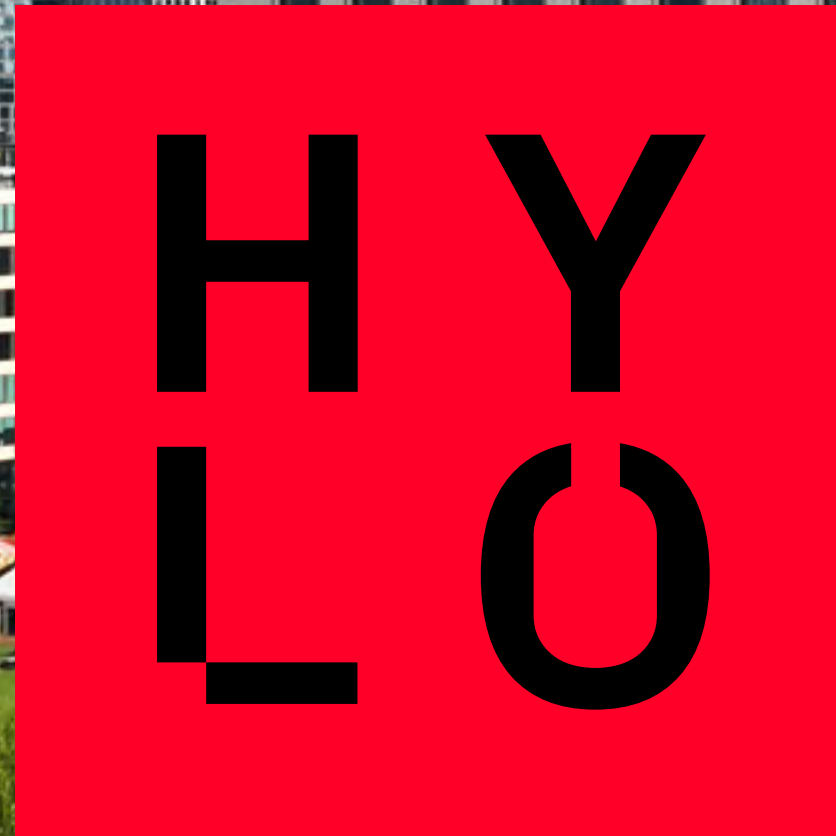


HYLO
105 Bunhill Row
London
EC1





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

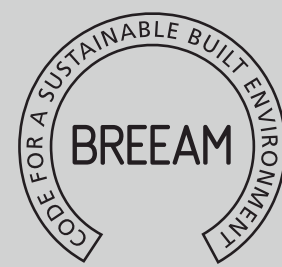
Secure bike storage, changing rooms, and lockers for convenience.

Sustainability Credentials

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



THE BUILDING



**EPC
A**



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
20P Meeting Room
16P Meeting Room
40P+ Auditorium
Teapoint
Hot Desking / Lounge Areas
Roof Garden





