

Ground, 1st
& 2nd Floors

HYLO

103–105 Bunhill Row
EC1

HYLO's shopfront workspace for the visionary occupier.

The logo consists of the letters 'H', 'Y', and 'L' stacked vertically on the left, and 'O' on the right, all in a bold, black, sans-serif font. The logo is positioned in the bottom right corner of the page, which is a red background.

HY
LO



Say HY to your new workplace



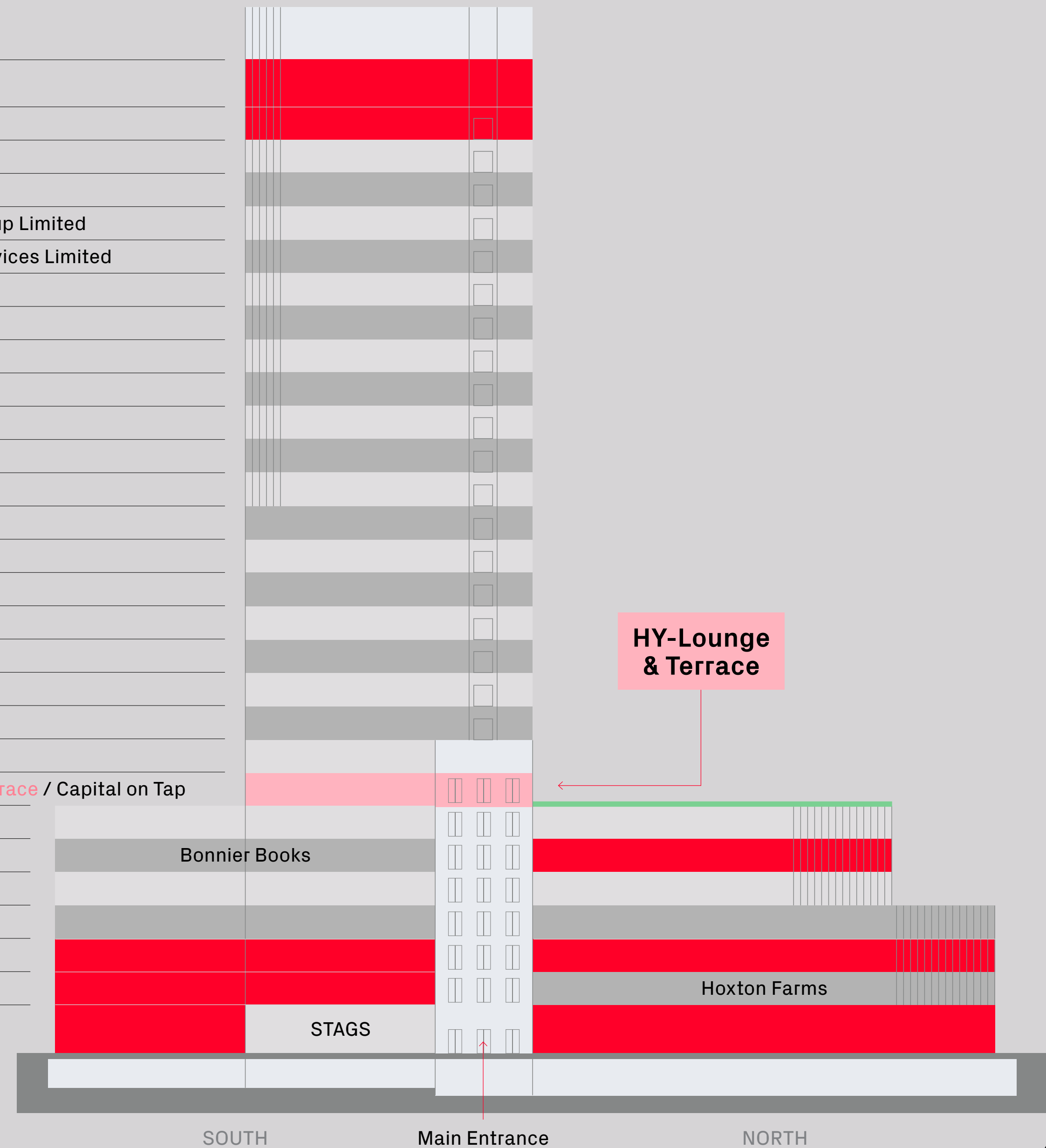
SHOWCASE YOUR VISION

The perfect blend of showroom and workspace, fully self contained with your own private entrance. The HY-ly adaptable spaces provide a window to the world while granting access to HYLO's outstanding communal amenities.

