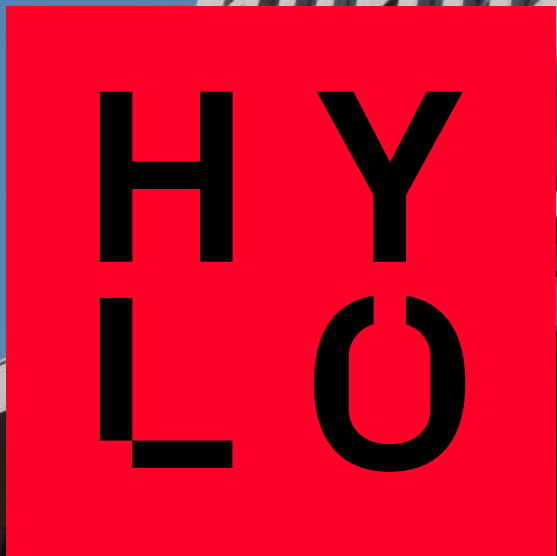


HYLO, 105 Bunhill Row, London, EC1Y 8LZ



HYLO, 105 Bunhill Row, London, EC1Y 8LZ

HYLO,  
105 Bunhill Row,  
London EC1Y 8LZ

C O N T E N T S



258,000 SQ FT  
PREMIUM OFFICE SPACE



Platinum ready



Excellent

379 BIKE SPACES  
(Including 76 Brompton Lockers)  
394 LOCKERS  
30 SHOWERS

BUILDING DESIGN BY HCL ARCHITECTS AND INTERIOR DESIGN BY STIFF + TREVILLION

06 ⌕

MINUTES WALK FROM MOORGATE FOR THE NEW ELIZABETH LINE

05 ⌕

MINUTES WALK FROM OLD STREET

COMMUNAL ROOF TERRACE AND 3,207 SQ FT BUSINESS LOUNGE

11,443 SQ FT OF TERRACE SPACE ACROSS FOUR FLOORS

LARGE VOLUME DOUBLE HEIGHT DESIGN-LED LOBBY WITH LOUNGE SPACE + CAFÉ

17,000 SQ FT RETAIL SPACE

TYPICAL FLOORS OF c24,000 SQ FT AND c6,500 SQ FT

WINDOW-ON-THE-WORLD VIEWS ACROSS THE CITY



# HY

Discover a building that will positively influence its occupants and visitors; a building that will always ensure they're ready for anything.

View from the 27th floor

**T** here is something exciting about working in this part of the capital. A short walk in any direction reveals new inspiration.

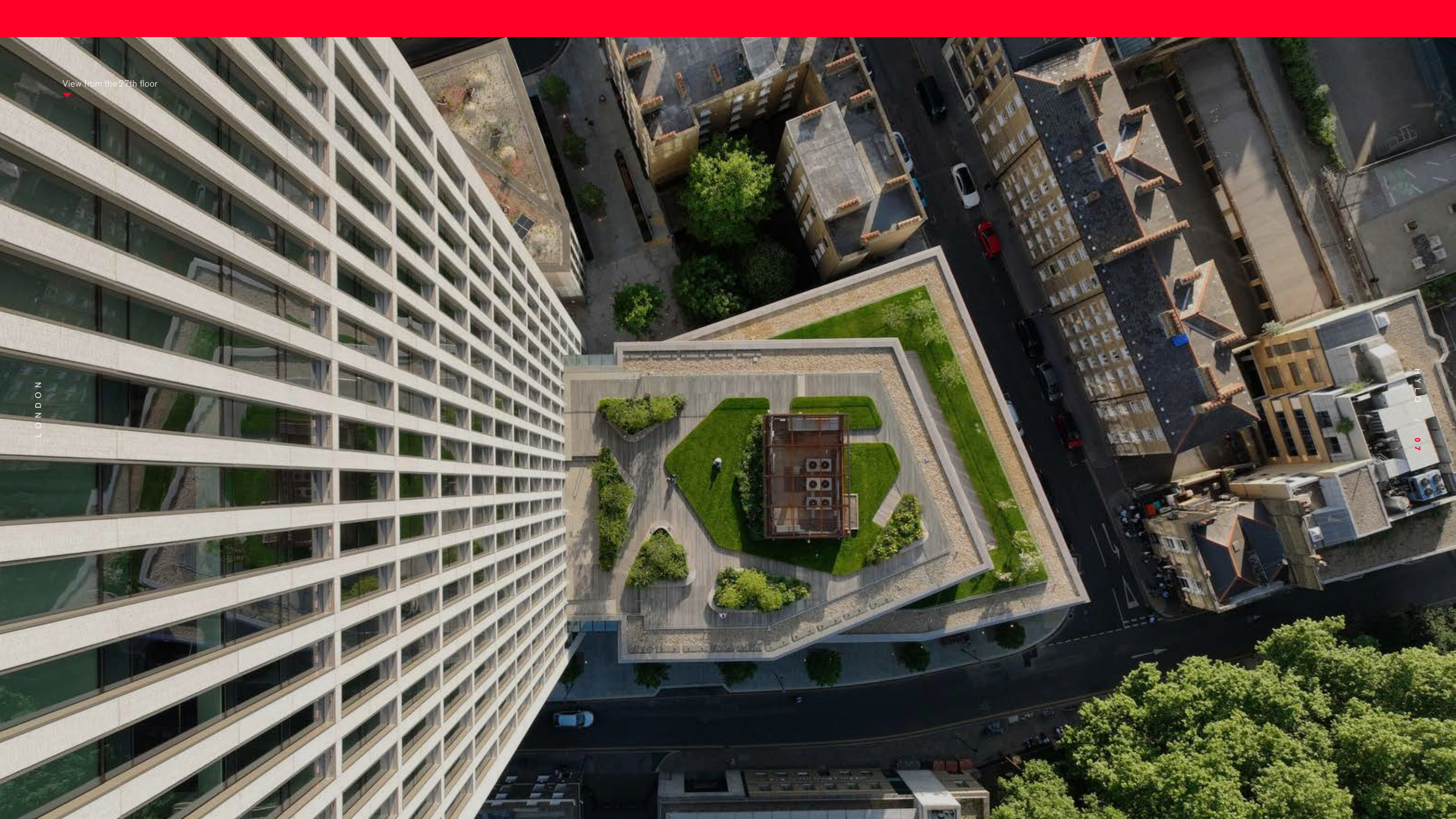
This is a place where old and new collide. From cutting-edge-cool Old Street and Shoreditch to the historically influenced City of London. The area is the epicentre of London's creative and collaborative industries and more popular than ever with many of London's forward thinking financial and professional 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.

THE PLACE TO

# CREATE

View from the 27th floor

LONDON



HYLO / 07



# Feel



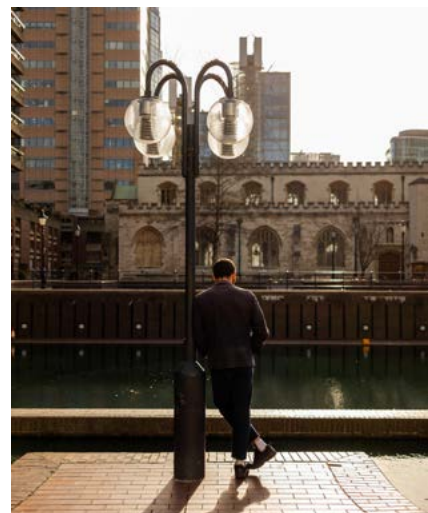
# the

What you will discover from the foot of this basecamp will amaze and inspire your everyday.

Indulge in a morning boost at one of the many coffee houses, head to Whitecross Street Market at lunch and sample one of London's best hubs for street food, and after work is done slip into somewhere more comfortable for a drink or two. On any given day, our surroundings allow you to tailor your work-life schedule to your advantage. Feel invigorated with a fitness work-out at boutique Blok, shop for high fashion, or grab a bite at the Barbican and stay for a film or exhibition. The possibilities are endless.



# buzz



LOCAL

HYLO / 08



**S**erved by three key London stations – Old Street, Liverpool Street and Moorgate – HYLO is your key to fast and easy access in, out and around the capital.

Over the next decade, the area will unlock a new era in connectivity when it becomes a major Crossrail destination. London City Airport can be reached within 38 minutes and all other major London airports in approximately an hour.



