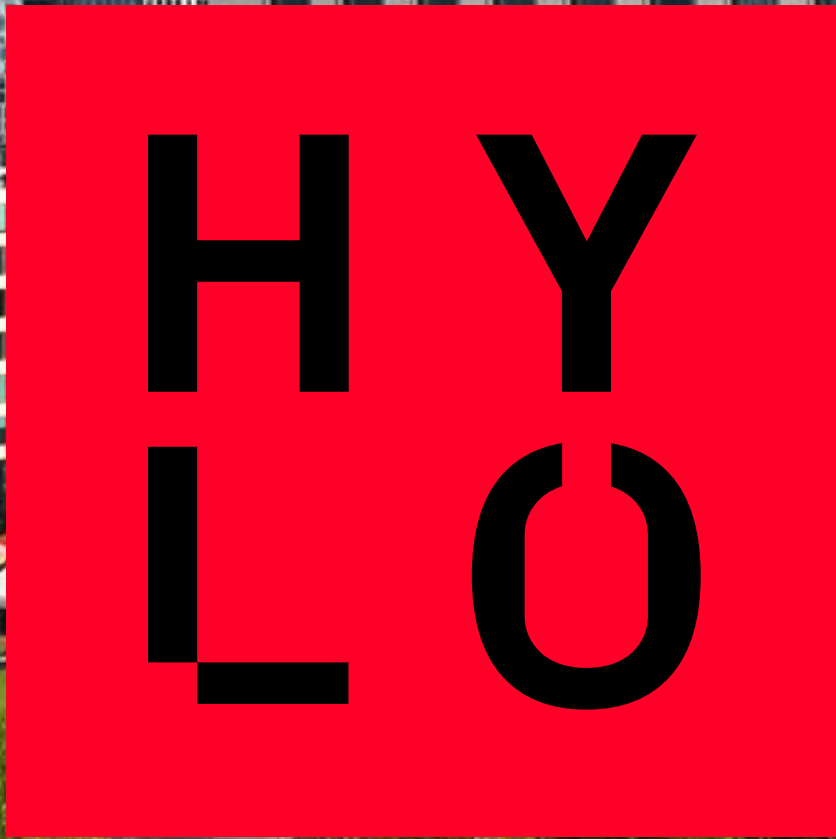


HYLO  
105 Bunhill Row  
London  
EC1





Say HY  
to more  
than just  
an office

# 258,000 SQ FT

Premium Office Space



# 17,000 SQ FT

Retail Space

#### Architect

Building design by HCL  
Architects and interior design  
by Stiff + Trevillion.

#### Outdoor Space

11,443 sq ft of terrace space  
across four floors.

#### Welcome Area

Large volume double height  
design-led lobby with lounge  
space + cafe.


#### Views Like No Other

Window-on-the-world views  
across the city.

#### Workspace

Typical floors of c24,000 sq ft  
and c6,500 sq ft.

5 mins walk from Old Street 

6 mins walk from Moorgate (Elizabeth line) 

407 Bike Spaces

394 Lockers

30 Showers

365 Basement Cycle Store

42 External Sheffield Cycle Racks



# 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**

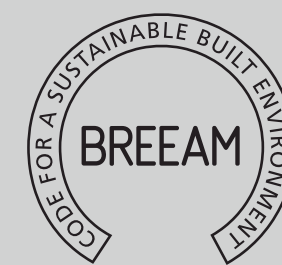
Secure bike storage, changing rooms, and lockers for convenience.

## **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



HYLO

SHOREDITCH

FARRINGTON >

KINGS CROSS >

OLD ST



< HACKNEY



# SAY HY TO YOUR NEW WORKSPACE

Fitted and unfitted spaces available, 1,700 – 52,912 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



