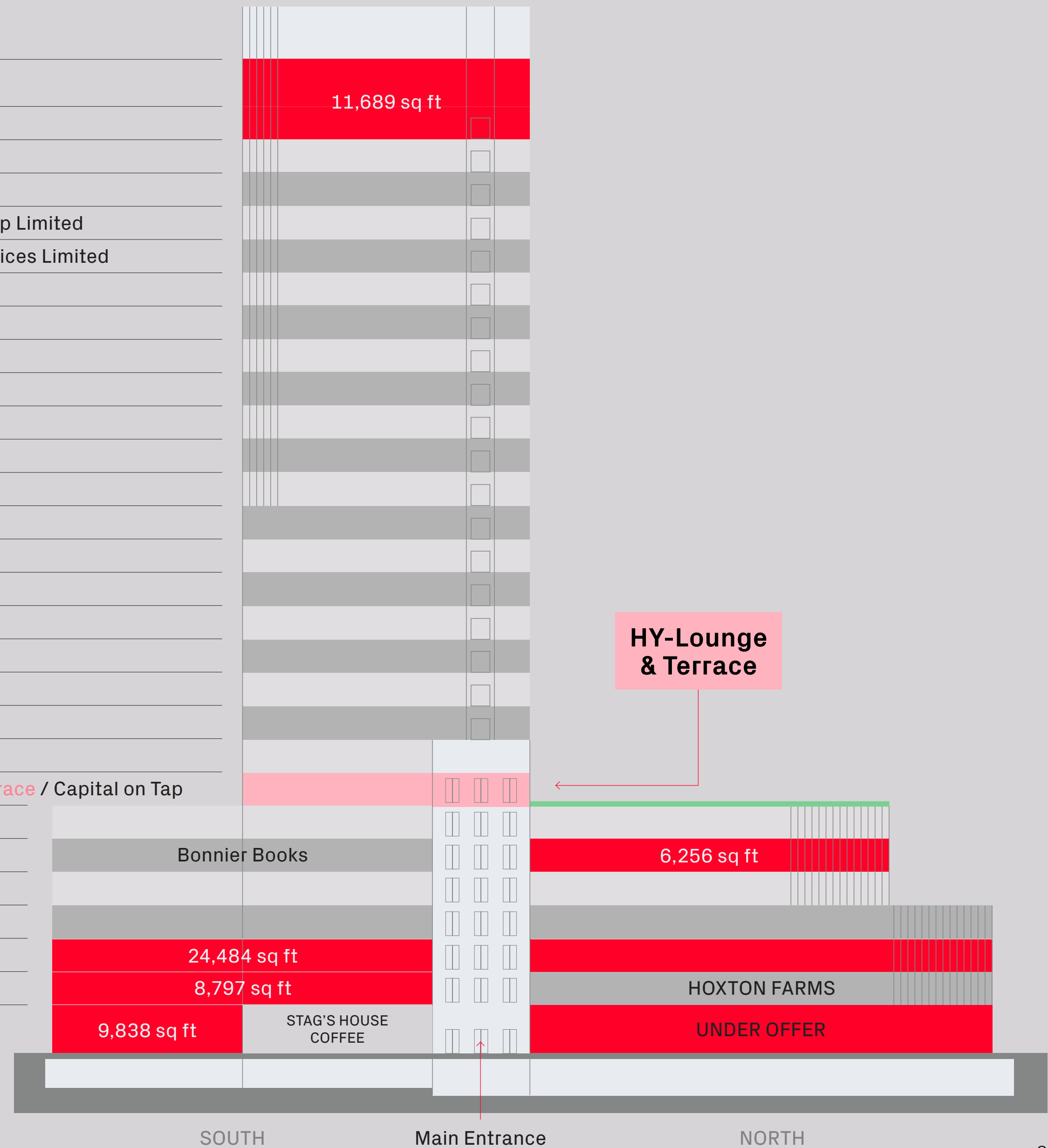
**11,689 sq ft of truly flexible floorplates with the opportunity to take Level 27 and 28 with an interconnecting staircase.**

- 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

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	E
4	Simply Business	
3	Sage	
2	Available	
1	Part Available	
G	Part Available	9 838 sq





CGI example of Level 27 fitted out.  
Indicative only.