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2 mins  
CYCLING

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3 mins  
CYCLING

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9 mins  
WALKING

4 mins  
CYCLING

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15 mins  
VIA NORTHERN LINE

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8 mins  
VIA CIRCLE LINE  
FROM MOORGATE

4 mins  
CYCLING

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16 mins  
VIA NORTHERN LINE  
FROM MOORGATE

11 mins  
CYCLING

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12 mins  
VIA NORTHERN LINE  
FROM OLD STREET

13 mins  
CYCLING

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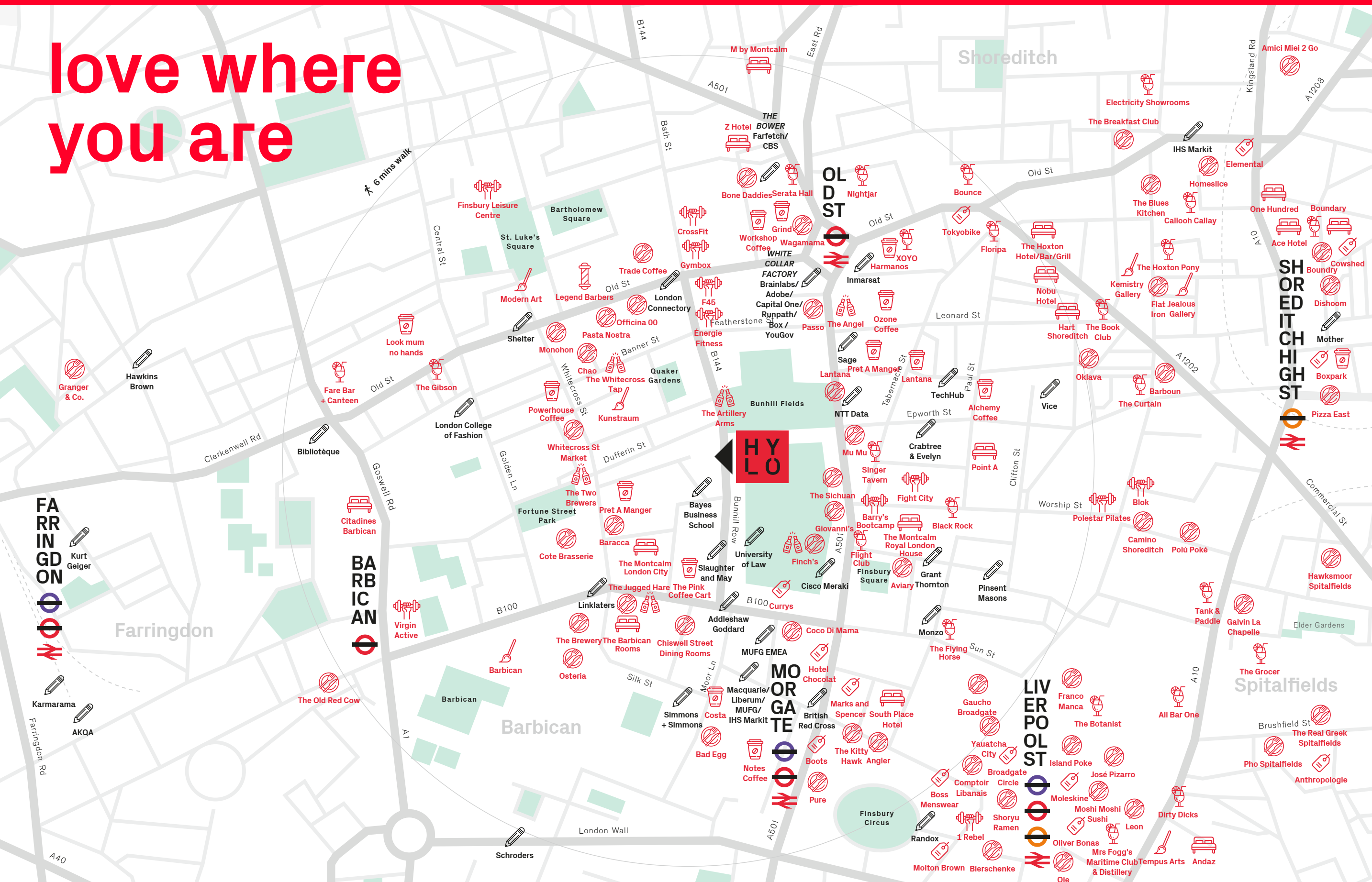


21 mins  
VIA NORTHERN LINE  
FROM MOORGATE










16 mins  
CYCLING

HYLO / 09

# love where you are



## Key

-  Coffee shops
-  Pubs
-  Restaurants
-  Bars / Clubs
-  Galleries
-  Hotels
-  Shopping
-  Gym
-  Local occupiers

DISHOOM

THE JUGGED HARE



CHISWELL STREET DINING ROOMS

tokyobike



The BREWERY

HOXTON GRILL

box

HAWKSMOOR

Linklaters



the hoxton

GRANGER & Co.

BOSCH

cisco Meraki



one hundred shoreditch

Bone Daddies

OZONE COFFEE

PIZZAEAST



ADDLESHAW GODDARD



# HYPERLOCAL

LOCAL AMENITY & OCCUPIERS

THE HOXTON PONY



GRIND

turner



HYLO / 11

FARFETCH



monzo



SLAUGHTER AND MAY



brainlabs

BOXPARK

NTT DATA

Runpath A part of Experian.



LIBERUM

AVIARY ROOFTOP RESTAURANT & TERRACE BAR



BARRY'S

COCO DI MAMA

The Legend Barbers



FINCH'S



TRADE OLD STREET

REBEL

**Built for**

**collaboration**



# A new beginning

BUILDING

**H** YLO offers 258,000 sq ft of premium office space on 28 floors and 17,000 sq ft of retail space. One of London's most exciting new buildings, HYLO boasts high rise tower floors and large efficient podium floors plus roof gardens and new public space. Welcome to London's future workplace.

HYLO / 13







A  
G

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E

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D



Platform to

# panoramic





LEVEL 7 COMMUNAL TERRACE



CITY OF LON-

LIV ER PO L ST



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MO OR GA TE



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SOUTH-

FARRINGTON

KINGS CROSS

OL D ST



< HACK-

# HY-LO flex- ible



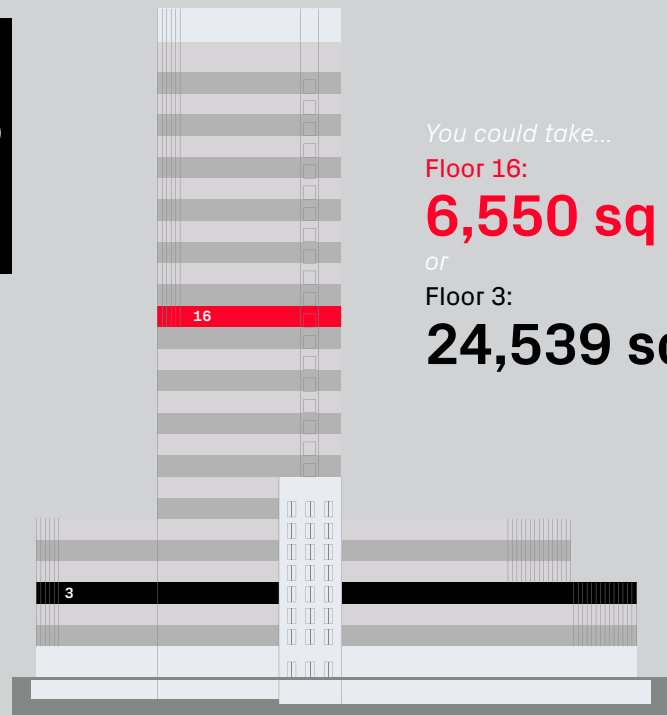
No matter what size space you're after; split, single, duplex or triplex floors, HYLO has it all.

SCHEDULE OF AREAS

Floor	Use	sq ft	sq m	Terrace	sq ft
28	Office	5,712	531		
27	Office	5,977	555		
26	Office	6,040	561	☀	420
25	Office - Under Offer	6,551	609		
24	Office	6,550	609		
23	Office	6,550	609		
22	Office	6,550	609		
21	Office - Let	6,550	609		
20	Office - Let	6,550	609		
19	Office	6,550	609		
18	Office	6,550	609		
17	Office - Under Offer	6,550	609		
16	Office - Under Offer	6,550	609	☀	452
15	Office	7,101	660		
14	Office	7,101	660		
13	Office	7,100	660		
12	Office	7,100	660		
11	Office - Under Offer	7,091	659		
10	Office - Under Offer	5,664	526		
9	Office - Under Offer	7,088	658		
8	Office - Under Offer	6,842	636		
7	Office	3,457	321	☀	3,250
	Business Lounge	3,207	298	☀	4,500
6	Officer	16,264	1,511		
5	Office	18,357	1,706		
4	Office	18,348	1,705	☀	2,821
3	Office	24,539	2,279		
2	Office	24,484	2,275		
1	Office	13,548	1,259		
Ground	Retail*	10,335	960		
	Reception	5,846	543		
Basement	Retail*	6,477	602		
<b>TOTAL OFFICE</b>		<b>197,878</b>	<b>18,383</b>		
<b>TOTAL RETAIL*</b>		<b>16,942</b>	<b>1,574</b>		

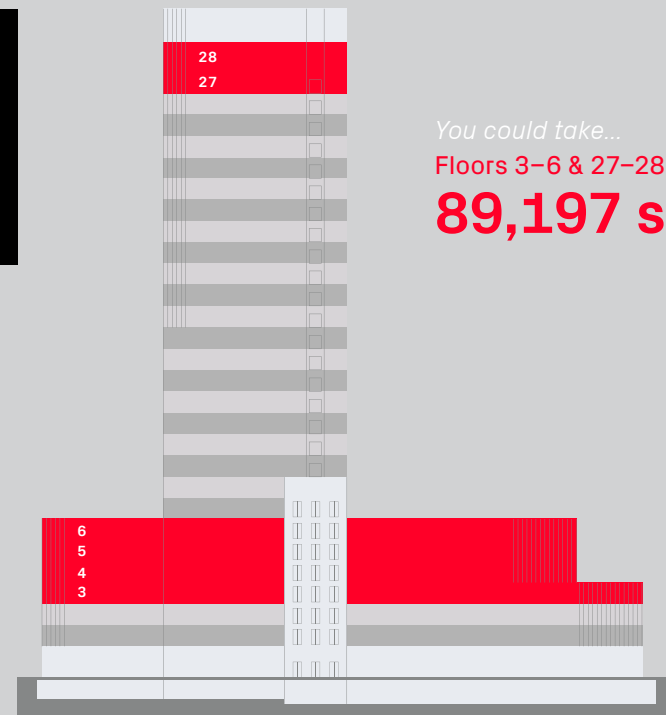
\*Retail reflected in Gross Internal Areas (GIA)

single



You could take...  
 Floor 16:  
**6,550 sq ft**  
 or  
 Floor 3:  
**24,539 sq ft**