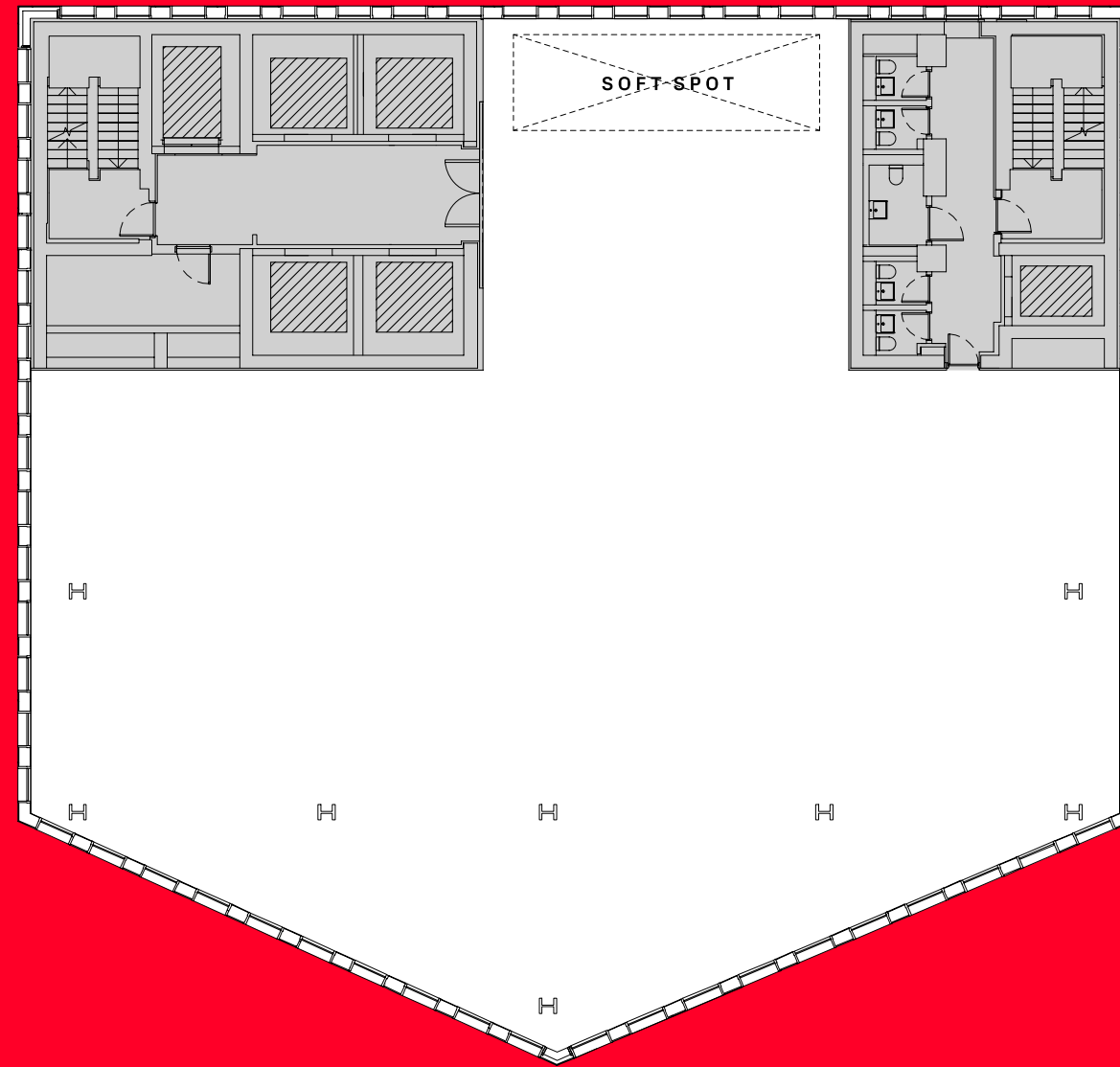
## Available Space



# DUPLEX LEVELS 27-28

11,689 SQ FT / 1,086 SQ M

Level 27



Example fully fitted floorplan.  
Floors can be delivered fully fitted by the landlord to suit the needs of your business.

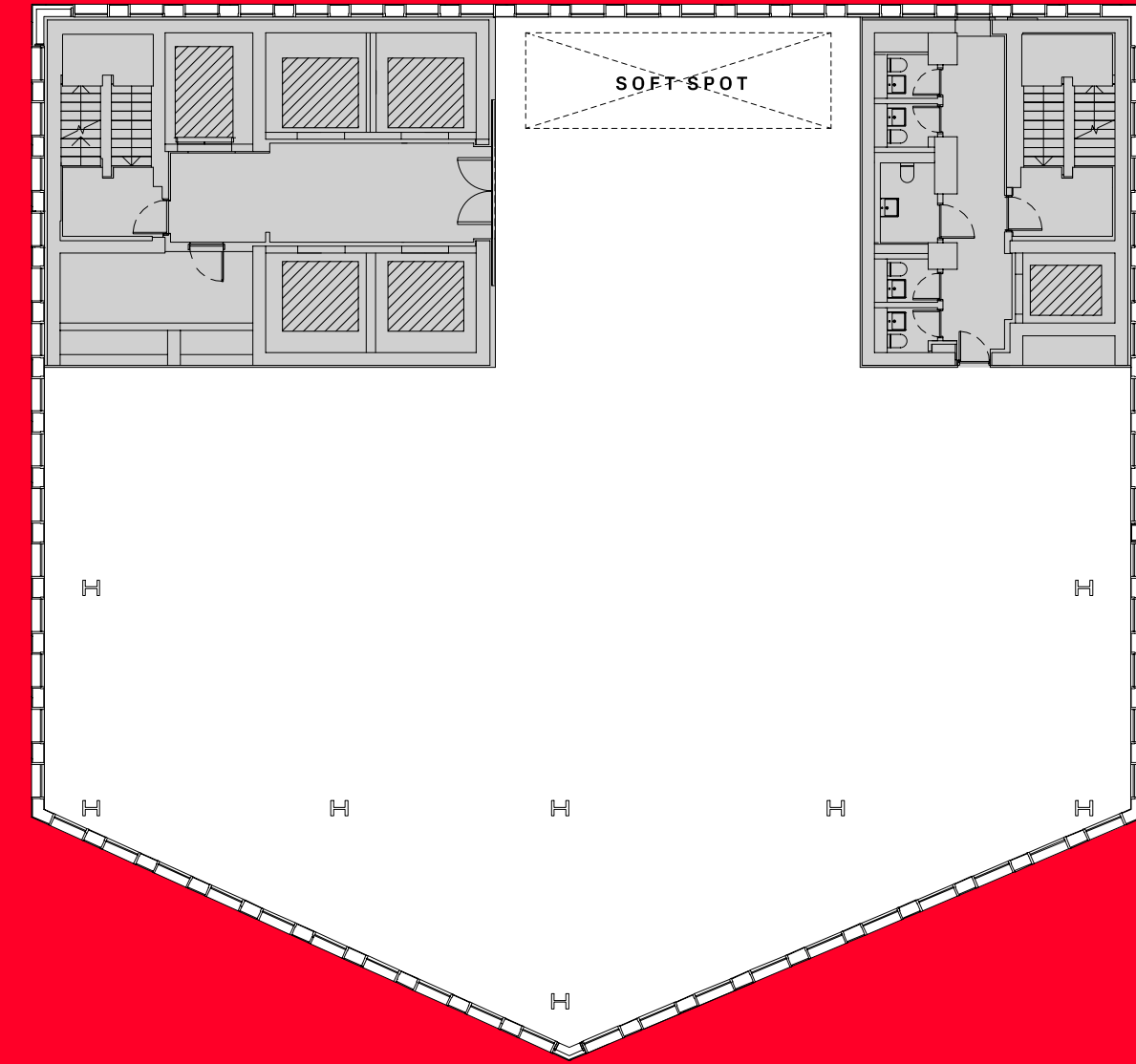
Desks	20
2 person private offices	6
4-6 person meeting rooms	2
Large boardroom	1
Hot desks	36
Kitchen and breakout	1
Phone booths	2



