

# Compton

**London**

20 & 21st Floors, Hylo  
105 Bunhill Row  
EC1Y 8LZ

Fully-Fitted floors in the Tower with  
panoramic views available by way  
of sublease / assignment, which can  
be taken together or separately.

**For Rent**

6,550 to 13,100 ft<sup>2</sup>



020 7101 2020  
[compton.london](http://compton.london)

# Compton

**London**  
20 & 21st Floors, Hylo  
105 Bunhill Row  
EC1Y 8LZ

Fully-Fitted floors in the Tower with panoramic views available by way of sublease / assignment, which can be taken together or separately.

**For Rent**  
6,550 to 13,100 ft<sup>2</sup>



## Location

From cutting-edge-cool Old Street and Shoreditch to the historically influenced City of London. The area is the epicentre of London's creative and collaborative industries and more popular than ever with many of London's forward thinking financial and professional occupiers. It provides the platform for both start-ups and global brands alike to shine, across digital media, financial, professional, retail, fin-tech and fashion sectors. Oozing progression and identity, this part of London lets you know you are somewhere special.

# Compton

**London**  
20 & 21st Floors, Hylo  
105 Bunhill Row  
EC1Y 8LZ

Fully-Fitted floors in the Tower with panoramic views available by way of sublease / assignment, which can be taken together or separately.

**For Rent**  
6,550 to 13,100 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



Meeting Room

# Compton

**London**  
20 & 21st Floors, Hylo  
105 Bunhill Row  
EC1Y 8LZ

Fully-Fitted floors in the Tower with panoramic views available by way of sublease / assignment, which can be taken together or separately.

**For Rent**  
6,550 to 13,100 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



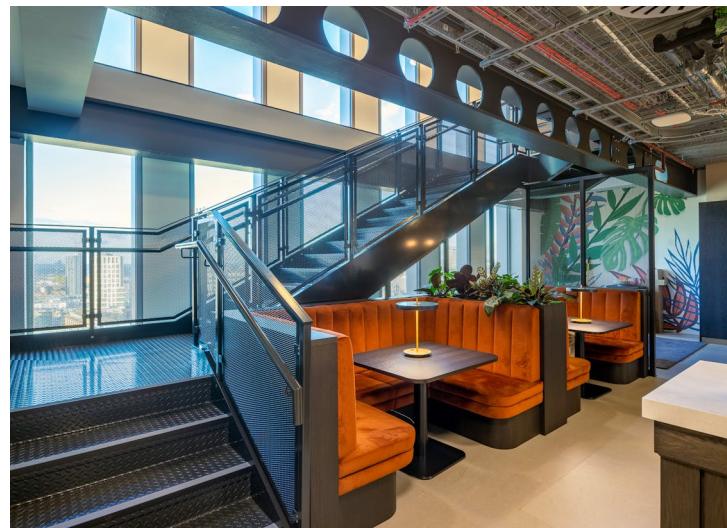
Loop Beamery 09.jpg

# Compton

**London**  
20 & 21st Floors, Hylo  
105 Bunhill Row  
EC1Y 8LZ

Fully-Fitted floors in the Tower with panoramic views available by way of sublease / assignment, which can be taken together or separately.