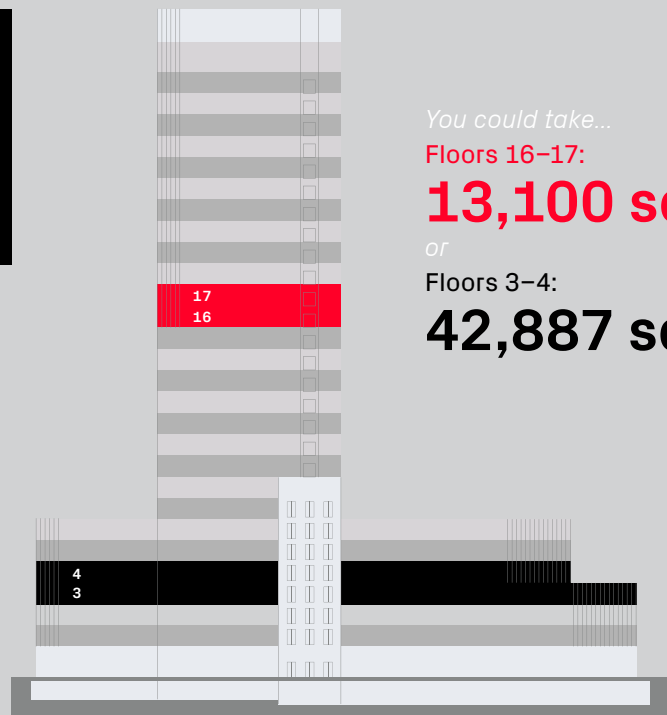
combo



You could take...  
 Floors 3-6 & 27-28:  
**89,197 sq ft**

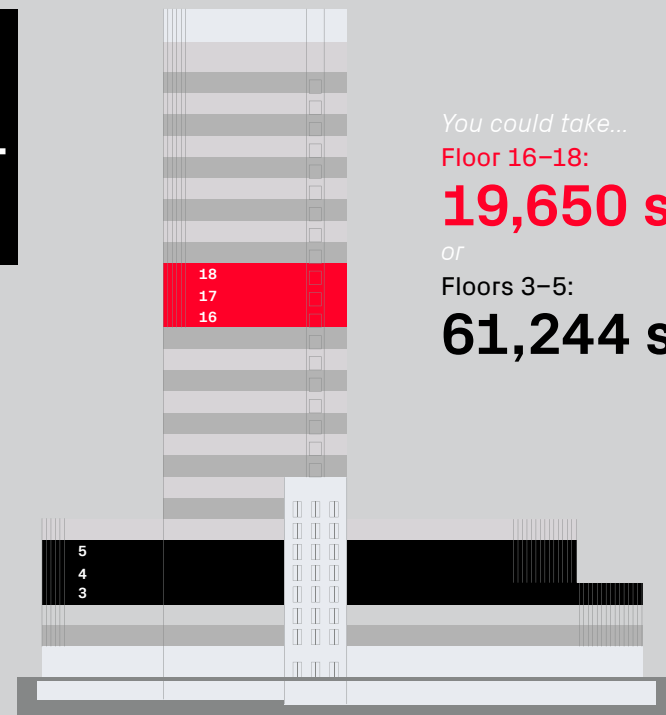
This is just a selection of possibilities, the building offers ultimate flexibility in any combination of floors.

duplex



You could take...  
 Floors 16-17:  
**13,100 sq ft**  
 or  
 Floors 3-4:  
**42,887 sq ft**

triplex



You could take...  
 Floor 16-18:  
**19,650 sq ft**  
 or  
 Floors 3-5:  
**61,244 sq ft**

