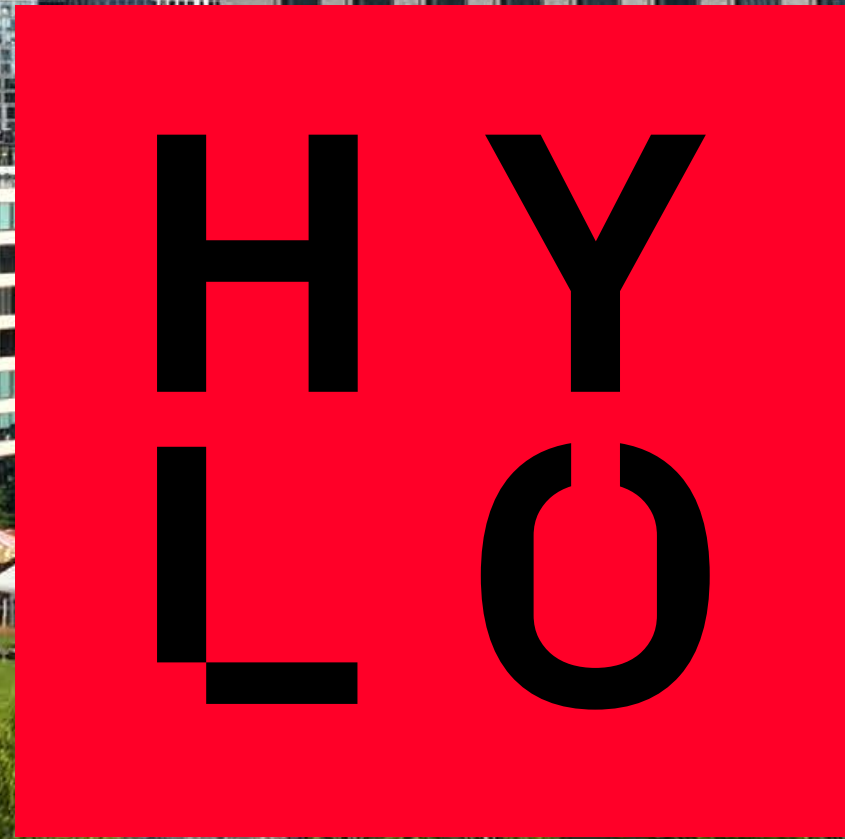


HYLO  
105 Bunhill Row  
London  
EC1





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**

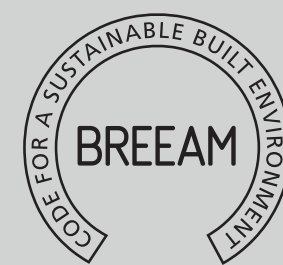
Secure bike storage, changing rooms, and lockers for convenience.

## **Sustainability Credentials**

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



THE BUILDING



# 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



SHOREDITCH

FARRINGTON >

KINGS CROSS >

OLD ST



< HACKNEY

HYLO

# 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

CGI example of Level 27 fitted out.  
Indicative only.