LIVERPOOL ST

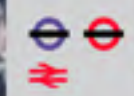


CITY OF LONDON

BANK



MORGATE



SOUTHBANK

BARBICAN



HYLO

FARRINGTON >

KINGS CROSS >

OLD ST



SHOREDITCH

< HACKNEY

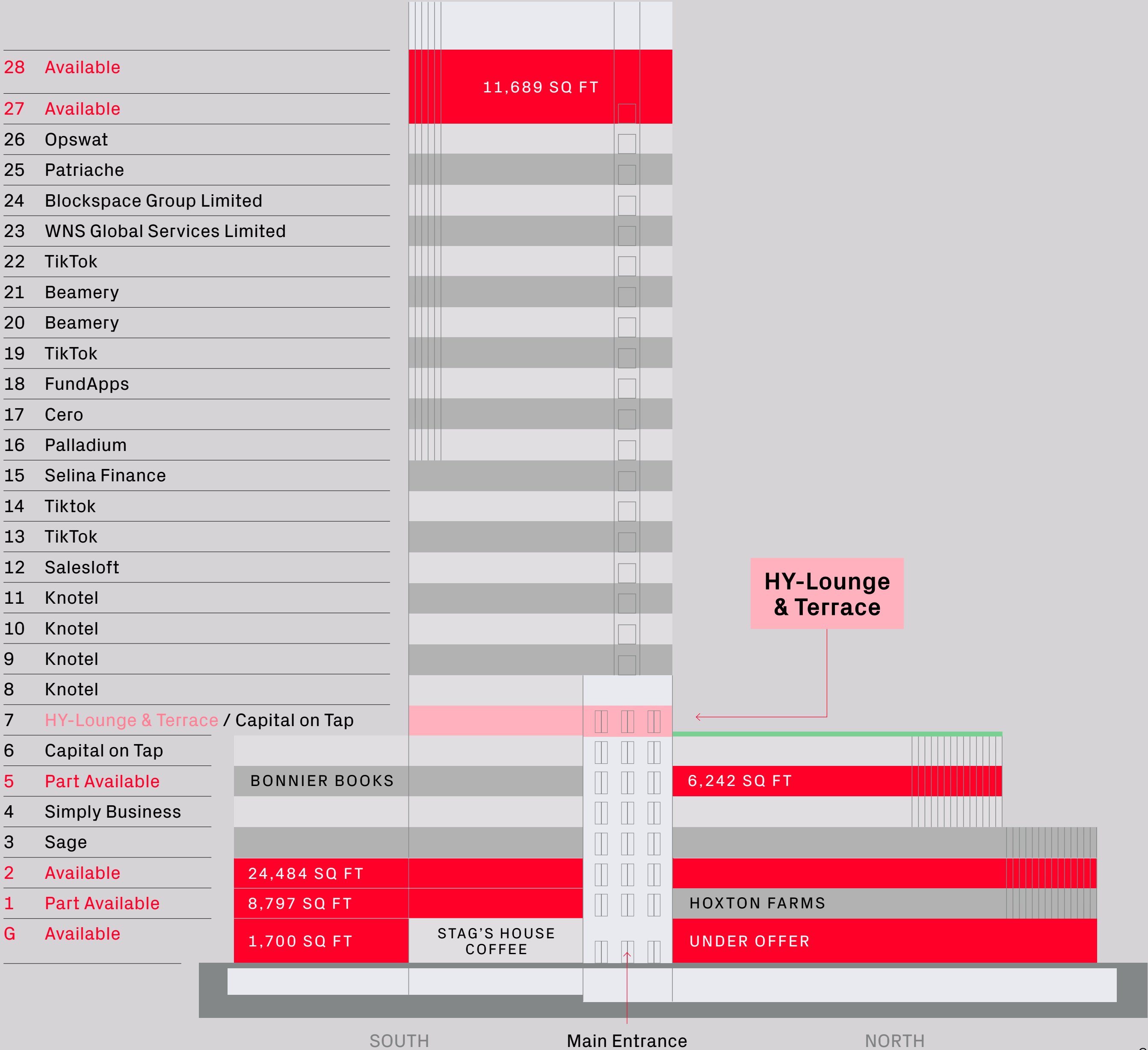
SAY HY TO YOUR NEW WORKSPACE

Fitted and unfitted spaces available, 1,700 – 52,609 Sq Ft, in an amenity rich building

- Air conditioning
- LED lighting
- 1:10 occupation density
- Raised floor
- Floor-to-ceiling windows
- Abundance of natural light
- Stunning views over London’s cityscape