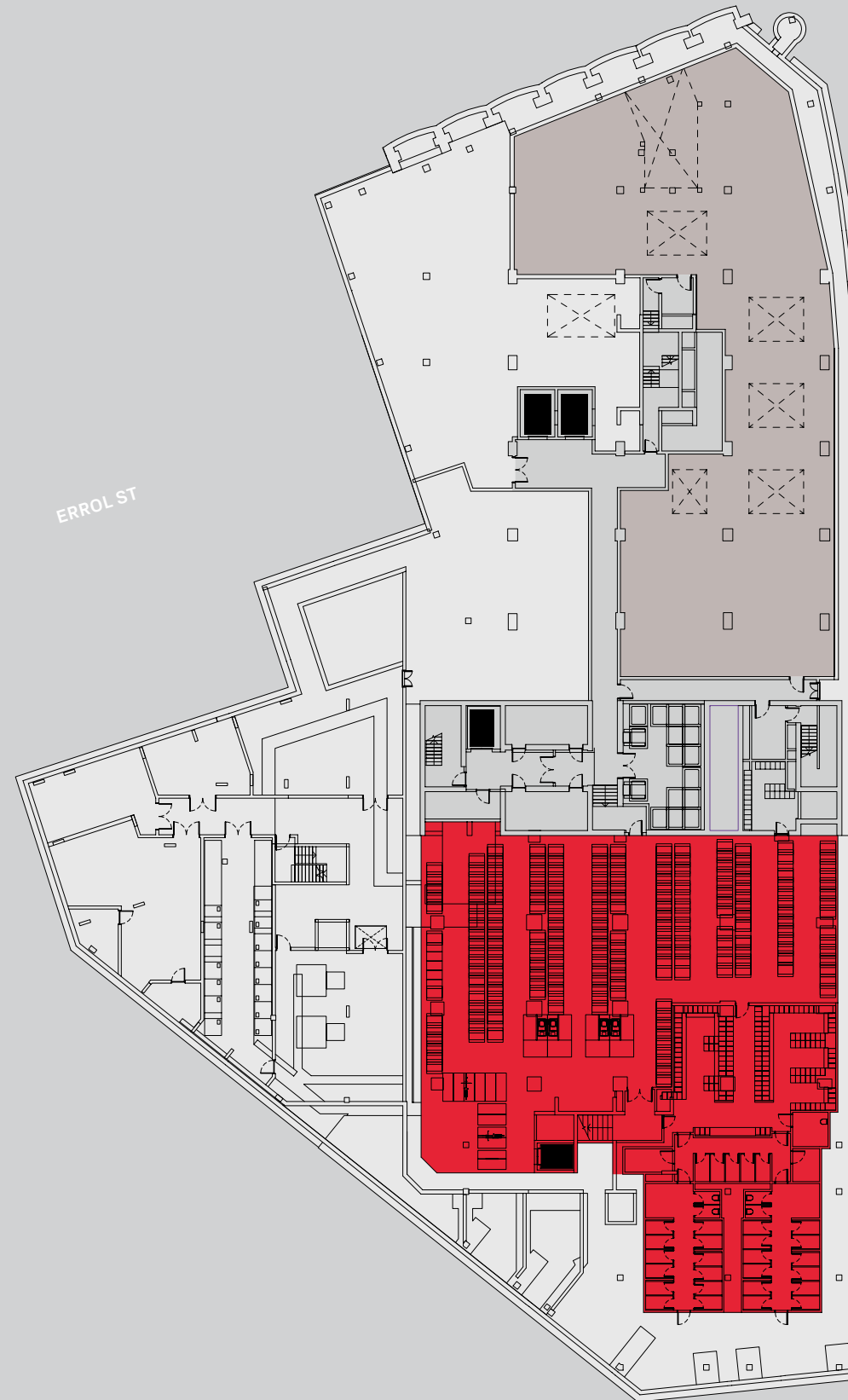


# B

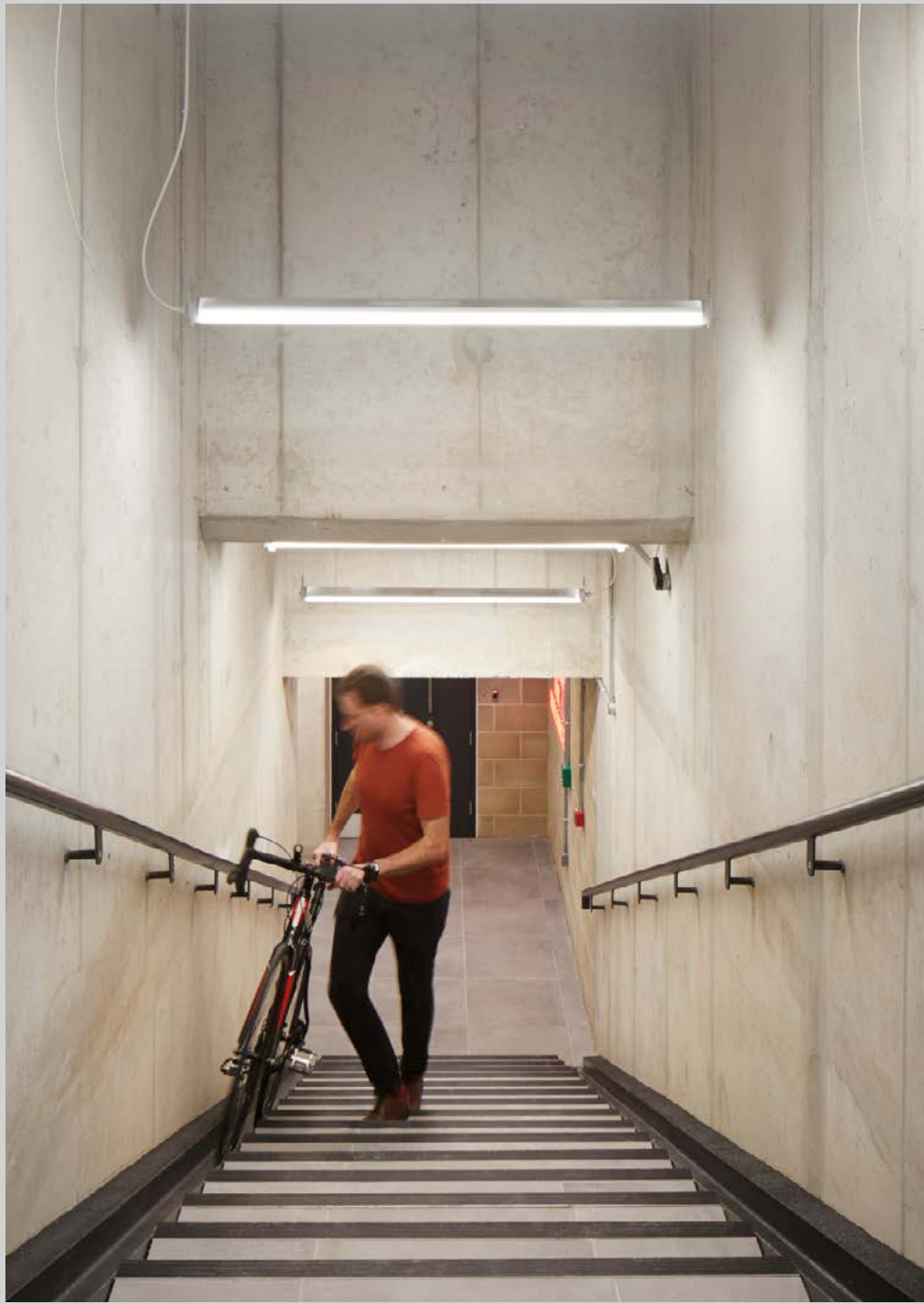
## Basement

RETAIL: 6,477 SQ FT / 602 SQ M

- Bike Store / End of Trip Facilities
- Lifts
- Retail



Floor plans not to scale. For indicative purposes only.





# G

## Ground floor

RECEPTION: 5,846 SQ FT / 543 SQ M  
RETAIL: 10,335 SQ FT / 1,562 SQ M

- Reception
- 
- Lifts
- Retail



BUNHILL ROW

ERROL ST

Floor plans not to scale. For indicative purposes only.





FLOORPLANS

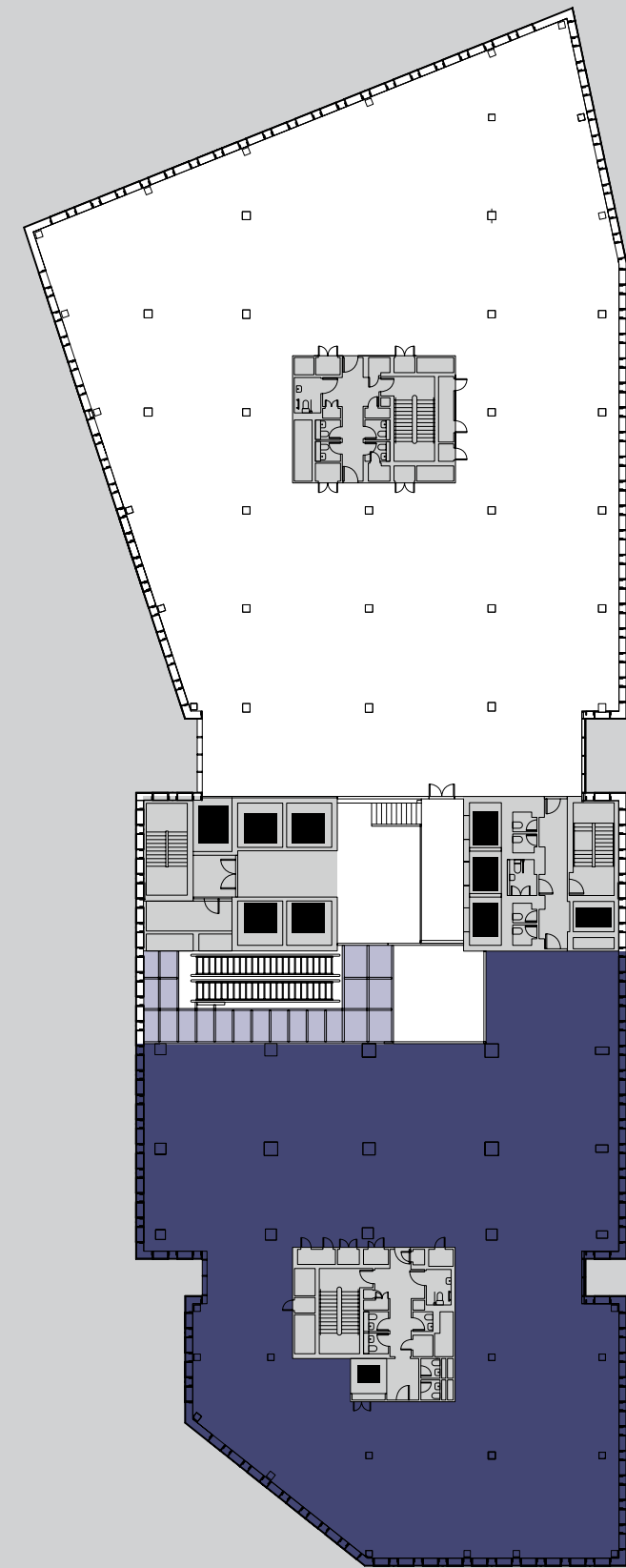


# Floor 1

13,548 SQ FT / 1,259 SQ M

- Office
- Core
- Lifts
- Affordable

\* First floor incorporates escalator landing zone.  
 Floor plans not to scale. For indicative purposes only.



BUNHILL ROW



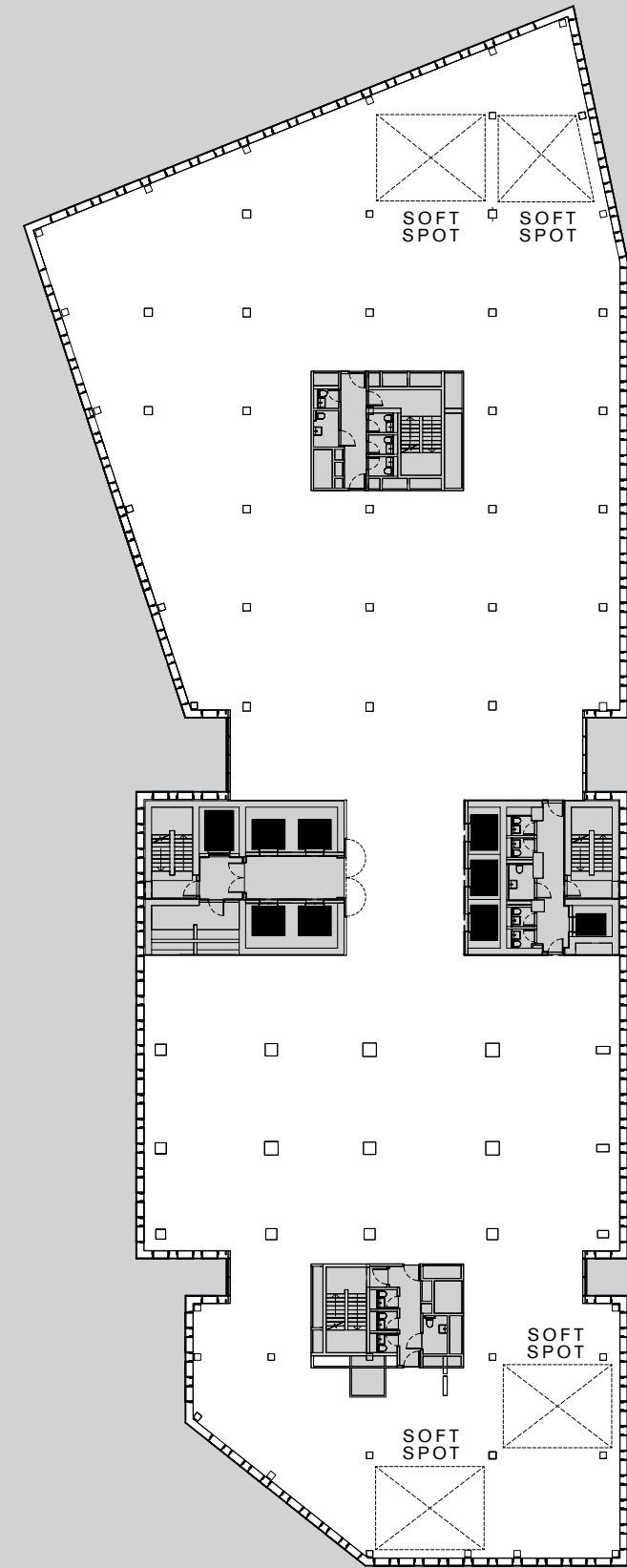


# 2-3

Typical floor 2-3\*  
24,484 SQ FT / 2,275 SQ M - 24,539 SQ FT / 2,279 SQ M

□ □ ■ Lifts

\* First floor incorporates escalator landing zone.  
Floor plans not to scale. For indicative purposes only.