AVAILABLE SPACE

# DUPLEX LEVELS 27-28

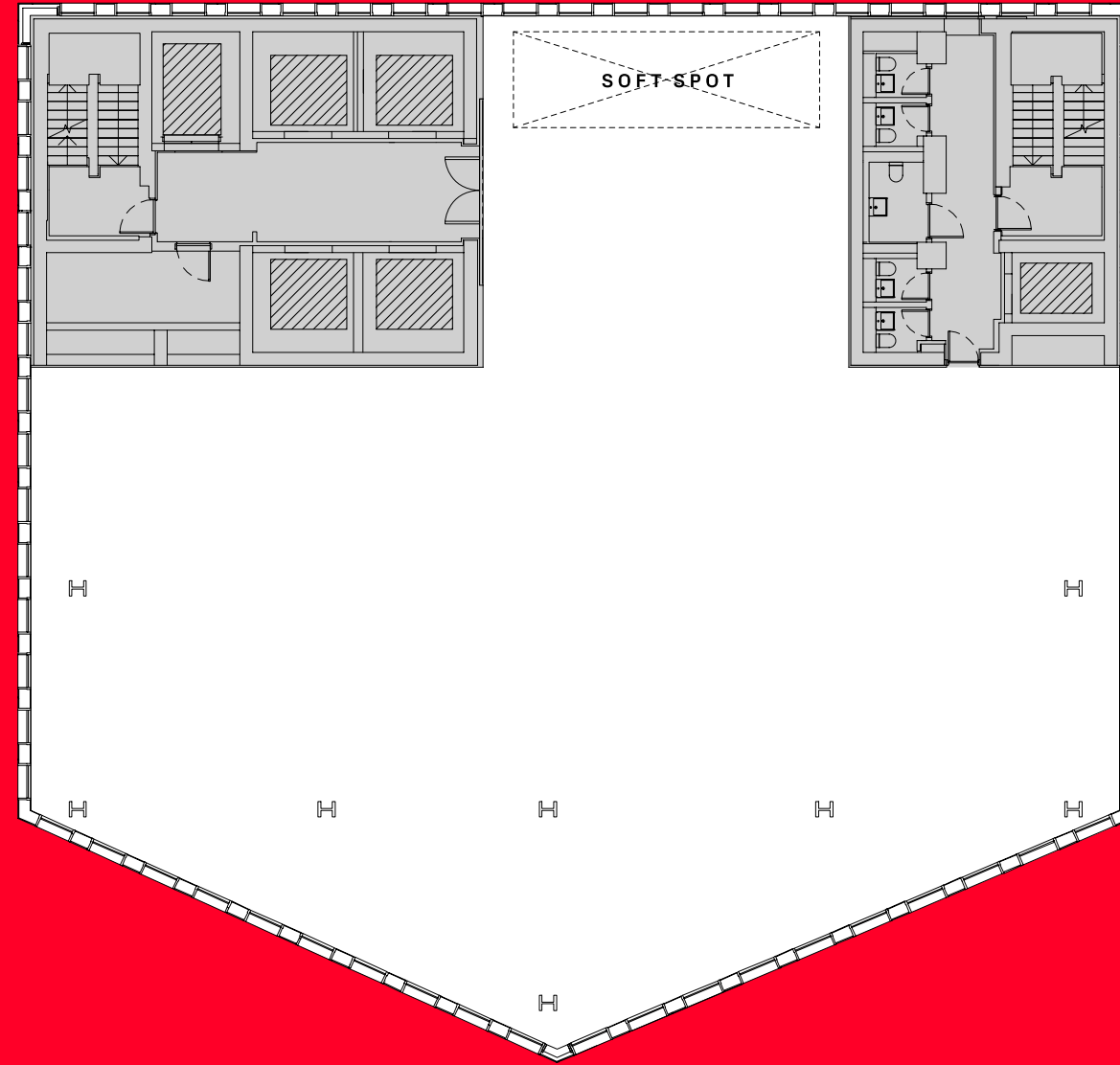
CGI example of Level 28 fitted out.  
Indicative only.