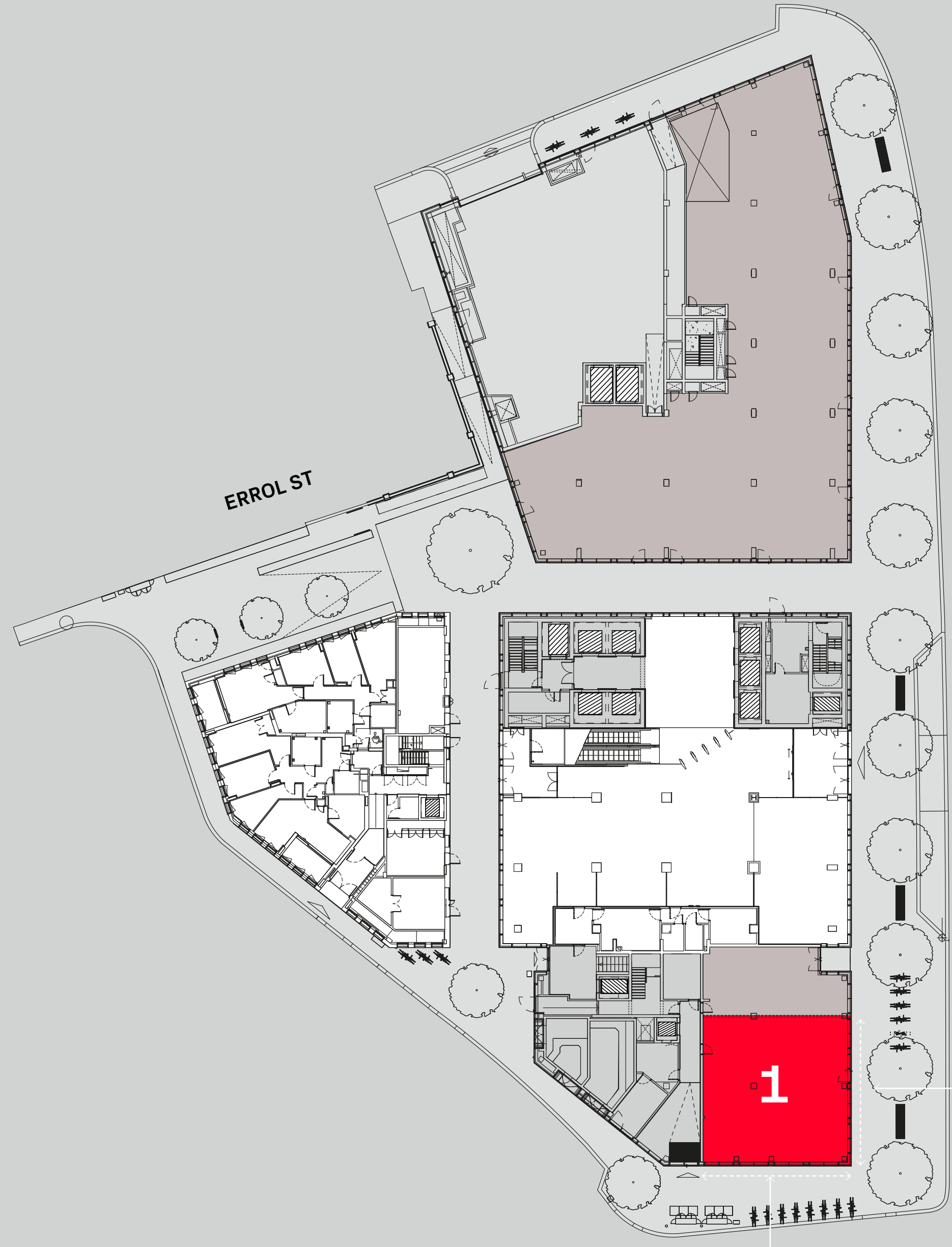




Available Space

28	Available
27	Available
26	Opswat
25	EveryMatrix
24	Blockspace Group Limited
23	WNS Global Services Limited
22	TikTok
21	Beamery
20	Beamery
19	TikTok
18	FundApps
17	Cero
16	Palladium
15	Selina Finance
14	Tiktok
13	TikTok
12	Salesloft
11	Knotel
10	Knotel
9	Knotel
8	Knotel
7	HY-Lounge & Terrace / Capital on Tap
6	Capital on Tap
5	Part Available
4	Simply Business
3	LET
2	Available
1	Part Available
G	Part Available