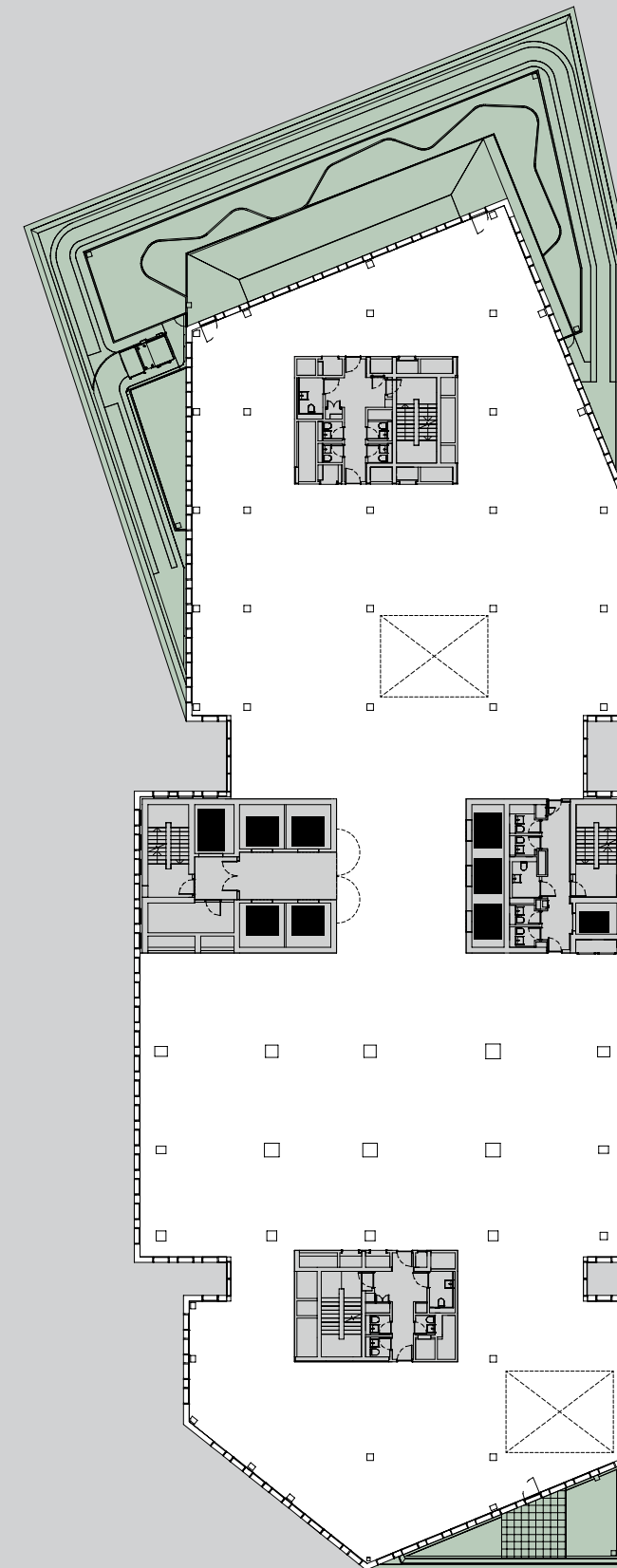
BUNHILL ROW



# 4-6

Typical floor 4-6\*  
18,348 SQ FT / 1,705 SQ M - 16,264 SQ FT / 1,511 SQ M  
TERRACE: 2,821 SQ FT / 262 SQ M

□ □ ■ Lifts ■ Terrace\*



BUNHILL ROW

\* Terrace on fourth floor only. Level 6 is currently under offer.  
Floor plans not to scale. For indicative purposes only.

CEILING EXPOSED



OFFICE SPACE

HYLO is all about optionality. Make the space your own, with highly customisable office space offering fully or semi-exposed ceilings.

HYBRID CEILING



HYLO / 29



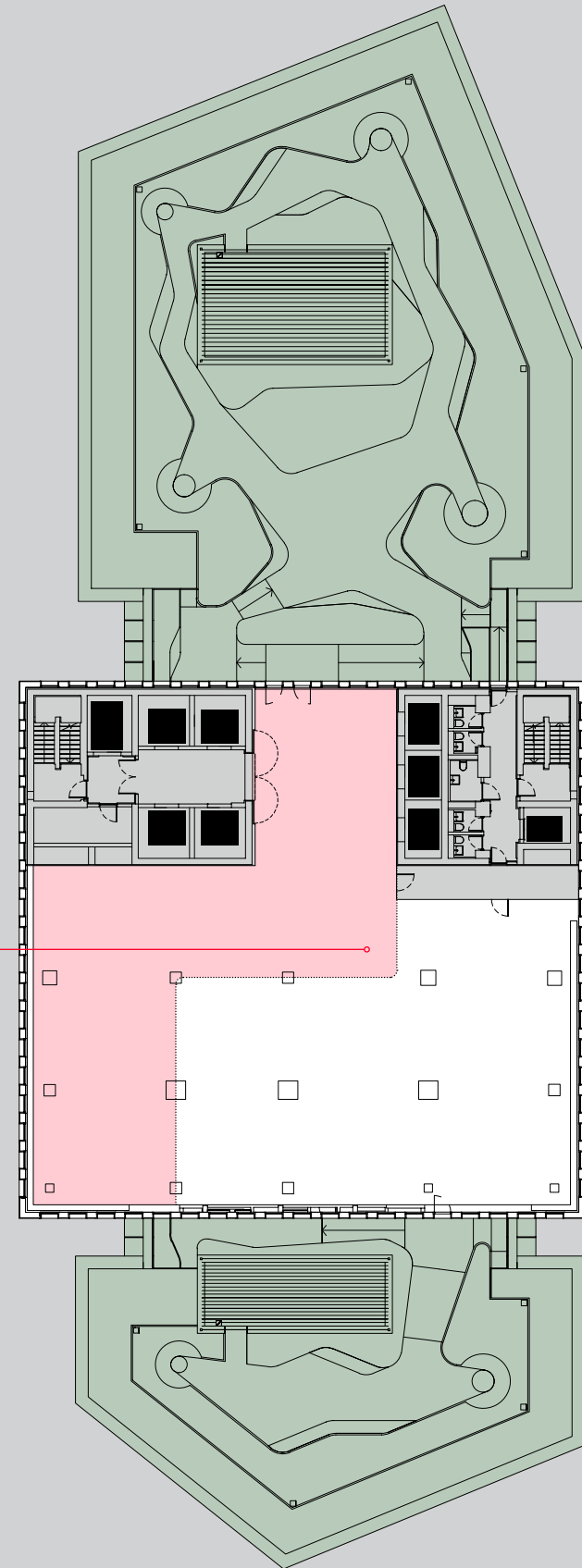
# 7

## 7th floor

OFFICE: 3,457 SQ FT / 321 SQ M

BUSINESS LOUNGE: 3,207 SQ FT / 298 SQ M

- Office
- 
- Lifts
- Terrace
- Business Lounge



BUNHILL ROW

\* Level 7 is currently under offer.

Floor plans not to scale. For indicative purposes only.

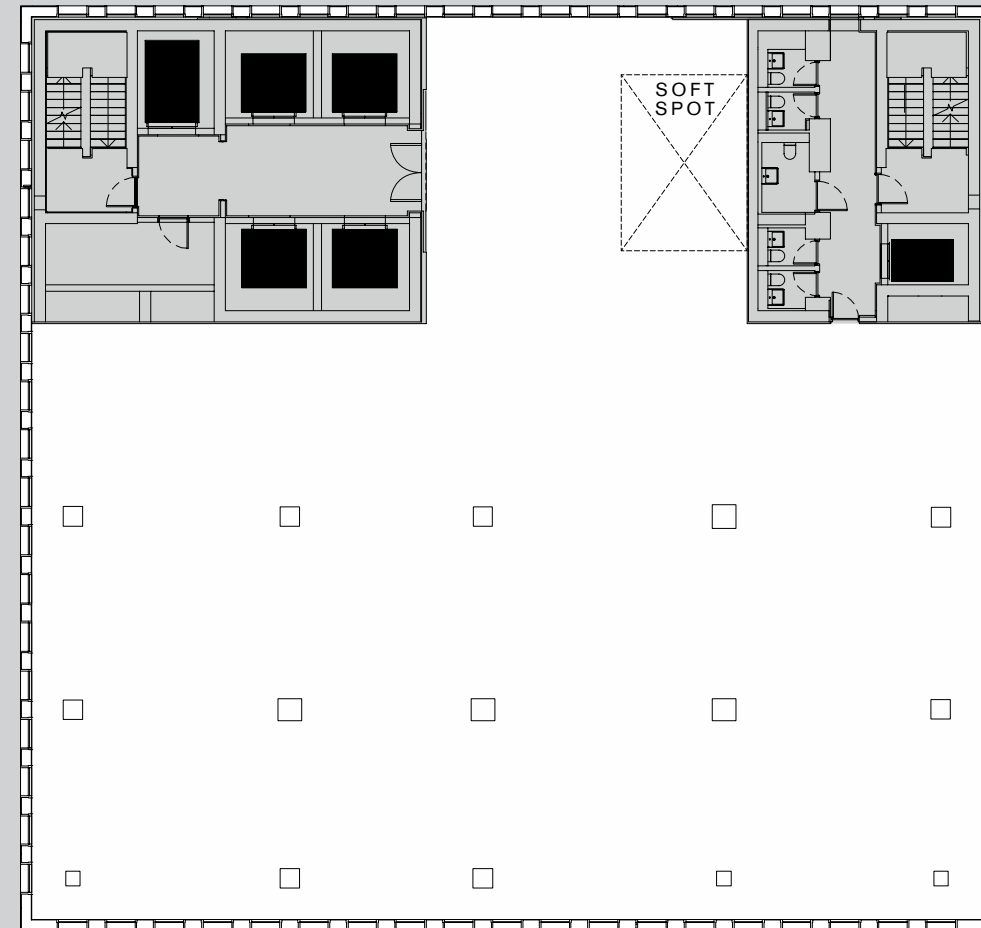




# 12-15

Typical floor 12-15  
7,100 SQ FT / 660 SQ M - 7,101 SQ FT / 660 SQ M

□ Office   □ Core   ■ Lifts



BUNHILL ROW

PLANS

Floor plans not to scale. For indicative purposes only.