# DUPLEX LEVELS 27-28

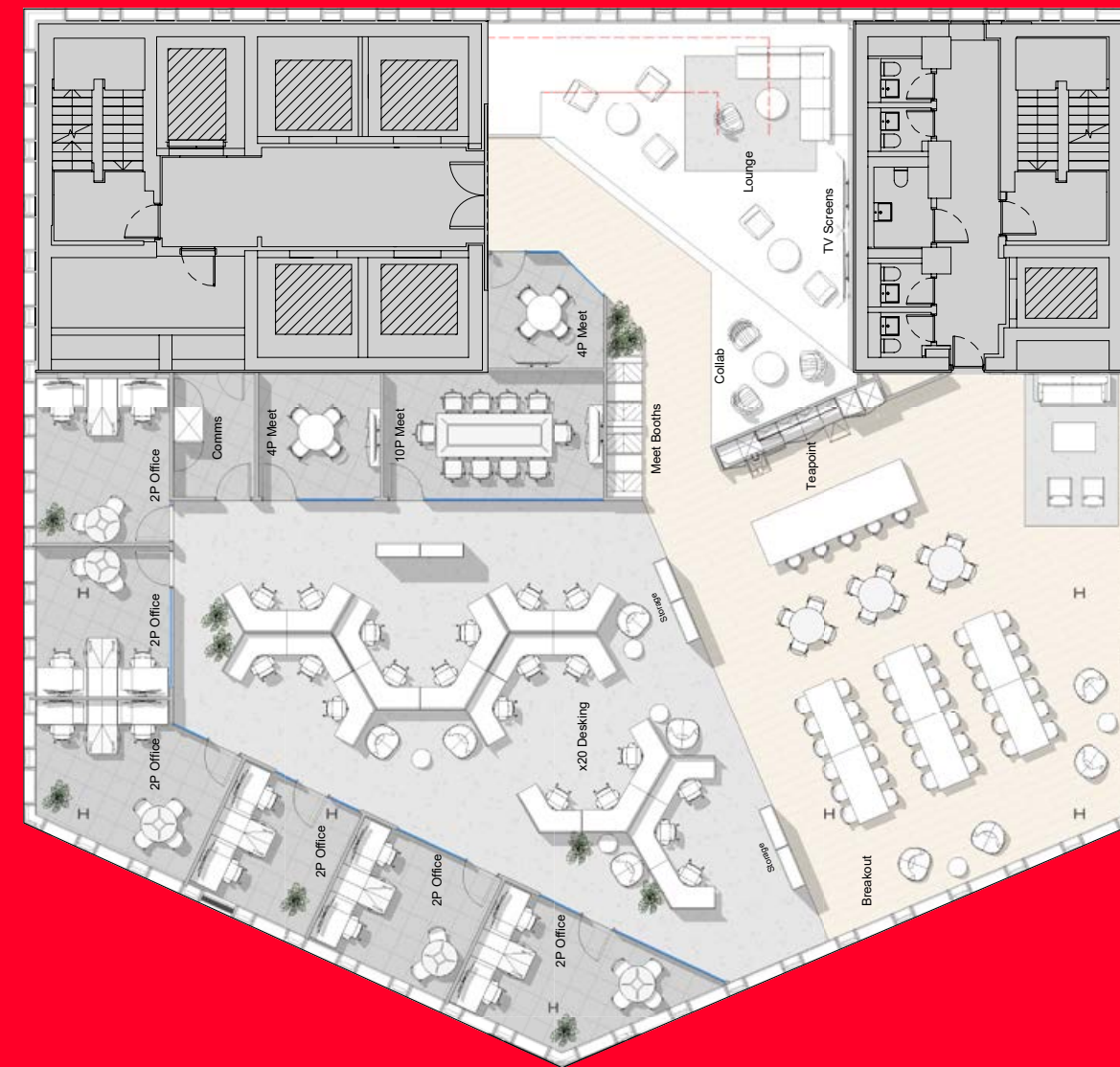
11,689 SQ FT / 1,086 SQ M

Level 27



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