**For Rent**  
6,550 to 13,100 ft<sup>2</sup>

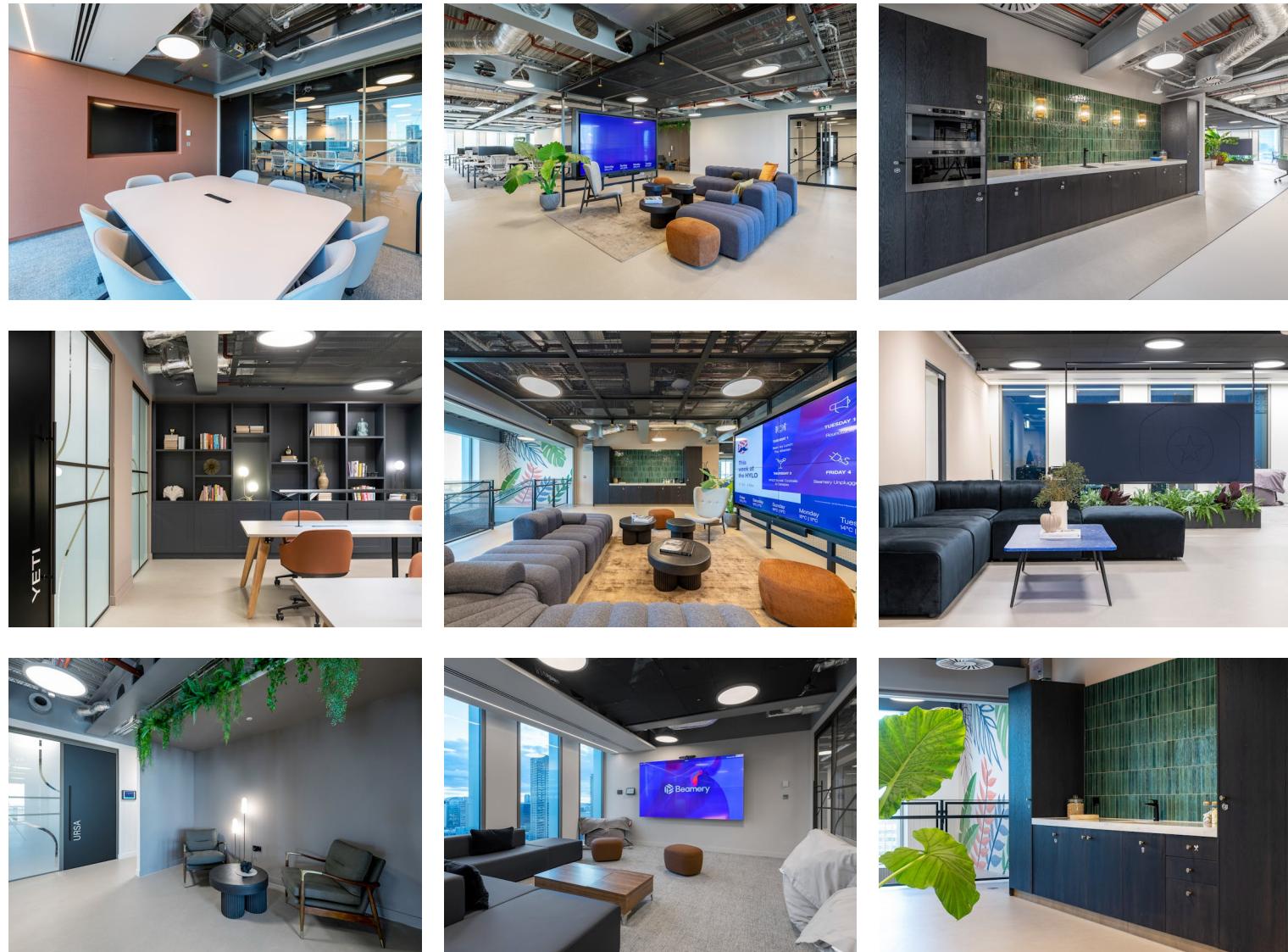


# Compton

**London**  
20 & 21st Floors, Hylo  
105 Bunhill Row  
EC1Y 8LZ

Fully-Fitted floors in the Tower with panoramic views available by way of sublease / assignment, which can be taken together or separately.

**For Rent**  
6,550 to 13,100 ft<sup>2</sup>



# Compton

## London

20 & 21st Floors, Hylo  
105 Bunhill Row  
EC1Y 8LZ

Fully-Fitted floors in the Tower with panoramic views available by way of sublease / assignment, which can be taken together or separately.

## For Rent

6,550 to 13,100 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

## Amenities

- Fully-fitted duplex office floors at the top of the Hylo Tower available floor-by-floor or as a duplex
- 20th Floor is fitted with a kitchenette, 1 x 14 person boardroom, 1 x 10 person meeting room, 2 x 6-8 person meeting room, room for c. 60 desks
- 21st Floor is fitted with a kitchenette, 4 x 8 person meeting room, 6 x 4 person meeting room, 2 x phone booths, 60 desks with room for more (1.2m)
- Fibre and cabling in situ
- 60 desks (1200MM) with room for more
- 1 x 14 person boardroom
- 1 x 10 person boardroom
- 5 x 6-8 person meeting room
- 3 x 4 person meeting room
- 2 private offices
- Coffee Bar
- Kitchenette
- Multiple Open Collaboration / flexible booth areas
- Access to a communal Tenant lounge and terrace on level 7.
- Secure cycle spaces and showers
- Passenger lifts
- Manned Reception

## Description

Fully-Fitted floors in the Hylo Tower with panoramic views across London available by way of sublease / assignment, which can be taken together or separately.

The interconnecting 20th and 21st floors have been fully-fitted with 60 desks (with room for further desking) and 10 meeting rooms of different sizes and benefit from panoramic views across London. The floors are available by way of sublease or assignment on a 10 year term expiring 8th May 2032, with a 5 year tenant only break option on 9th May 2027.

HYLO provides a platform for both start-ups and global brands alike with a workspace promoting flexibility and flooded with natural light. With a focus on technology integration and over 20,000 sq ft of revamped public realm, HYLO is officially registered to pursue WELL Core and Shell certification, with an ambitious target to achieve GOLD rating, while also targeting a Platinum WiredScore rating.

# Compton

## London

20 & 21st Floors, Hylo  
105 Bunhill Row  
EC1Y 8LZ

Fully-Fitted floors in the Tower with panoramic views available by way of sublease / assignment, which can be taken together or separately.

## For Rent

6,550 to 13,100 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

## Content

Watch the film



View on Website



## Terms

Available by way of sublease or assignment - 10 year term expiring 8th May 2032, with a 5 year tenant only break option on 9th May 2027

## Tenant Business Lounge (L7)

HY-LOUNGE, a 3,207 Sq Ft dedicated Business Lounge for HYLO Tenants, with meeting/ boardrooms, break-out space, hot-desking & terrace access.

# Compton

**London**  
20 & 21st Floors, Hylo  
105 Bunhill Row  
EC1Y 8LZ

Fully-Fitted floors in the Tower with panoramic views available by way of sublease / assignment, which can be taken together or separately.

**For Rent**  
6,550 to 13,100 ft<sup>2</sup>

## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
20th - & 21st	13,100	£90	£26	£16.69	£132.69	£144,853.25	£1,738,239	Available
21st - Fully- Fitted	6,550	£90	£26	£16.69	£132.69	£72,426.63	£869,119.50	Available
20th - Fully-Fitted	6,550	£90	£26	£16.69	£132.69	£72,426.63	£869,119.50	Available

# Compton

## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Elliott Stern  
[es@compton.london](mailto:es@compton.london)  
07834 918700

Sarah Hill  
[sh@compton.london](mailto:sh@compton.london)  
07936 338 774

020 7101 2020  
[compton.london](http://compton.london)

Compton gives 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 employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, EC1V 4JJ  
Generated on 07/10/2025