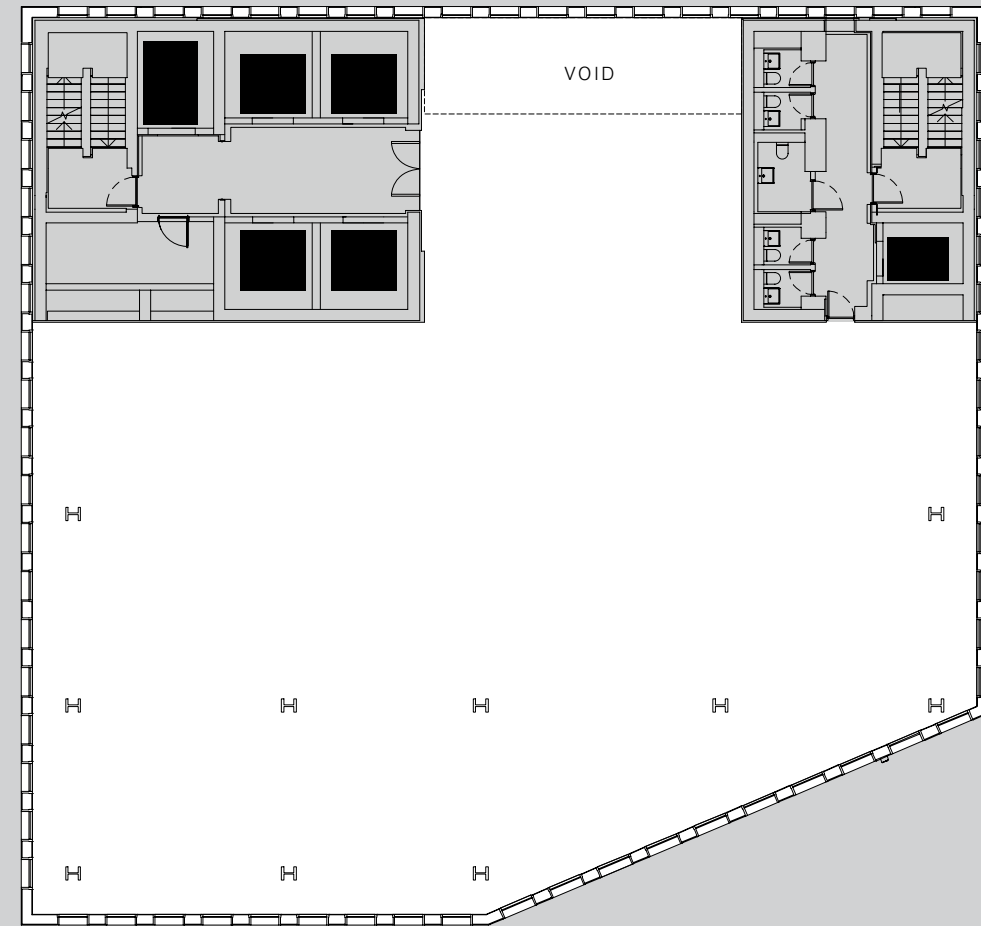




# 18-25

Typical floor 18-25  
6,550 SQ FT / 609 SQ M

Office Core Lifts



BUNHILL ROW



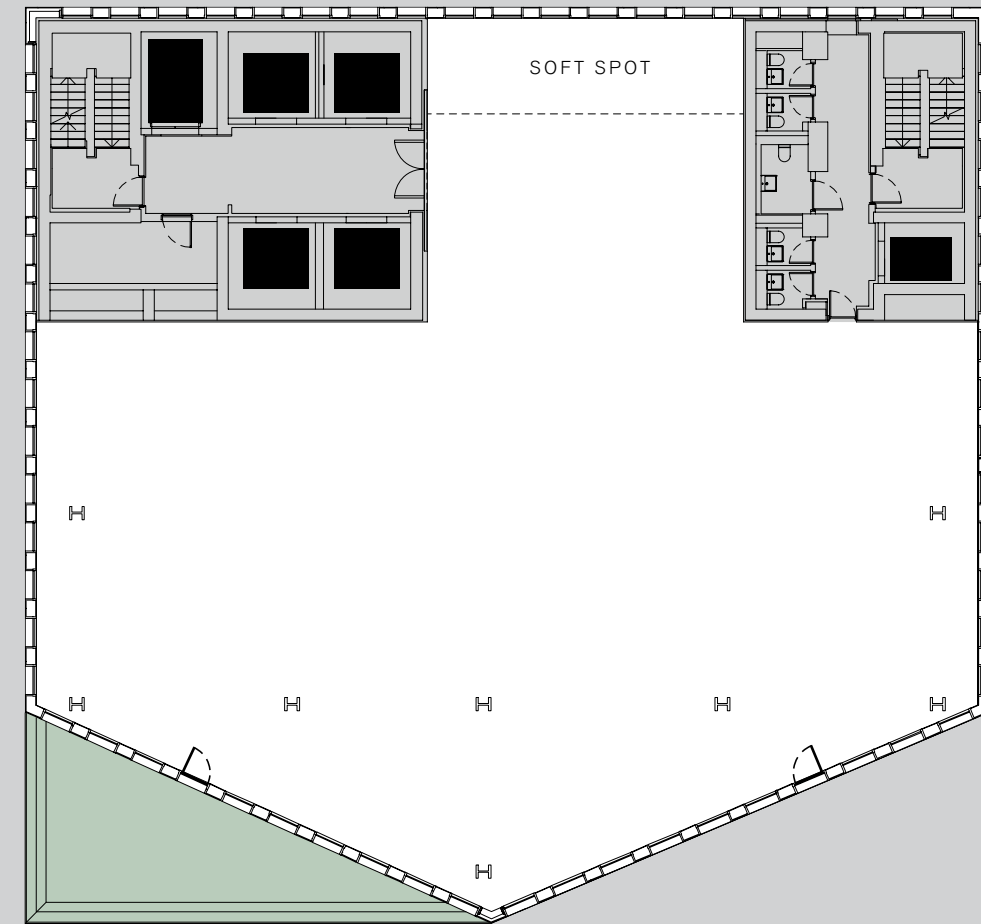
# 26

## 26th Floor

6,040 SQ FT / 561 SQ M

TERRACE: 420 SQ FT / 39 SQ M

- Office
- Core
- Lifts
- Terrace



BUNHILL ROW



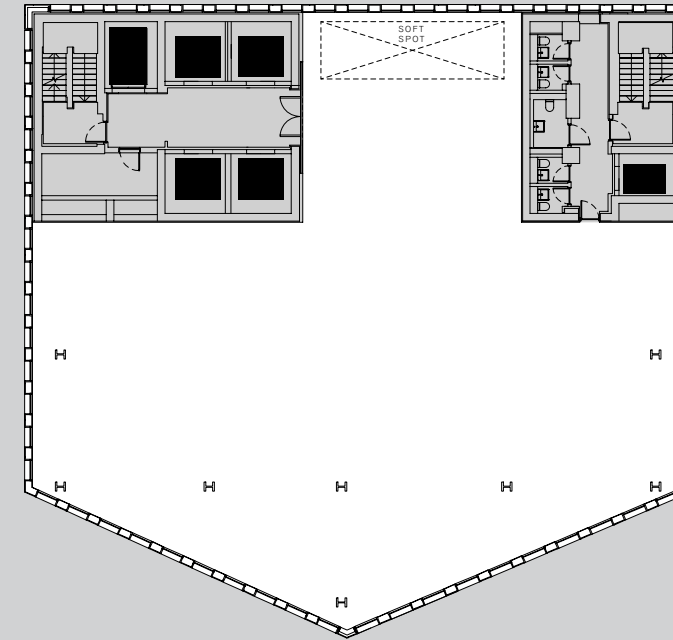
# 27-28

## Duplex Floors 27-28

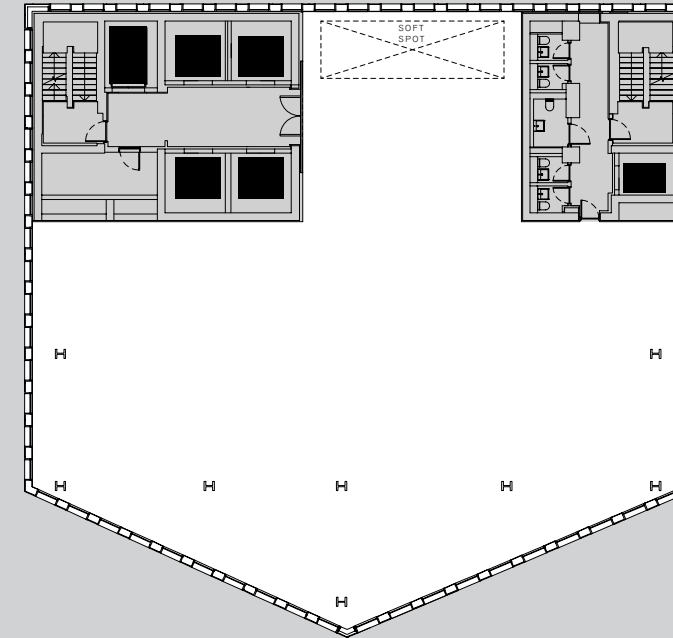
5,977 SQ FT / 555 SQ M + 5,712 SQ FT / 531 SQ M