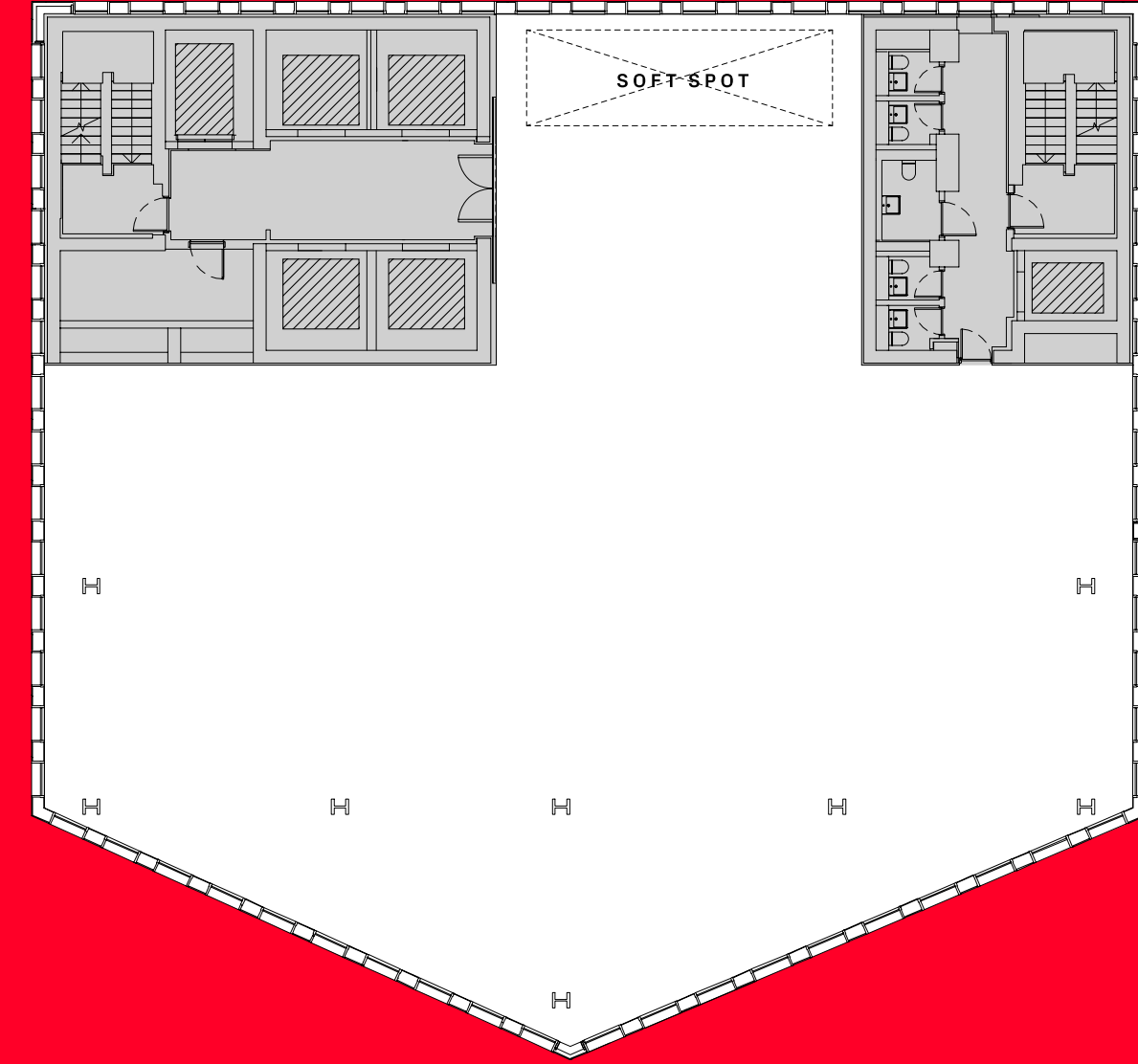
Desks	20
2 person private offices	6
4-6 person meeting rooms	2
Large boardroom	1
Hot desks	36
Kitchen and breakout	1
Phone booths	2