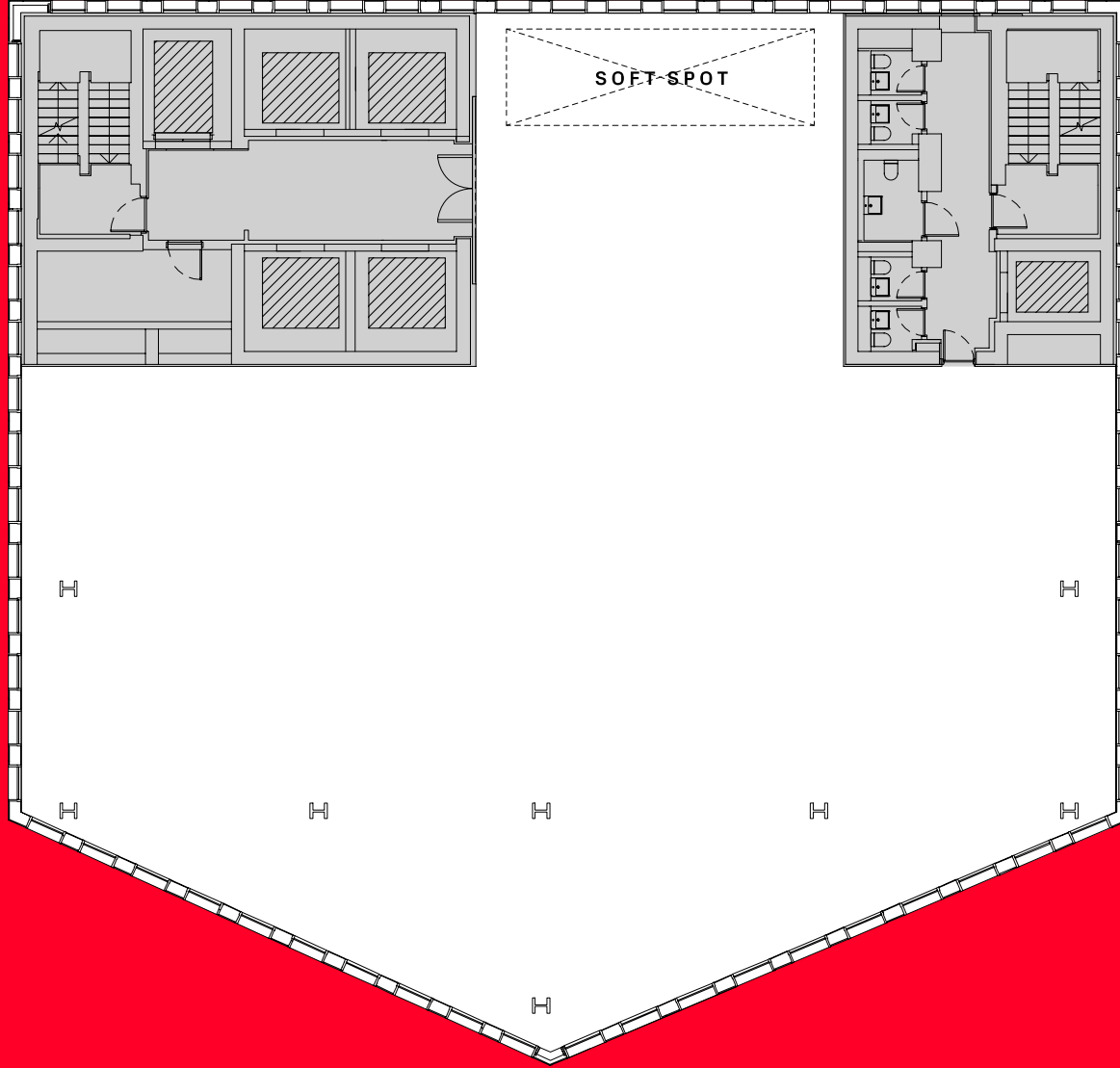
Available Space



DUPLEX LEVELS 27-28

11,689 SQ FT / 1,086 SQ M

Level 27