■ Office ■ Core ▨ Lifts



Level 28



Example fully fitted floorplan.  
Floors can be delivered fully fitted by the landlord to suit the needs of your business.

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.



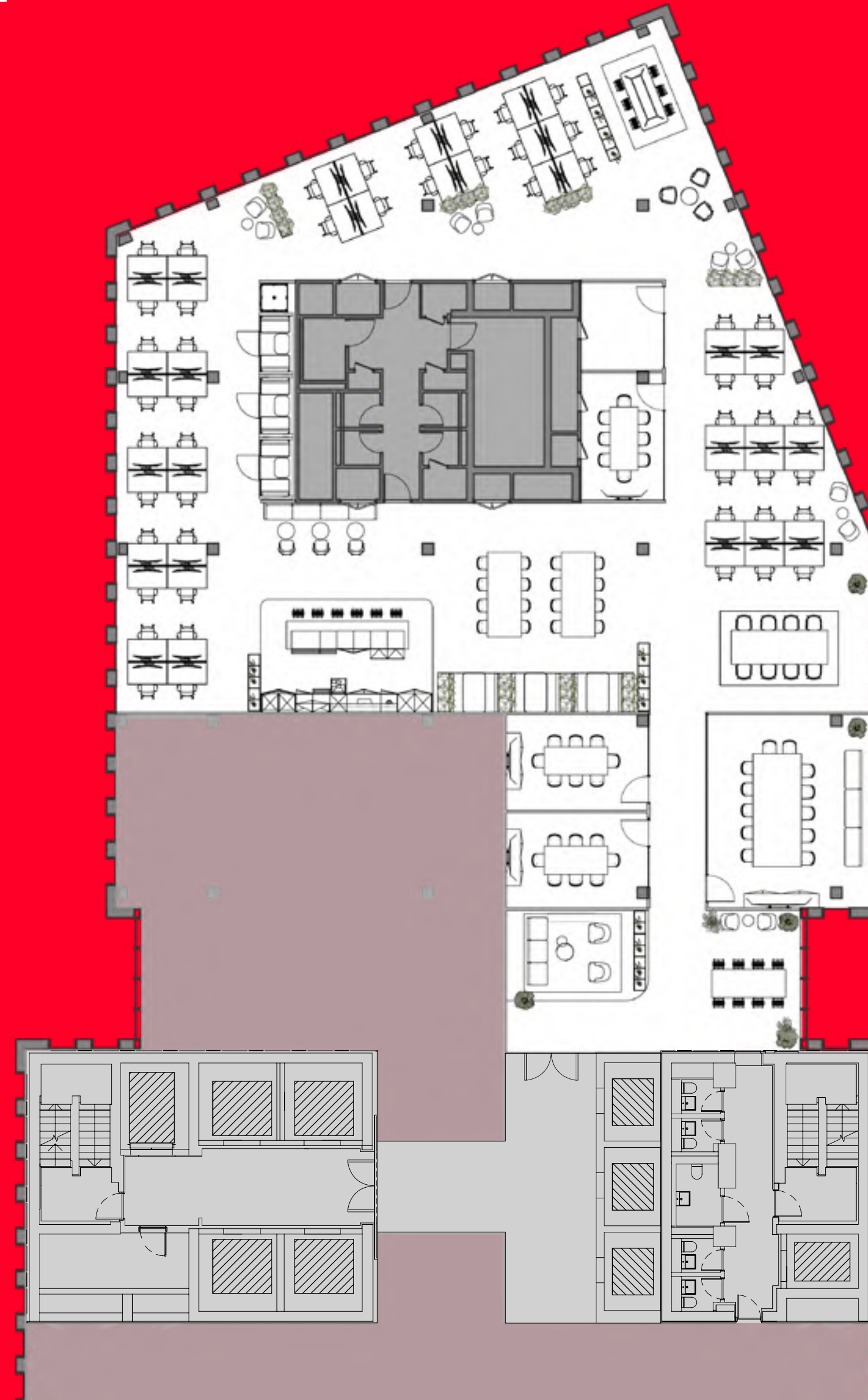
# LEVEL 5: NORTH

Office Core Lifts



6,242 SQ FT / 580 SQ M

Delivered fully fitted June 2026