■ Office ■ Core ▨ Lifts



Level 28



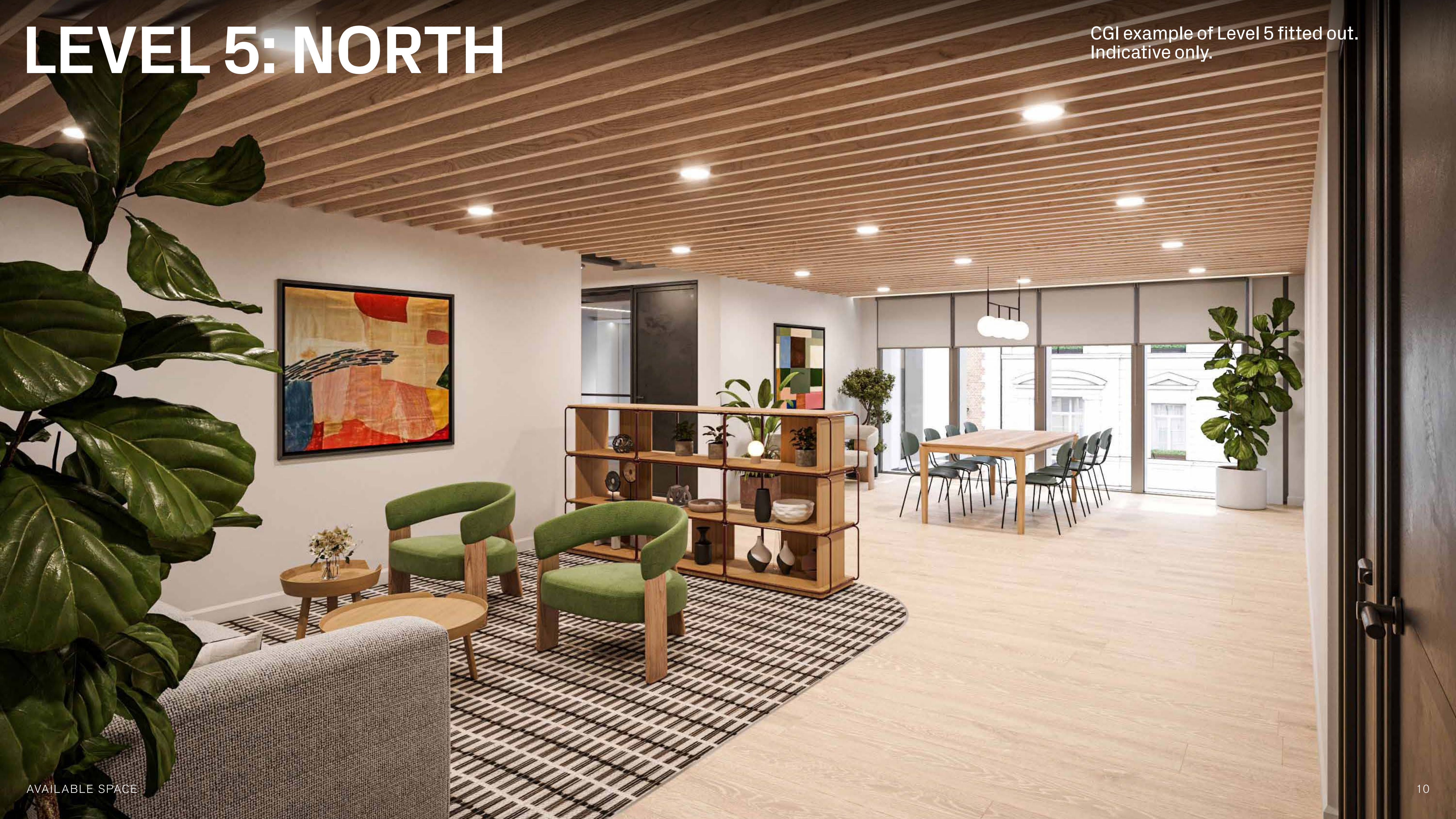
Example fully fitted floorplan.  
Can be delivered fully fitted by the landlord  
subject to deal terms.

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