Option 1 Ground Floor 1,700 sq ft



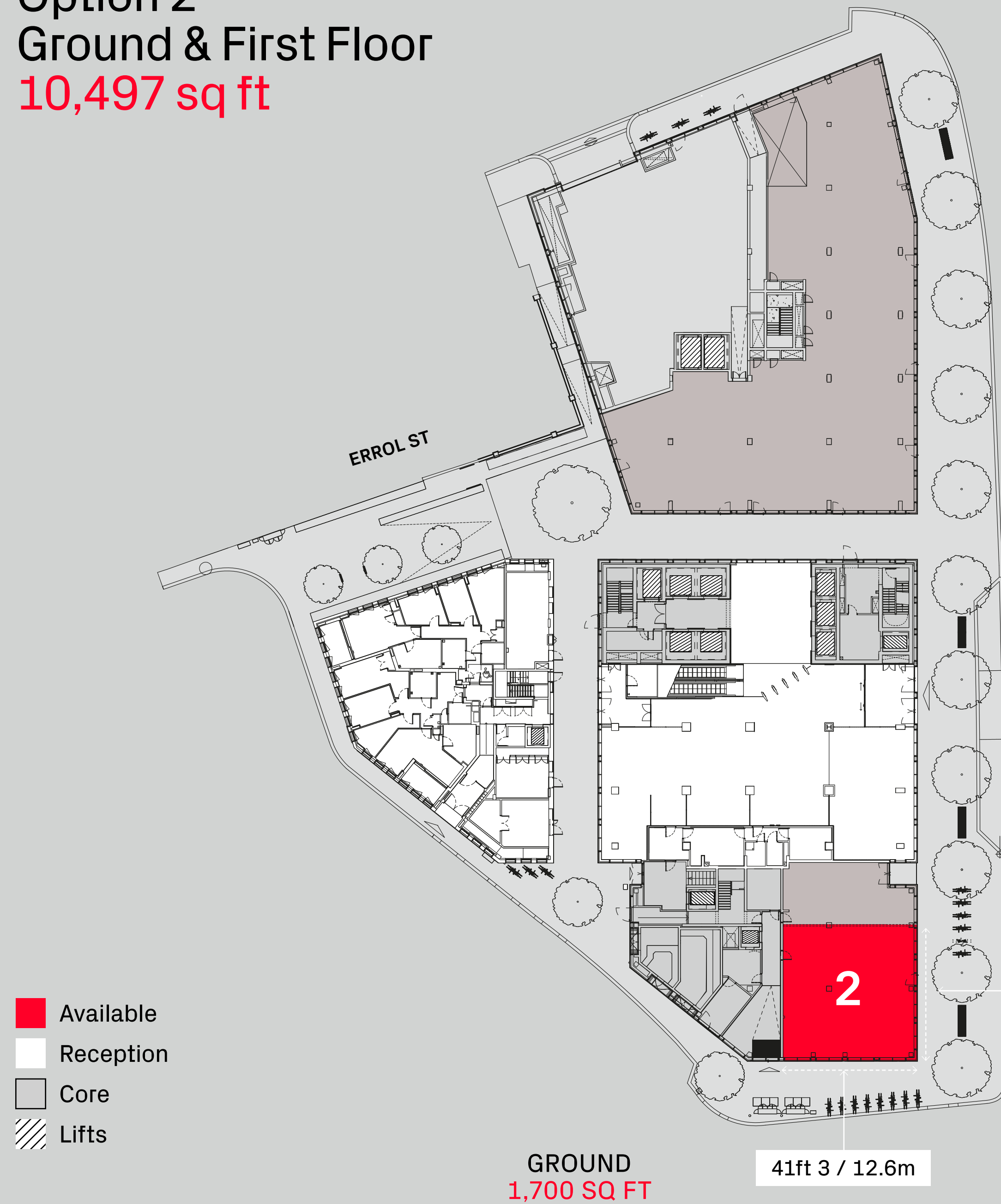
-  Available
-  Reception
-  Core
-  Lifts