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

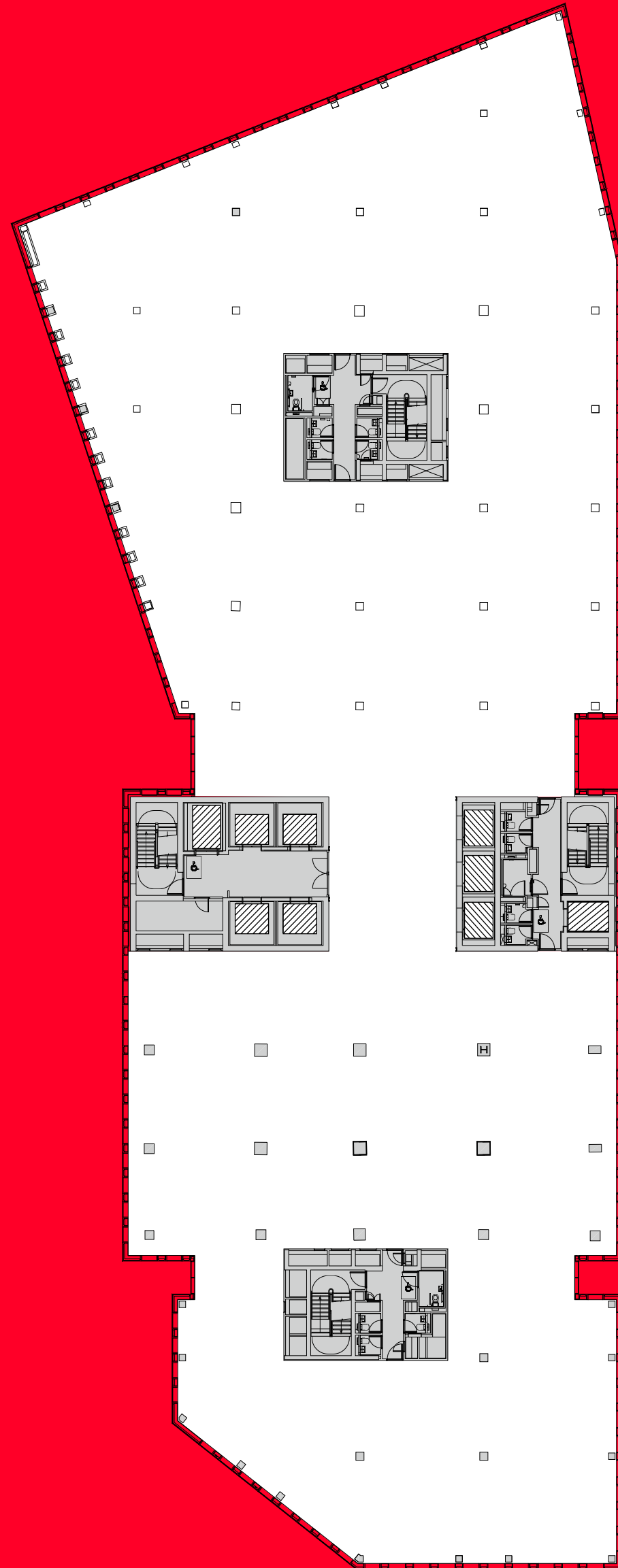
CGI example of Level 5 fitted out.  
Indicative only.



# LEVEL 2

24,484 SQ FT / 2,275 SQ M

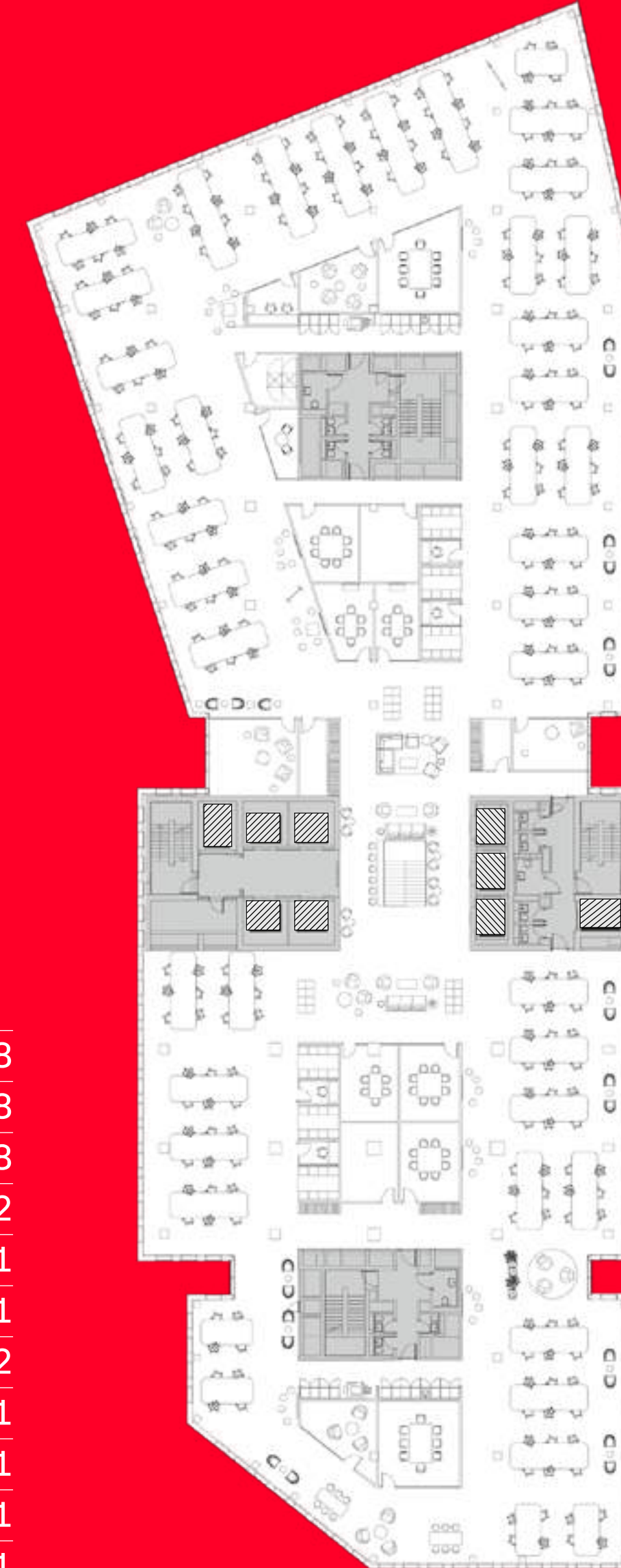
Floors can be divided and fitted out by the landlord to suit the specific needs of your business.