# LEVEL 5: NORTH

CGI example of Level 5 fitted out.  
Indicative only.



# LEVEL 5: NORTH

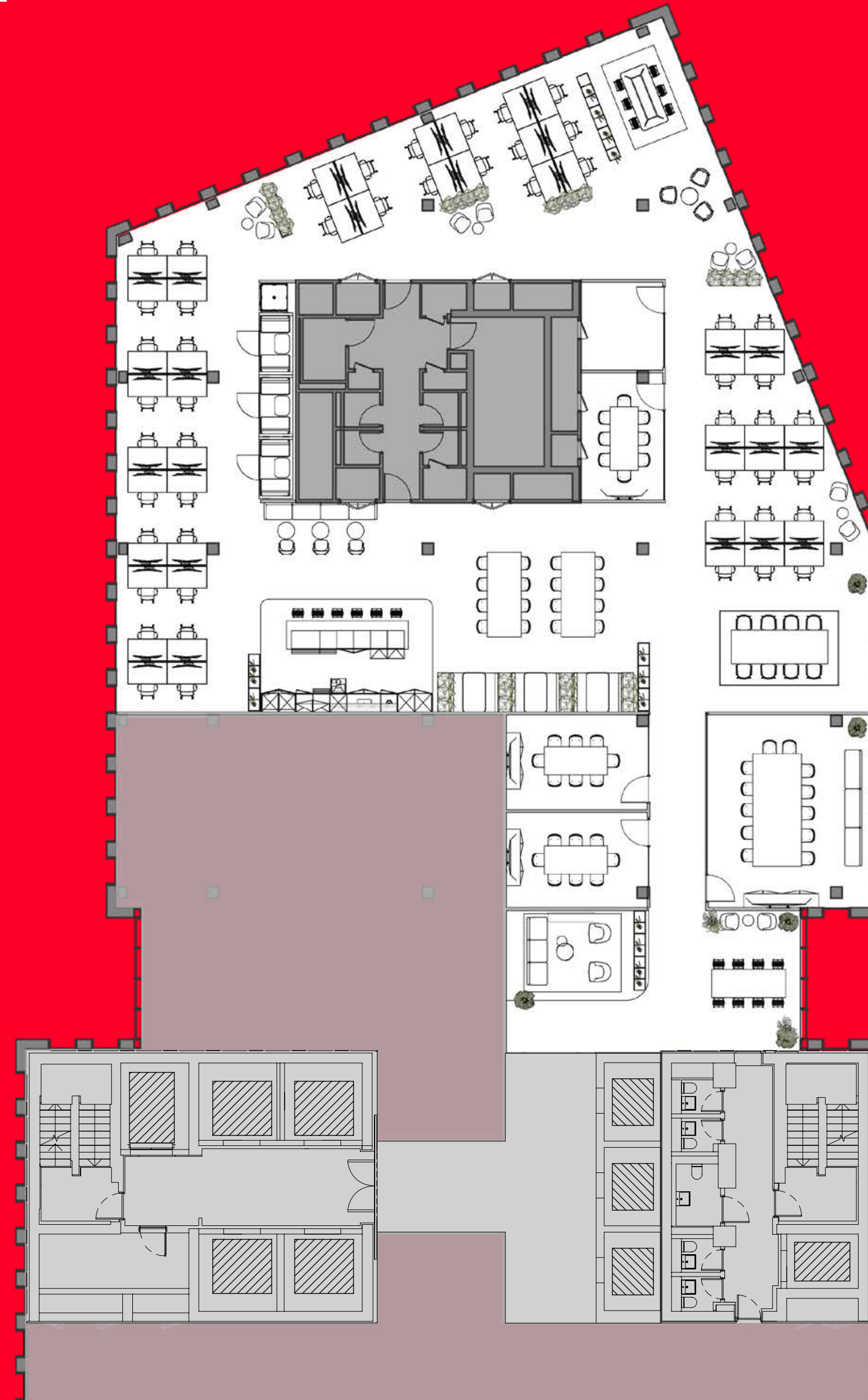
CGI example of Level 5 fitted out.  
Indicative only.