Office Core Lifts

LEVEL 28:

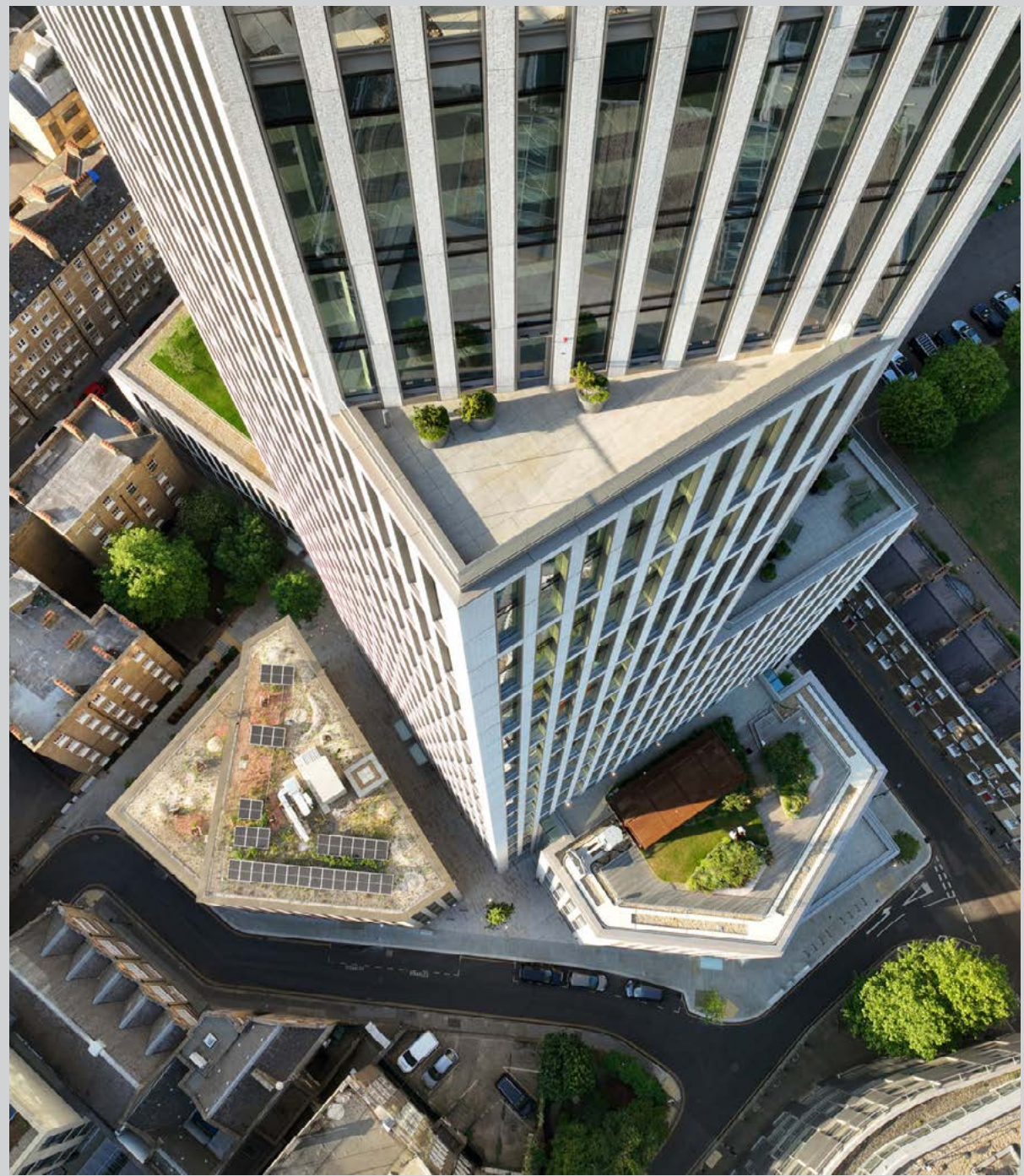


LEVEL 27:



BUNHILL ROW

Floor plans not to scale. For indicative purposes only.



▲  
Level 26 Private Terrace

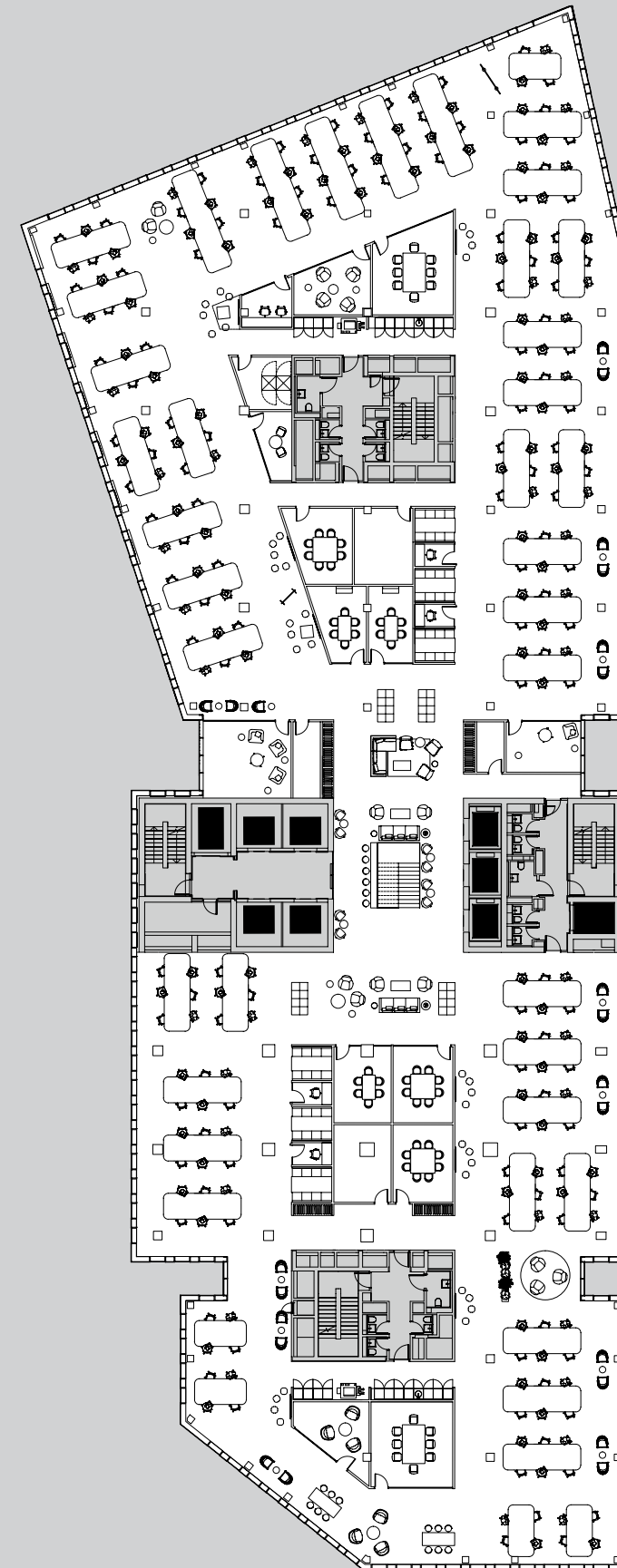


# SP2

## Legal / Corporate

24,484 SQ FT / 2,275 SQ M

OPEN PLAN (2M RETURN)	168
HEADCOUNT	168
DENSITY	1:13 SQ M
6P MEET	8
4P MEET	2
2P FOCUS	11
1P FOCUS	1
COPYPOINT	2
TEAPOINT	1
BREAKOUT	1
COMMS ROOM	1
OFFICE SERVICE CENTRE	1
STORE	2
ROLLER RACKING	1



BUNHILL ROW

Floor plans not to scale. For indicative purposes only.



