

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 ft²

020 7101 2020
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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.

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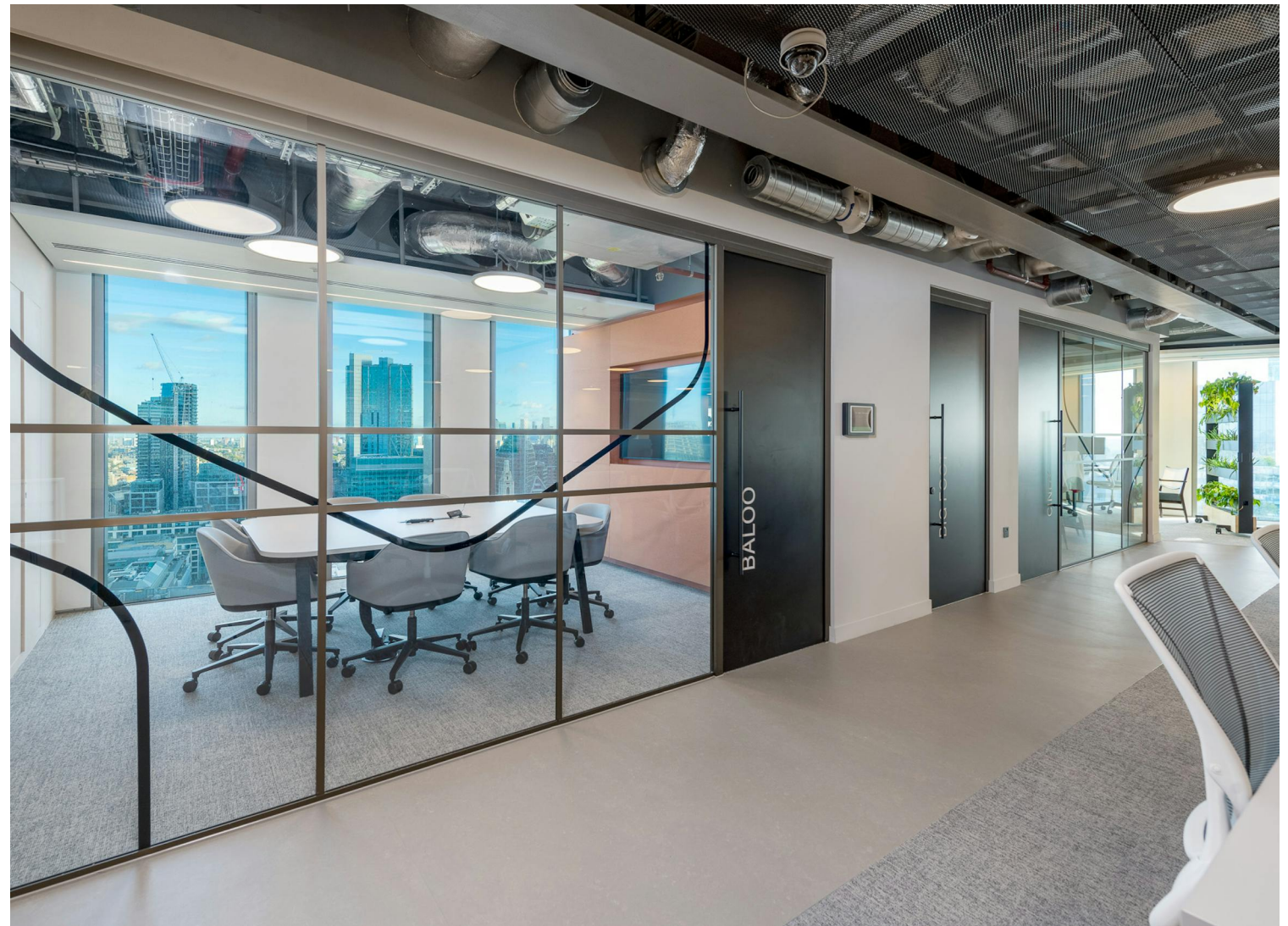
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Meeting Room

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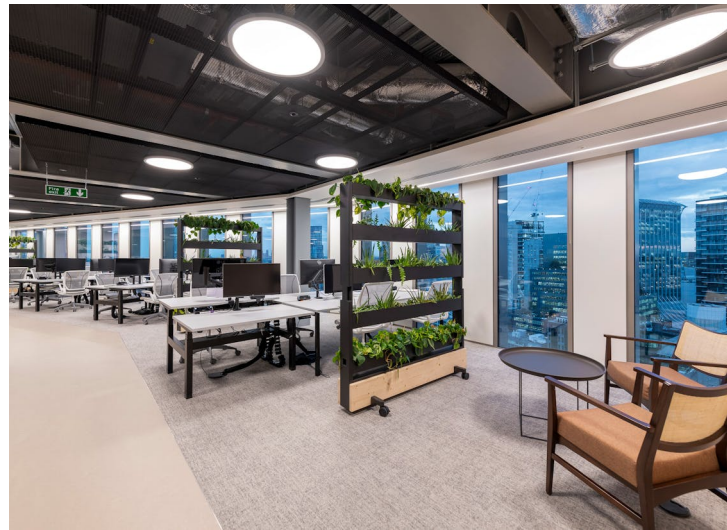
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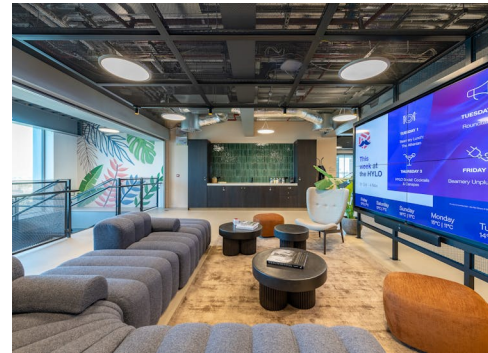
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Amenities

- 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.

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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.

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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

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Contact Us

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

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