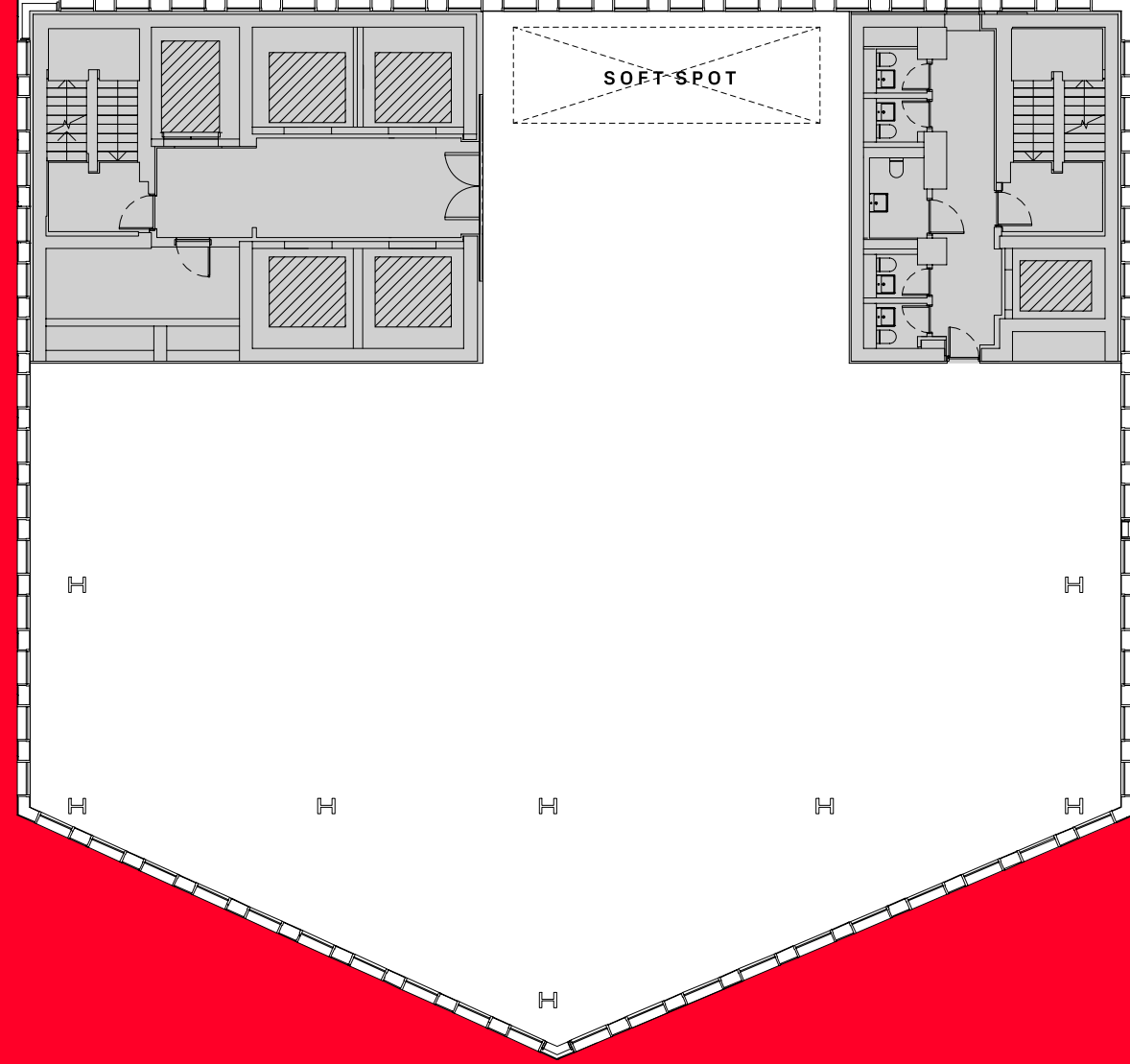
Example fully fitted floorplan.
Can be delivered fully fitted by the landlord
subject to deal terms.