Office Core Lifts



Example fully fitted floorplan.



Open plan	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

Office Core Lifts

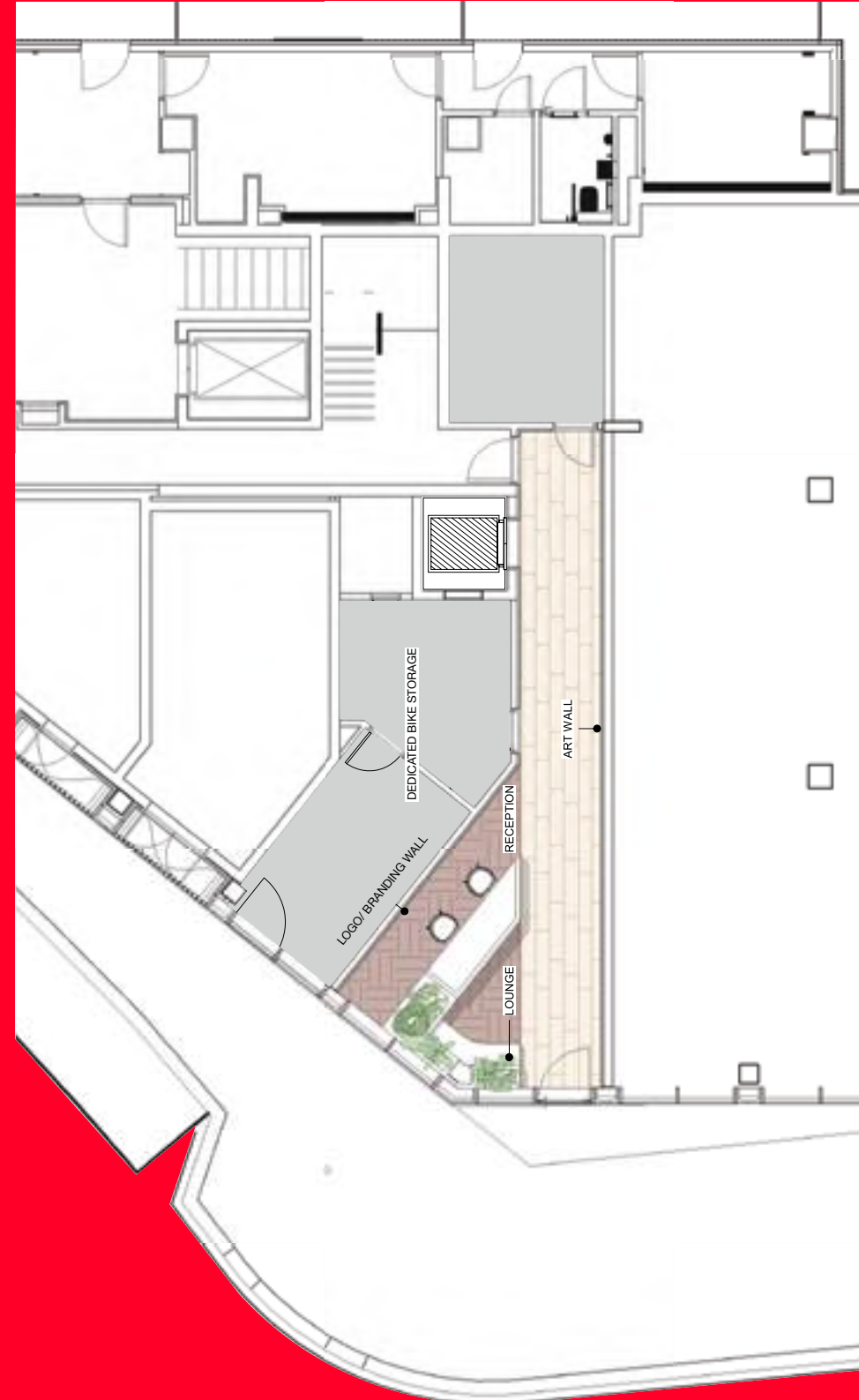


8,797 SQ FT / 817 SQ M

## A building within a building

Level 1: South is a self-contained unit, accessed via its own dedicated ground floor entrance, whilst benefitting from access to HYLO's exceptional communal amenities.