Frontages
41ft 9 / 12.7m

41ft 3 / 12.6m



Option 2
 Ground & First Floor
 10,497 sq ft



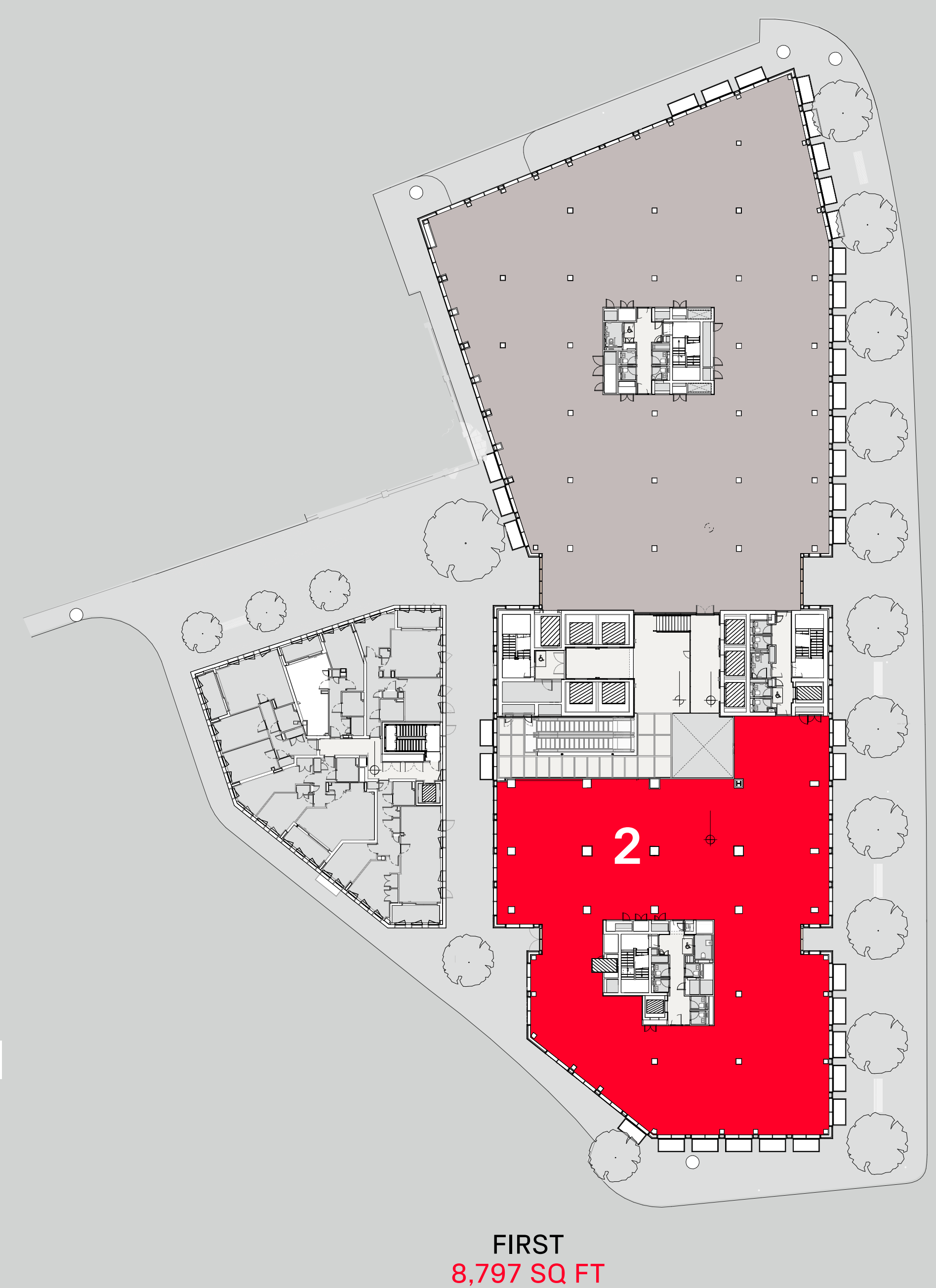
GROUND
 1,700 SQ FT

41ft 3 / 12.6m

BUNHILL ROW

Frontages

41ft 9 / 12.7m



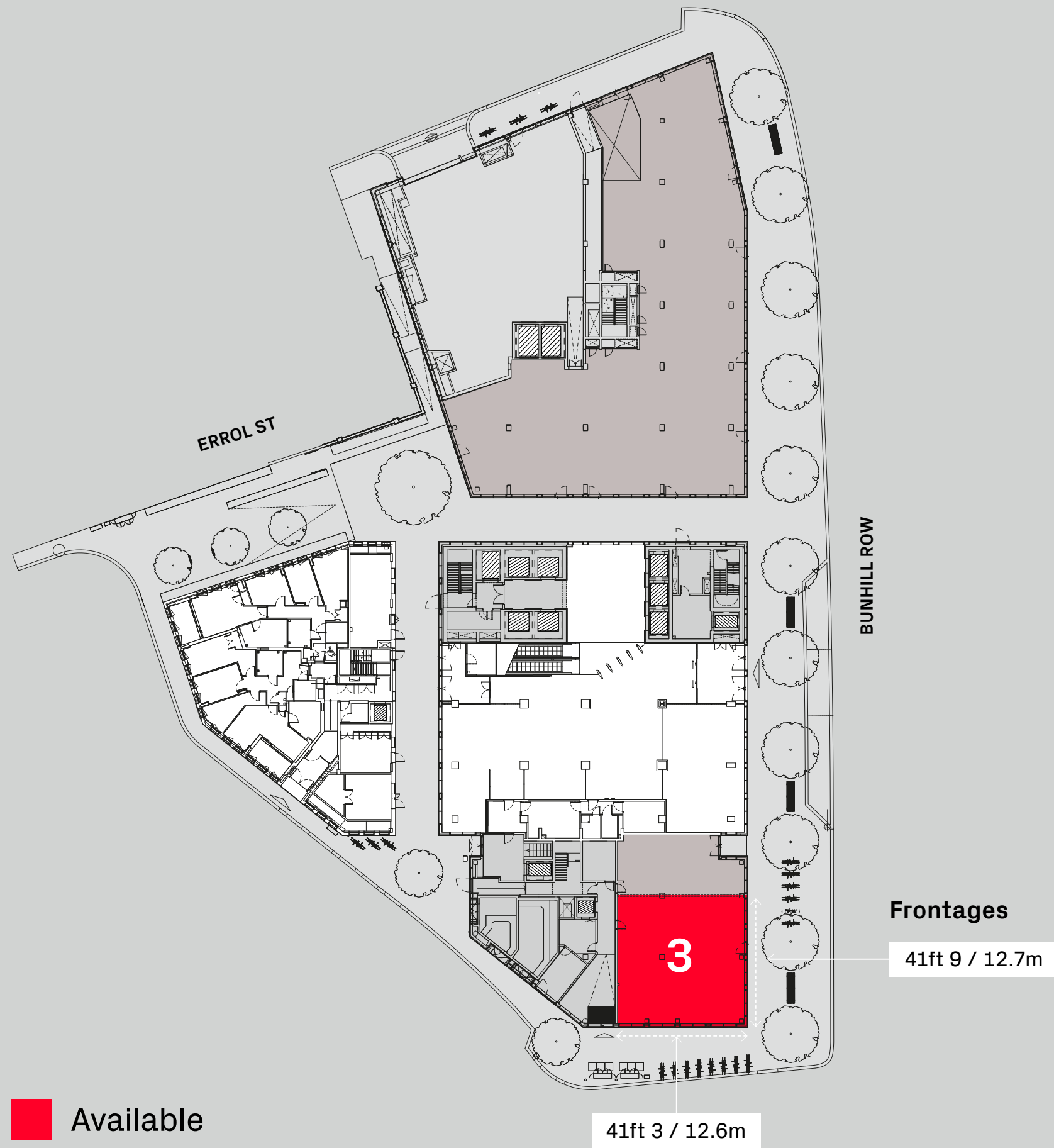
FIRST
 8,797 SQ FT



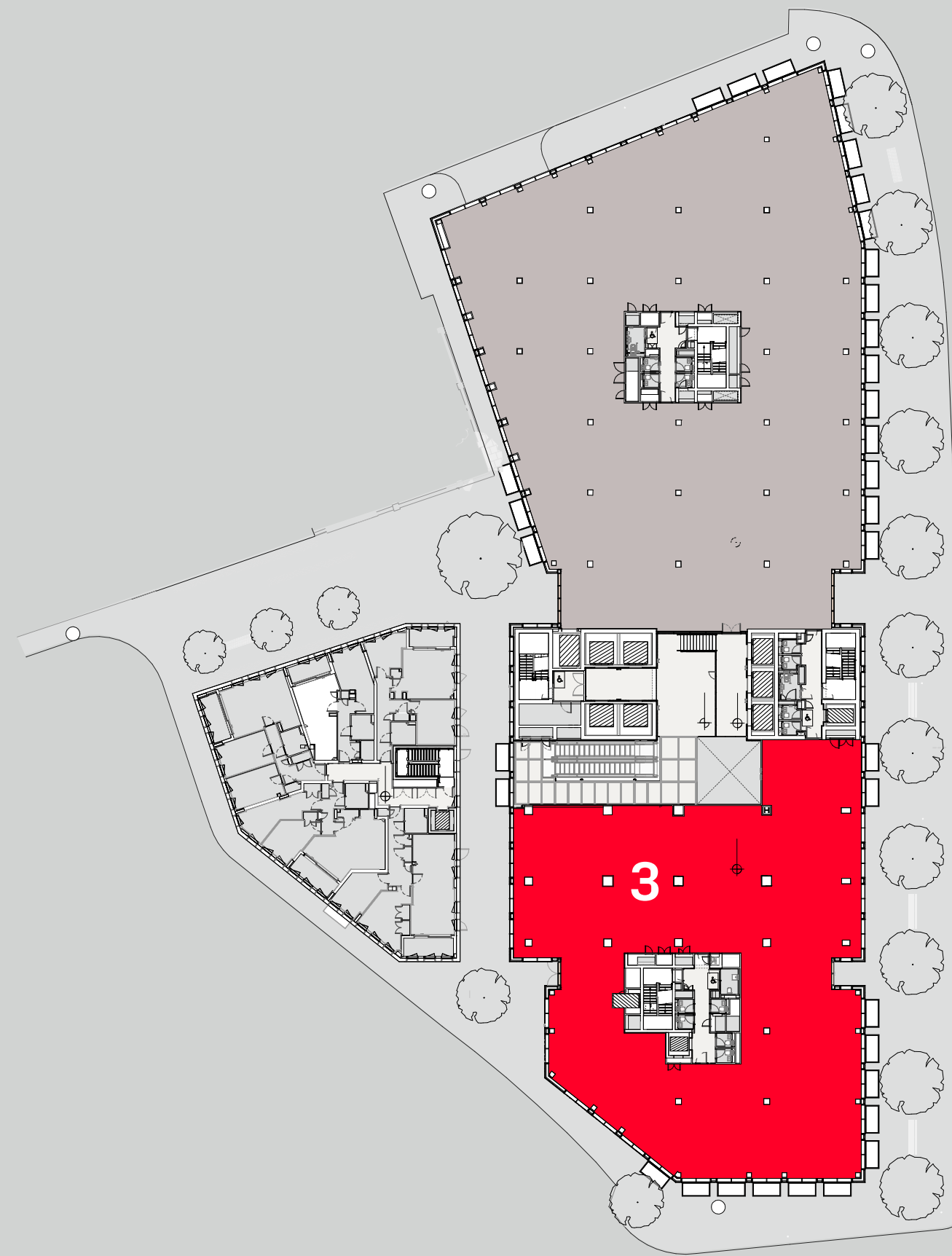
Option 3

Ground, First & Second Floor

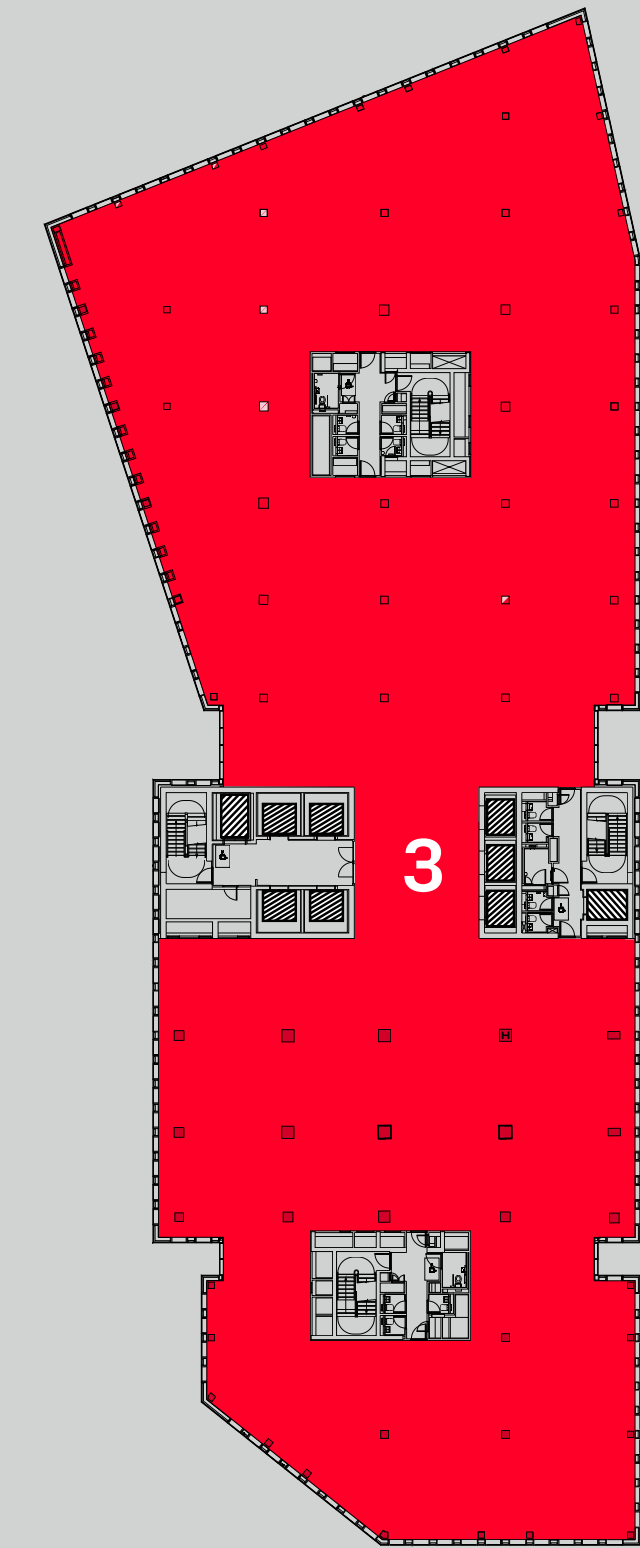
34,981 sq ft



GROUND
1,700 SQ FT



FIRST
8,797 SQ FT



SECOND
24,484 SQ FT

- Available
- Reception
- Core
- Lifts