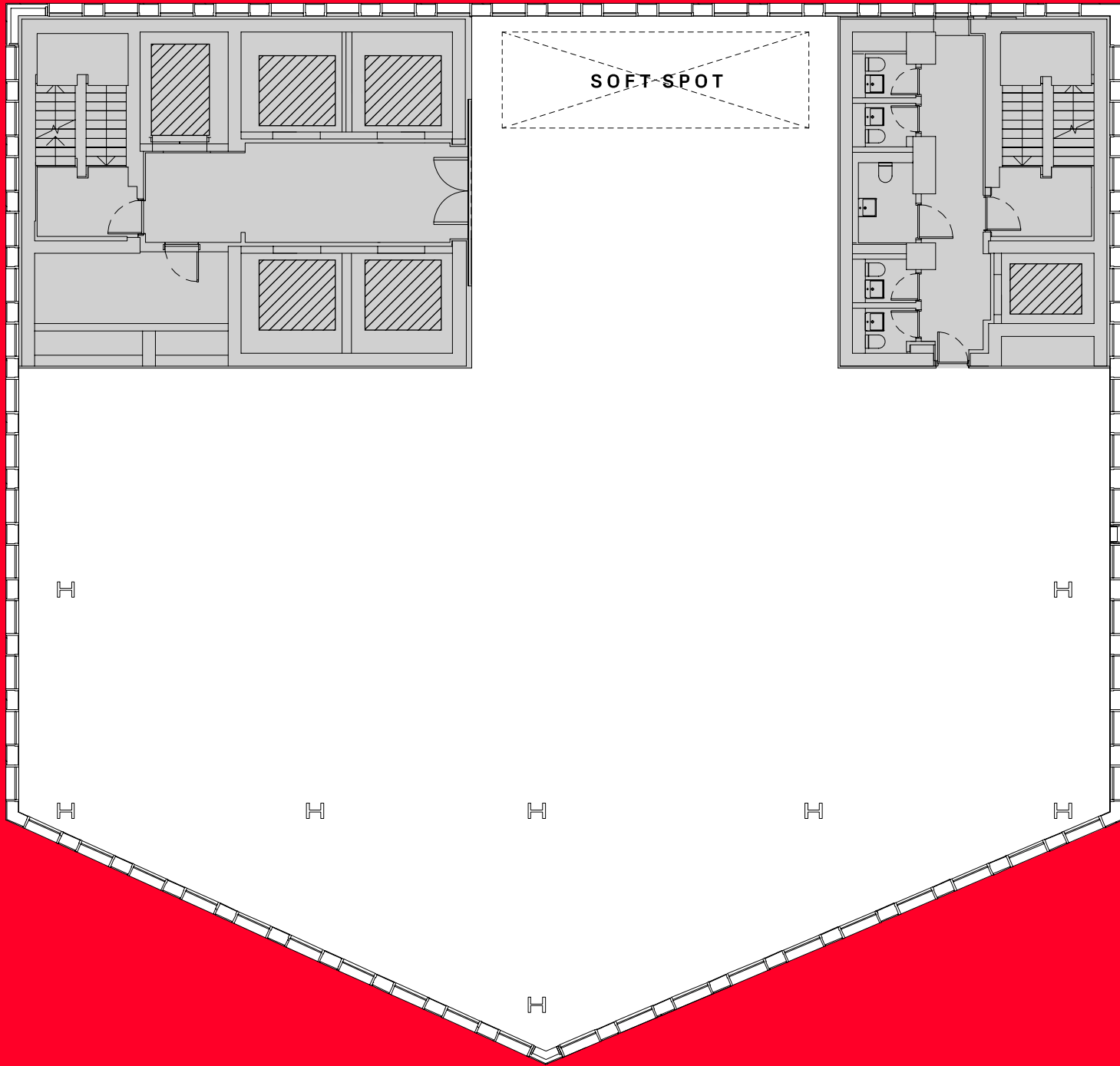




# DUPLEX LEVELS 27–28



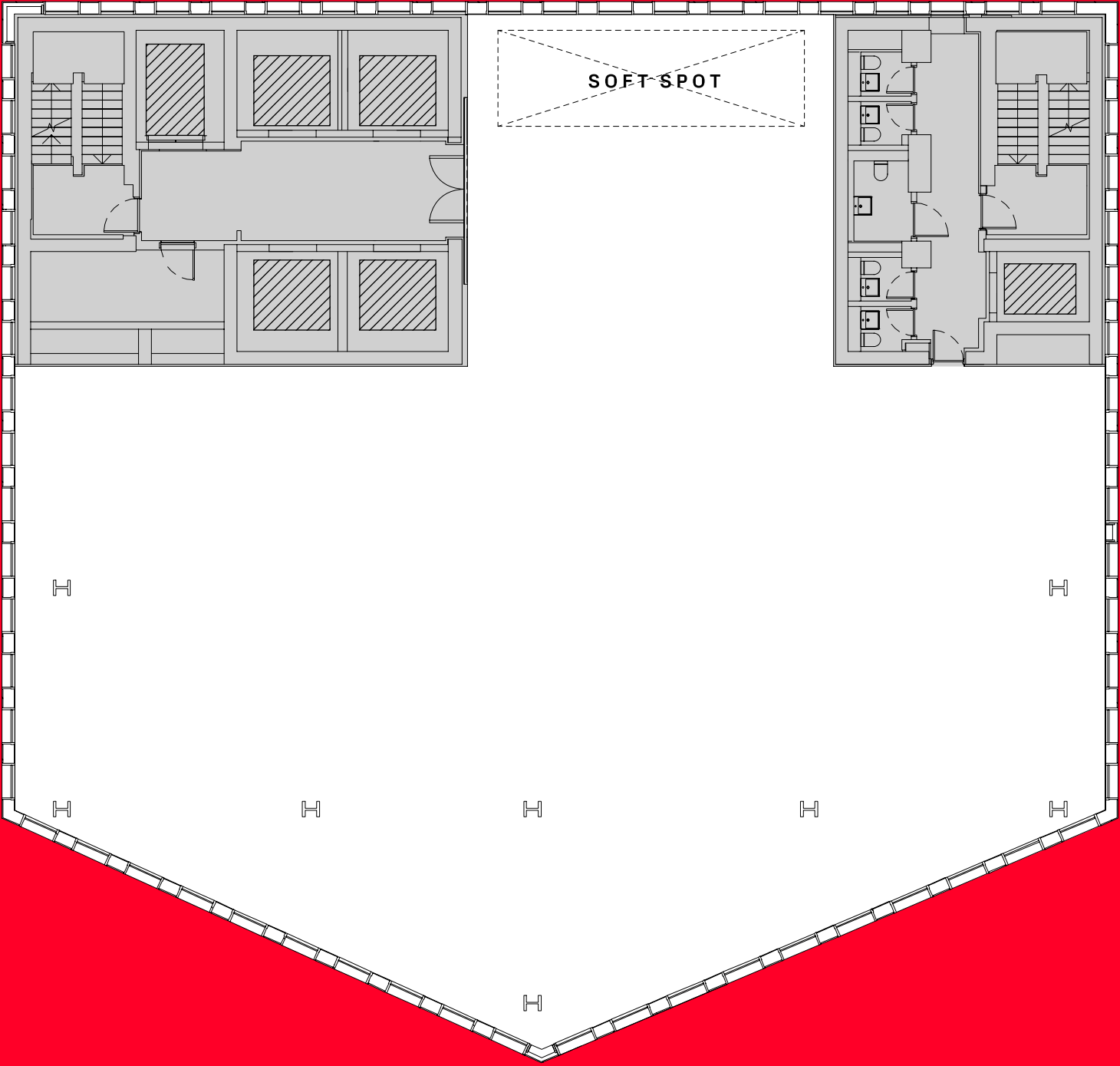
Level 27  
5,977 sq ft / 555 sq m



- 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**

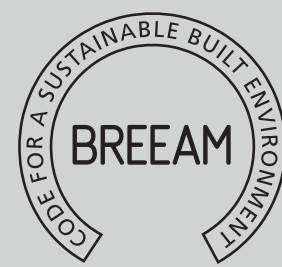
Secure bike storage, changing rooms, and lockers for convenience.

## **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:



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  
alastair.robinson@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

A DEVELOPMENT BY

C I T

DISCLAIMER: Compton, Cushman & Wakefield & BNP Paribas Real Estate give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Compton, Cushman & Wakefield & BNP Paribas Real Estate has any authority to make any representation or warranty whatsoever in relation to this property. February 2025.

Any areas, measurements or distances referred to herein are approximate only. All texts, photographs, layouts and computer-generated images are for illustrative purposes only and solely intend to serve as a guide as to how the property may look and may be subject to any change.