Desks	20
2 person private offices	6
4-6 person meeting rooms	2
Large boardroom	1
Hot desks	36
Kitchen and breakout	1
Phone booths	2



 Office
  Core
  Lifts

Level 28



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

Desks	24
12 person meeting rooms	3
Collaboration zones	5
Large kitchen and breakout	1
Phone booths	3



DUPLEX LEVELS 27-28

CGI example of Level 27 fitted out.
Indicative only.



DUPLEX LEVELS 27-28

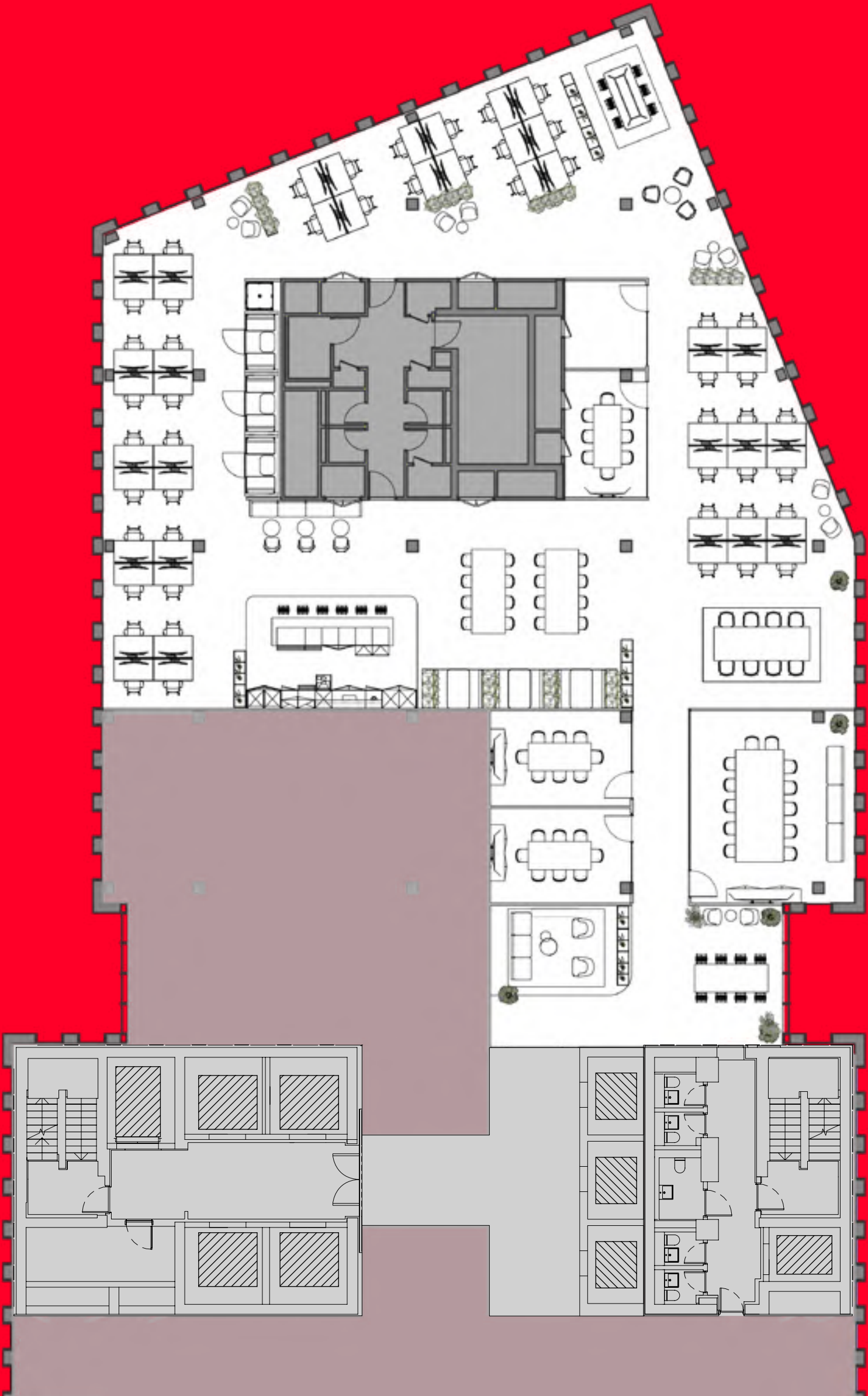
CGI example of Level 28 fitted out.
Indicative only.