This highly adaptable space offers the flexibility to expand into the ground floor unit and / or level 2.



Floor can be fitted out by the landlord to suit the specific needs of your business.

# GROUND: SOUTH

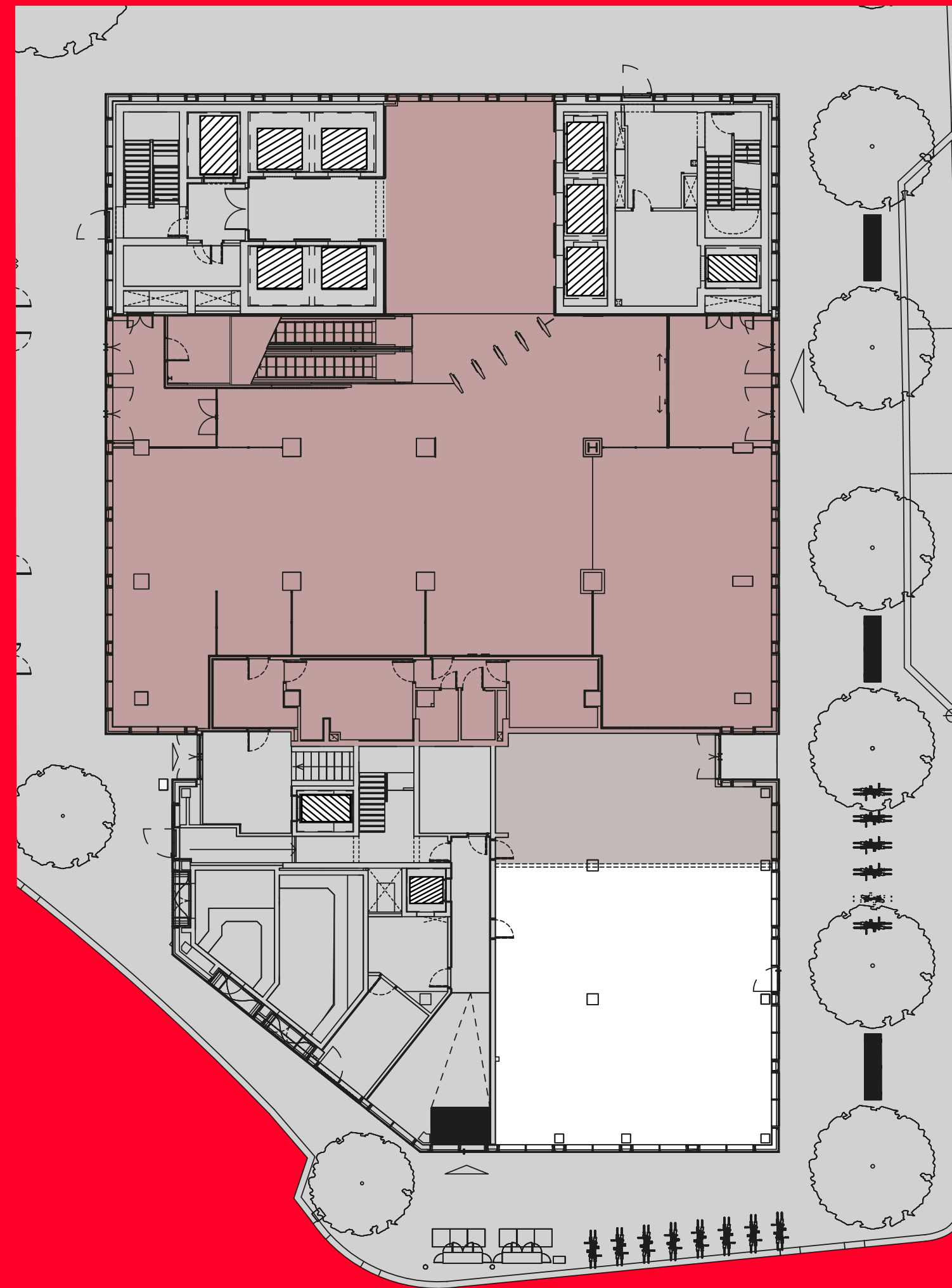
Office Core Lifts Reception



1,700 SQ FT / 158 SQ M

The perfect blend of showroom and workspace.

This highly adaptable ground-floor space offers a prominent street-facing presence and access to HYLO's exceptional communal amenities, with the flexibility to expand into the first-floor demise.