# LEVEL 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

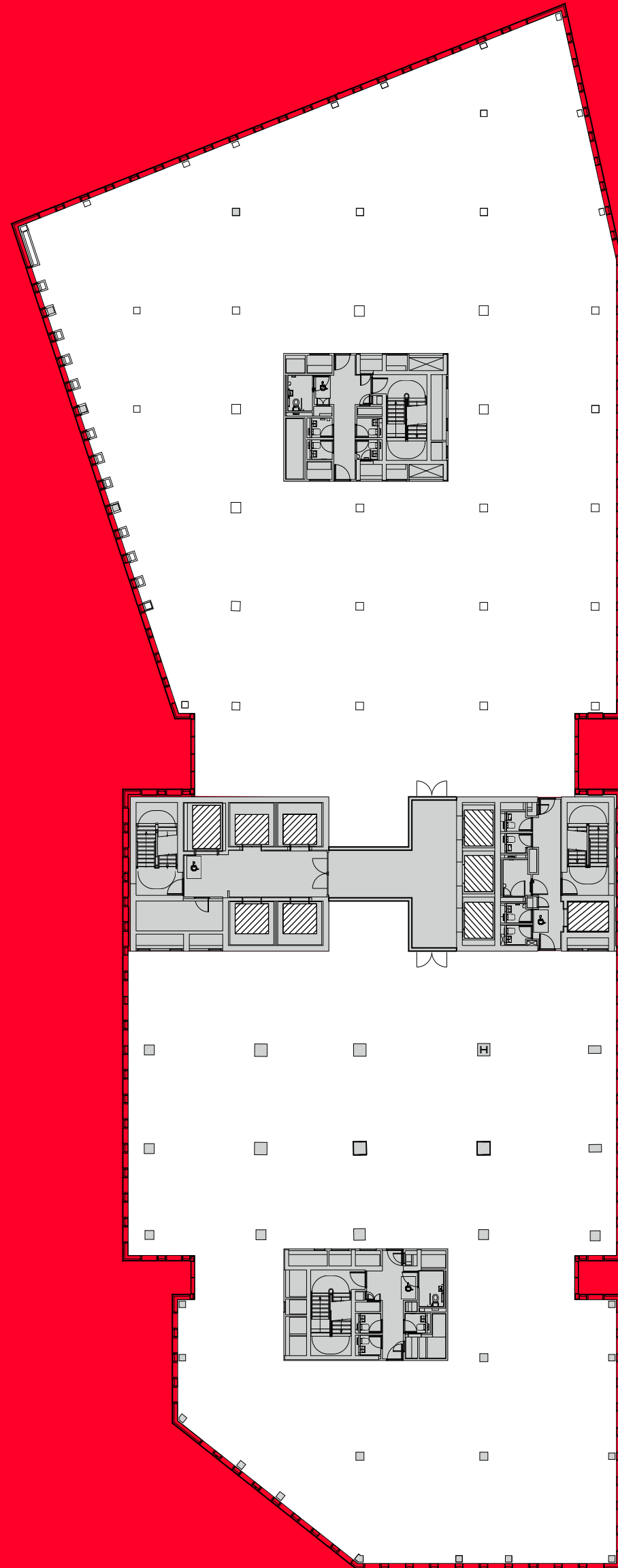
# LEVEL 2

CGI example of Level 2 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.

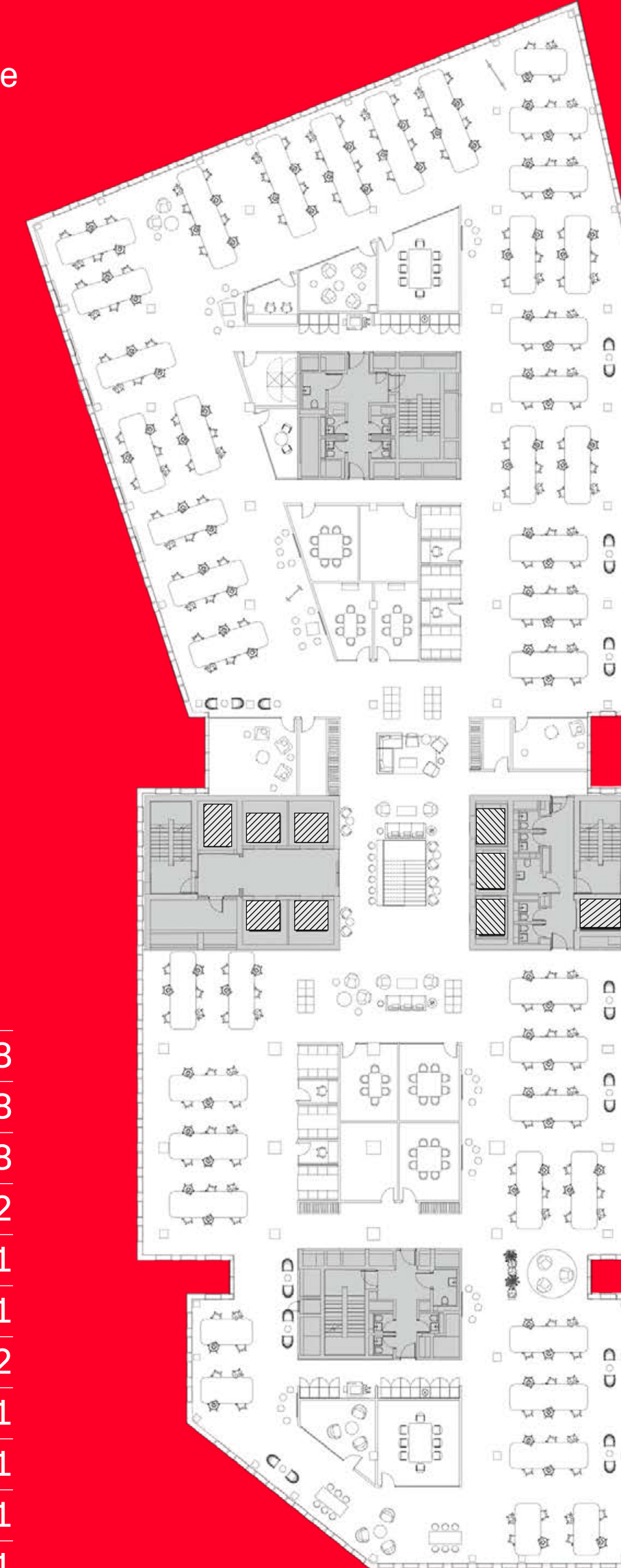


AVAILABLE SPACE

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 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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