LEVEL 5: NORTH

6,242 SQ FT / 580 SQ M
Delivered fully fitted summer 2026

Office Core Lifts



Desks	50
8 person meeting room	3
12 person boardroom	1
Large kitchen and breakout	1
Hot desks	16

LEVEL 5: NORTH

CGI example of Level 5 fitted out.
Indicative only.



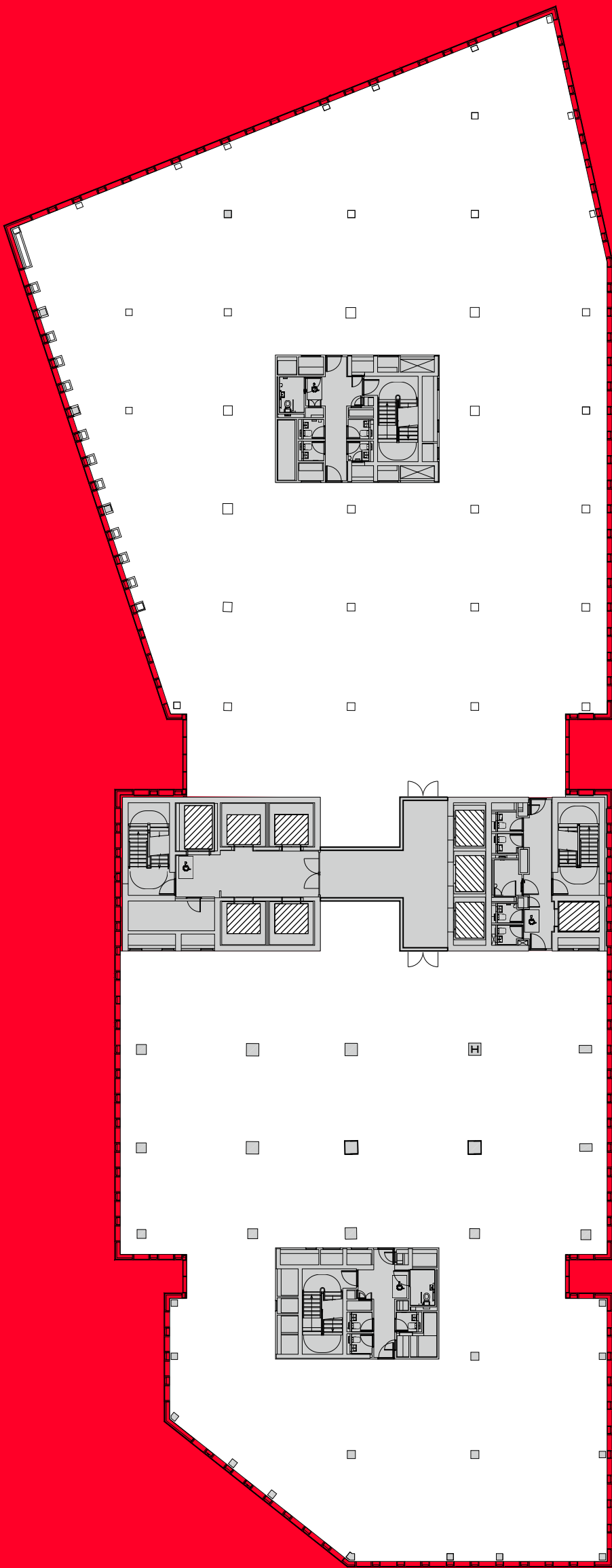
LEVEL 5: NORTH

CGI example of Level 5 fitted out.
Indicative only.