BUNHILLS



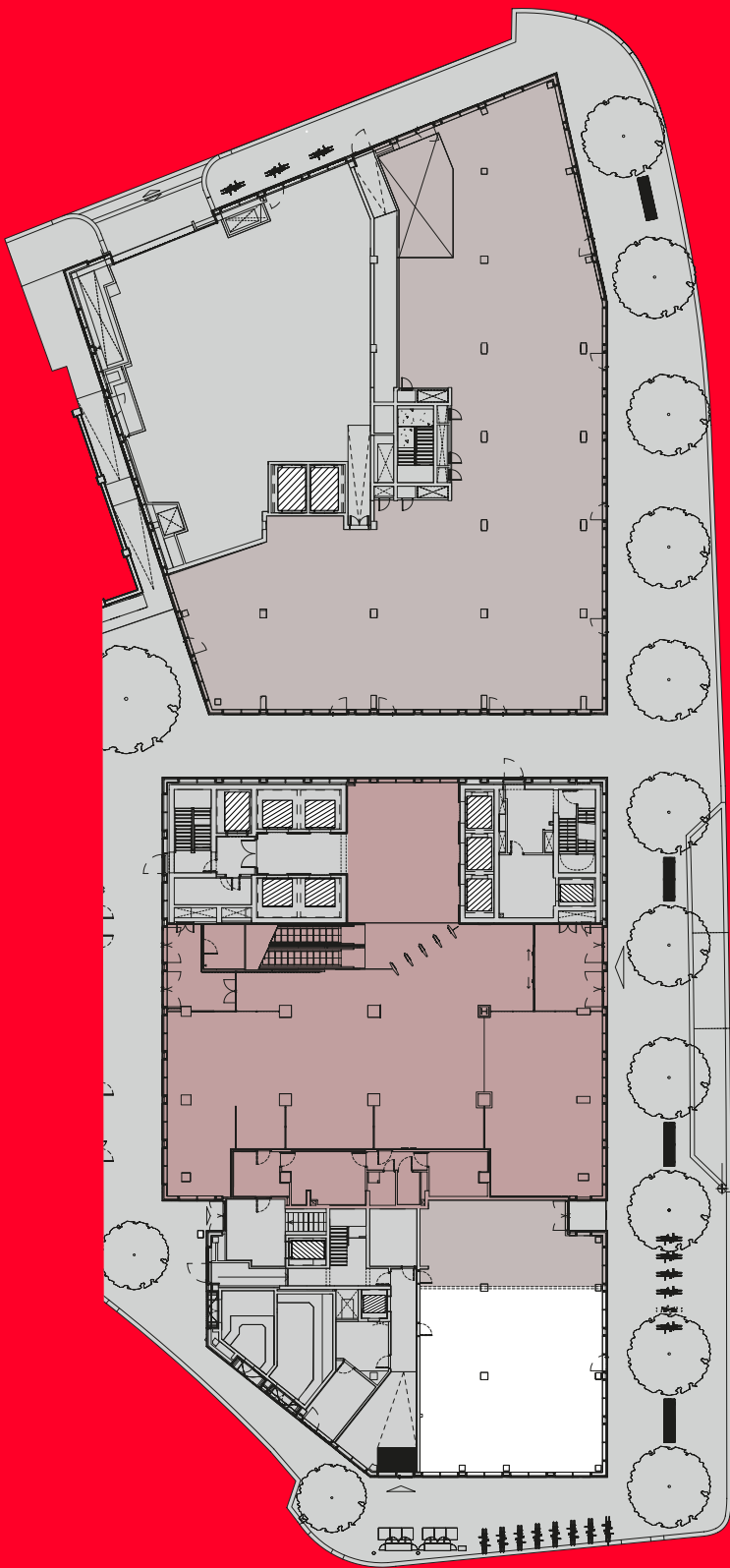
BUNHILLS

BUNHILLS

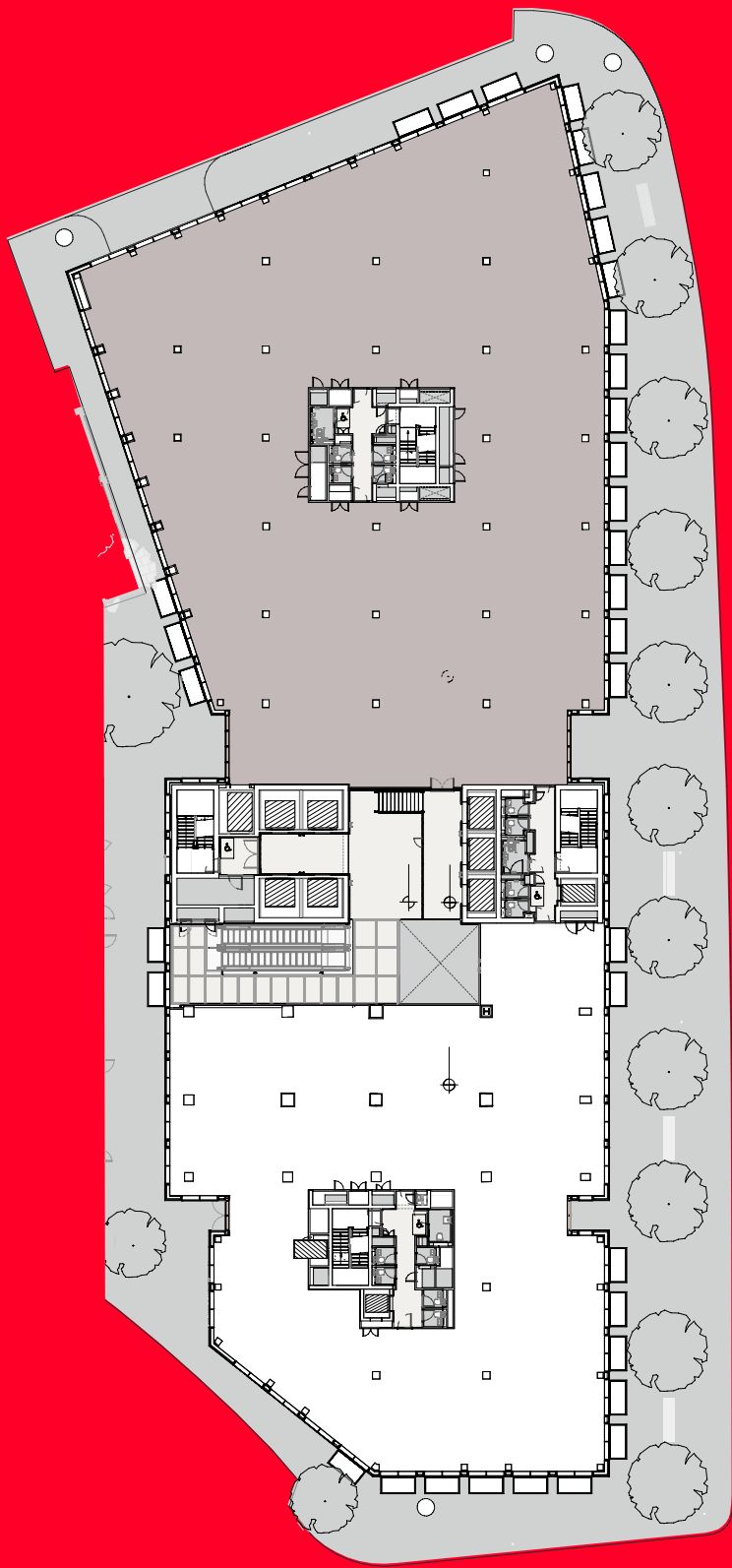
BUNHILLS

# GROUND, FIRST & SECOND FLOOR

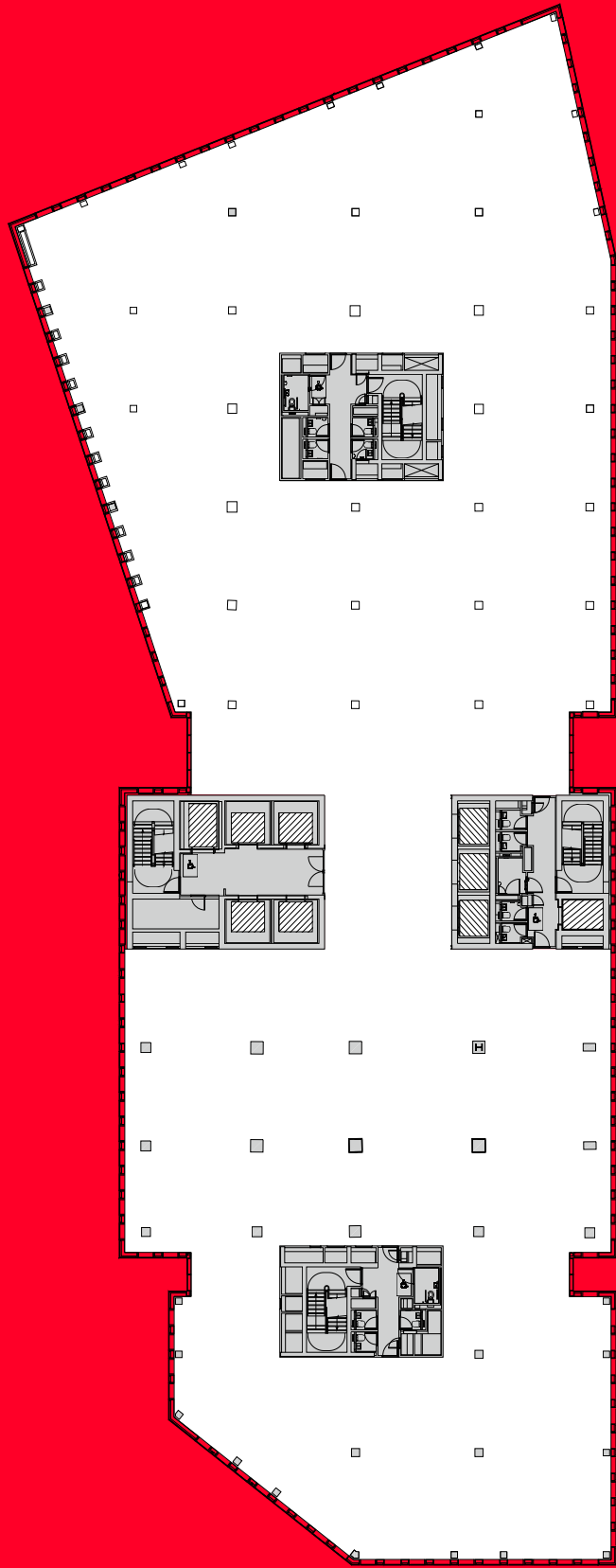
Office Core Lifts Reception



GROUND  
1,700 SQ FT



FIRST  
8,797 SQ FT



SECOND  
24,484 SQ FT



20

P  
Blue  
Zone  
No  
Stn

SHOP

SHOP

SHOP

SHOP

SHOP

SHOP

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A DEVELOPMENT BY



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