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	1
20P Meeting Room	1
16P Meeting Room	1
40P+ Auditorium	1
Teapoint	1
Hot Desking / Lounge Areas	
Roof Garden	



For further information on office availability:



Tim Plumbe
+44 (0)7768 146 280
tim.plumbe@cushwake.com

Tom Fayers
+44 (0)7973 821 247
tom.fayers@cushwake.com

Joel Randall
+44 (0)7525 897 012
joel.randall@cushwake.com



James Strevens
+44 (0)7824 414 682
james.strevens@realestate.bnpparibas

Alastair Robinson
+44 (0)7939 939 824
alastair.robinson@realestate.bnpparibas

Katrina Love
+44 (0)7818 290 253
Katrina.Love@realestate.bnpparibas



Sarah Hill
+44 (0)7936 338 774
sh@compton.london

Elliott Stern
+44 (0)7834 918 700
es@compton.london

Emma Higgins
+44 (0)7769 605 295
eh@compton.london

For further information on the retail opportunity:



Piers Finley
+44 (0)7557 449 633
piers.finley@cbre.com

Christian McLoughlin
+44 (0)7788 363 277
christian.mcloughlin@cbre.com

A DEVELOPMENT BY

C I T

DISCLAIMER: Compton, Cushman & Wakefield & BNP Paribas Real Estate give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Compton, Cushman & Wakefield & BNP Paribas Real Estate has any authority to make any representation or warranty whatsoever in relation to this property. July 2025.

Any areas, measurements or distances referred to herein are approximate only. All texts, photographs, layouts and computer-generated images are for illustrative purposes only and solely intend to serve as a guide as to how the property may look and may be subject to any change.