LEVEL 2

24,484 SQ FT / 2,275 SQ M
Floors can be divided and fitted out to suit the specific needs of your business.

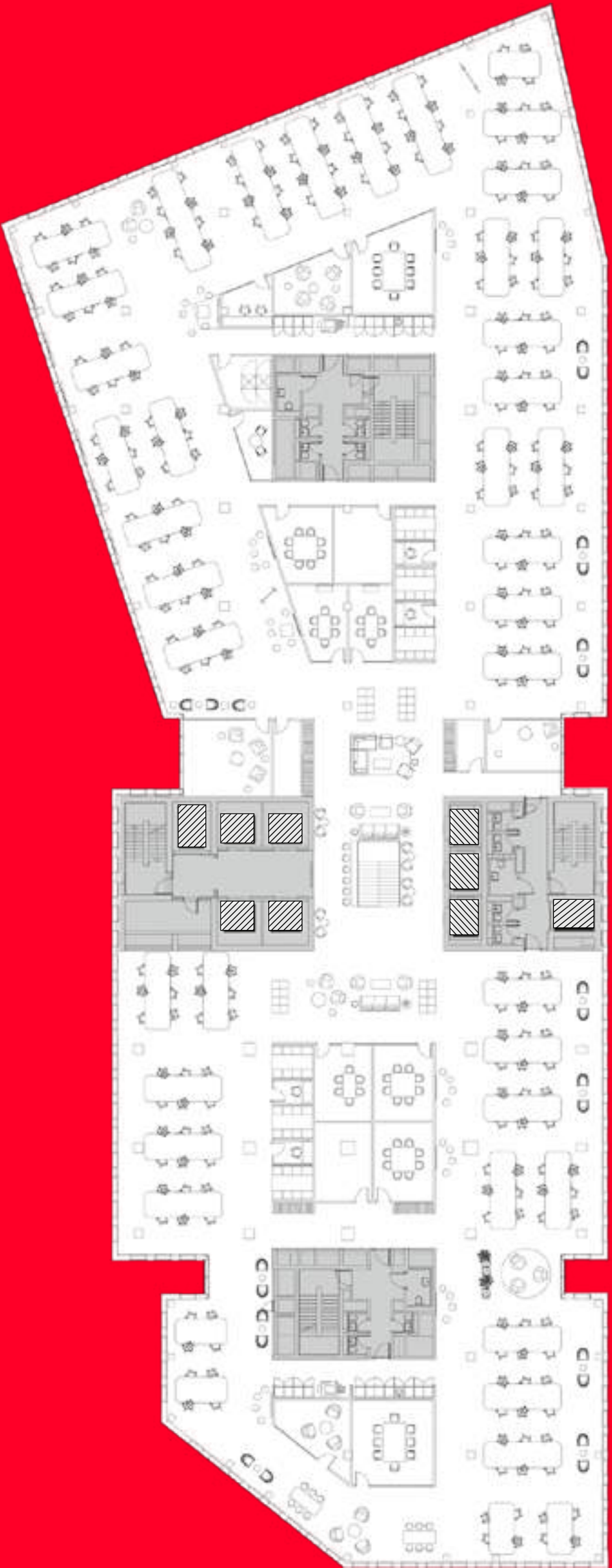


AVAILABLE SPACE

Office Core Lifts



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



Open plan (2m return)	168
Headcount	168
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

LEVEL 2

CGI example of Level 2 fitted out.
Indicative only.



LEVEL 1: SOUTH

8,797 sq ft / 817 sq m

Office Core Lifts



GROUND FLOOR

CGI example of Ground Floor fitted out.
Indicative only.



For further information or to arrange a viewing, please contact:



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A DEVELOPMENT BY



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