# SP3

## TMT / Creative

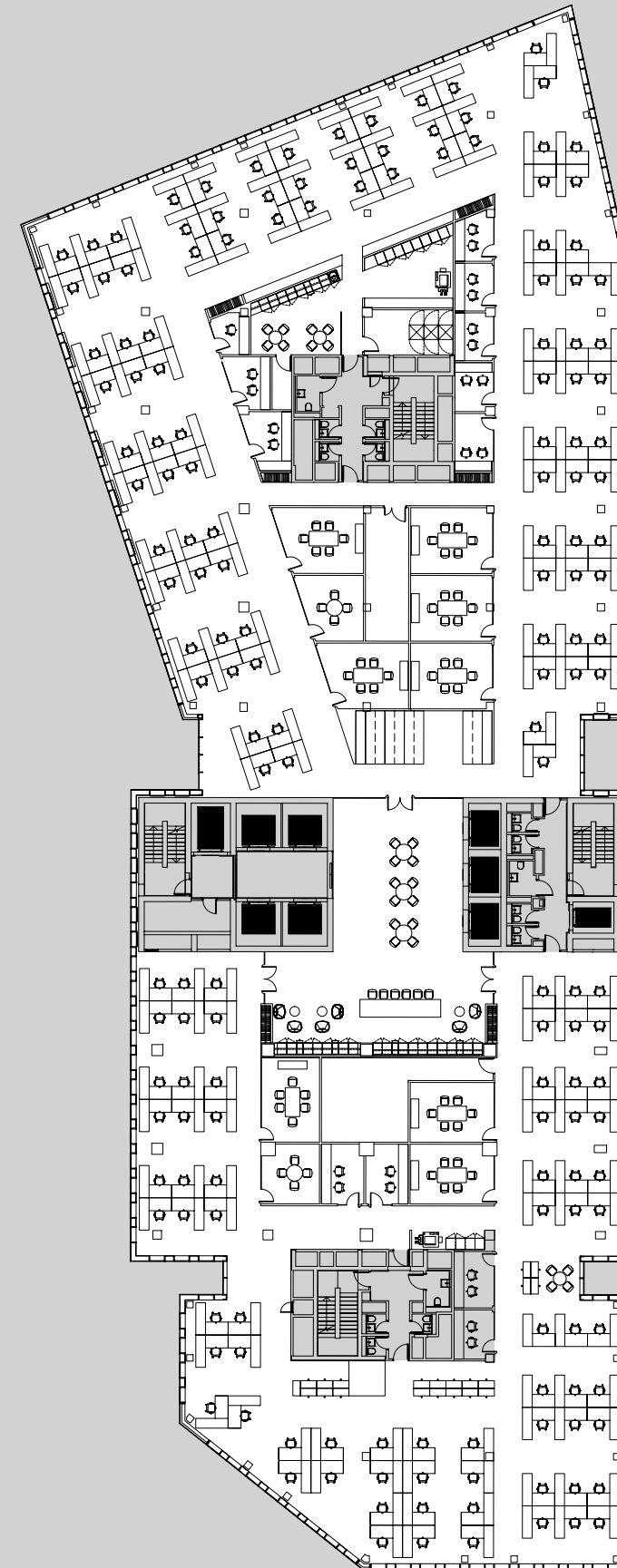
24,539 SQ FT / 2,278 SQ M

PLANS

OPEN PLAN (1600MM DESK)	252
HEADCOUNT	252
DENSITY	1:8 SQ M
8P MEET	5
6P MEET	3
4P MEET	2
3P MEET	1
2P FOCUS	1
1P FOCUS	1
COPYPOINT	4
TEAPOINT	2
COMMS ROOM	1
OFFICE SERVICE CENTRE	1
STORE	2
LOCKERS	-
COATS	-



Floor plans not to scale. For indicative purposes only.



BUNHILL ROW

# 16

## Cat B option

Fully fitted and furnished / Glass fronted meeting rooms / Breakout spaces / Communal tea point / Audio Visual / IT coordination / Comms room with dedicated cooling / Access to private South facing terrace / Panoramic views.





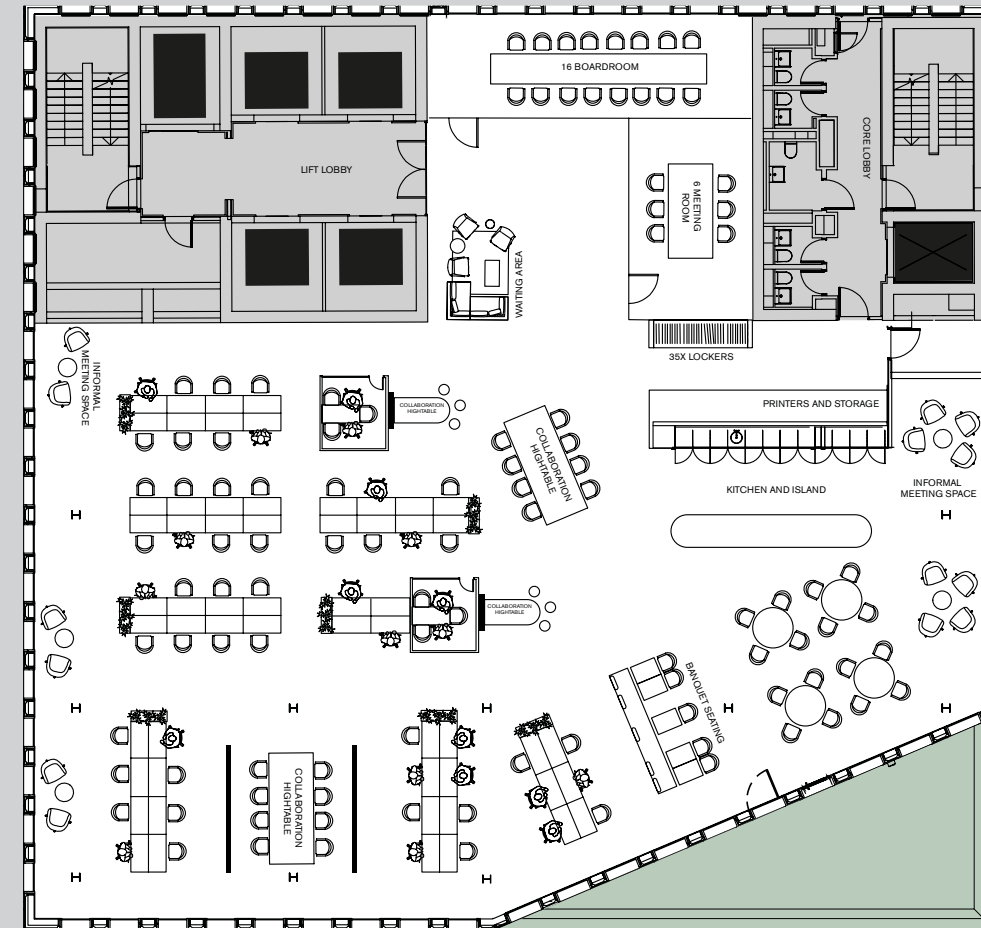
# 16

16th floor

6,550 SQ FT / 609 SQ M

PLANS

<b>OPEN PLAN (1600MM DESK)</b>	<b>58</b>
<b>16P BOARDROOM</b>	<b>1</b>
<b>6P MEETING ROOM</b>	<b>1</b>
<b>5P ZOOM POD MEETING ROOMS</b>	<b>2</b>
<b>4P MEETING SPACES</b>	<b>2</b>
<b>2P INFORMAL MEETING SPACES</b>	<b>3</b>
<b>PHONE BOOTHS</b>	<b>2</b>
<b>TEAPOINT</b>	<b>1</b>
<b>COPY AREA</b>	<b>1</b>
<b>COMMS ROOM</b>	<b>1</b>
<b>END OF DESK BANK STORAGE UNITS</b>	<b>7</b>
<b>COLLABORATION TABLE STORAGE UNITS</b>	<b>2</b>
<b>LOCKER SET</b>	<b>1</b>



BUNHILL ROW

HYLO / 40

- Office
- Core
- Lifts
- Terrace

Floor plans not to scale. For indicative purposes only.





OFFICE SPACE

HYLO / 41

▲ Level 16 Fully Fitted Office



OFFICE SPACE

Level 16 Fully Fitted Office



OFFICE SPACE

Level 16 Private Terrace

H Y L O / 4 3 1 1



find your  
**fuel**



◀ Storage for 379 bikes including 76 Brompton Lockers in the basement



**DOWNLOAD**  
HYLO's Health & Wellbeing brochure [here](#).



**HYLO is the perfect environment designed to positively influence health and well-being.**

# well, well, well

▶ 394 lockers and 30 showers make it easy to cycle to work



The opportunity for a regime of daily fitness-as-you-work begins as soon as the building is accessed. High quality indoor air supports overall wellbeing, whilst maximum sunlight boosts mental health, and glare control enhances visual comfort. Optimum acoustic and thermal settings ensure complete comfort is assured. By engaging and promoting stakeholder engagement, wellness awareness and a connection to nature, HYLO provides a basecamp for brilliance, every day.



HYLO is officially registered to pursue WELL Core and Shell certification, with an ambitious target to achieve GOLD rating. Because HYLO will be a home from home, the space has been designed to have a positive effect on the health and wellbeing of its occupants. Here's how it will help make you the best you can be:

 **DOWNLOAD**  
HYLO's Health & Wellbeing brochure [here](#).



Gold



Platinum ready

 **air**

 **water**

 **light**

 **fitness**

 **comfort**

 **mind**

High ventilation rates, filtration, moisture control and constant monitoring and reporting ensures superior indoor air quality. Good indoor air quality automatically leads to lower health care costs and better productivity.

Tenants at HYLO have access to high quality, clear and good-tasting water which encourages proper hydration. The building also has built-in capacity for water filtration systems for future occupiers.

Maximum sunlight boosts mental health and glare control enhances visual comfort. Systems including daylighting and enhanced colour quality lead to reduced fatigue and better productivity.

Intermittent bouts of physical activity are encouraged at HYLO by accessible nearby green spaces and nearby gym facilities.

At HYLO, acoustics, thermal settings and accessibility have all been considered, leading to a workplace whose staff have better concentration and communication.

HYLO's incorporated mind features help support cognitive and emotional health. The connection to nature will promote better mental health and also reduce the risk of cardiovascular disease.







# 275,000 sq ft of Hell Yeah!

**HYLO,  
105 Bunhill Row,  
London EC1Y 8LZ**

**Please contact the joint agents for more  
information. Only the brilliant need apply.**



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Designed by Stepladder. [stepladderuk.com](http://stepladderuk.com)



