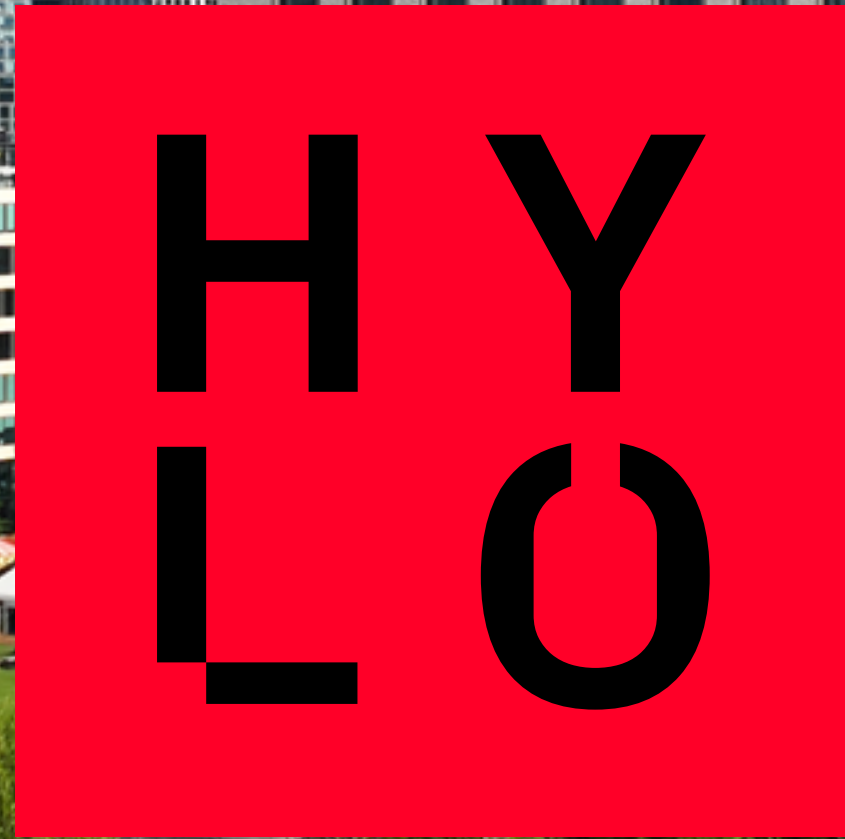


HYLO
105 Bunhill Row
London
EC1





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

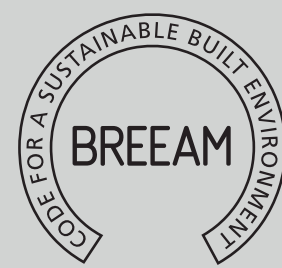
Secure bike storage, changing rooms, and lockers for convenience.

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 >

< HACKNEY

HYLO

OLD ST



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

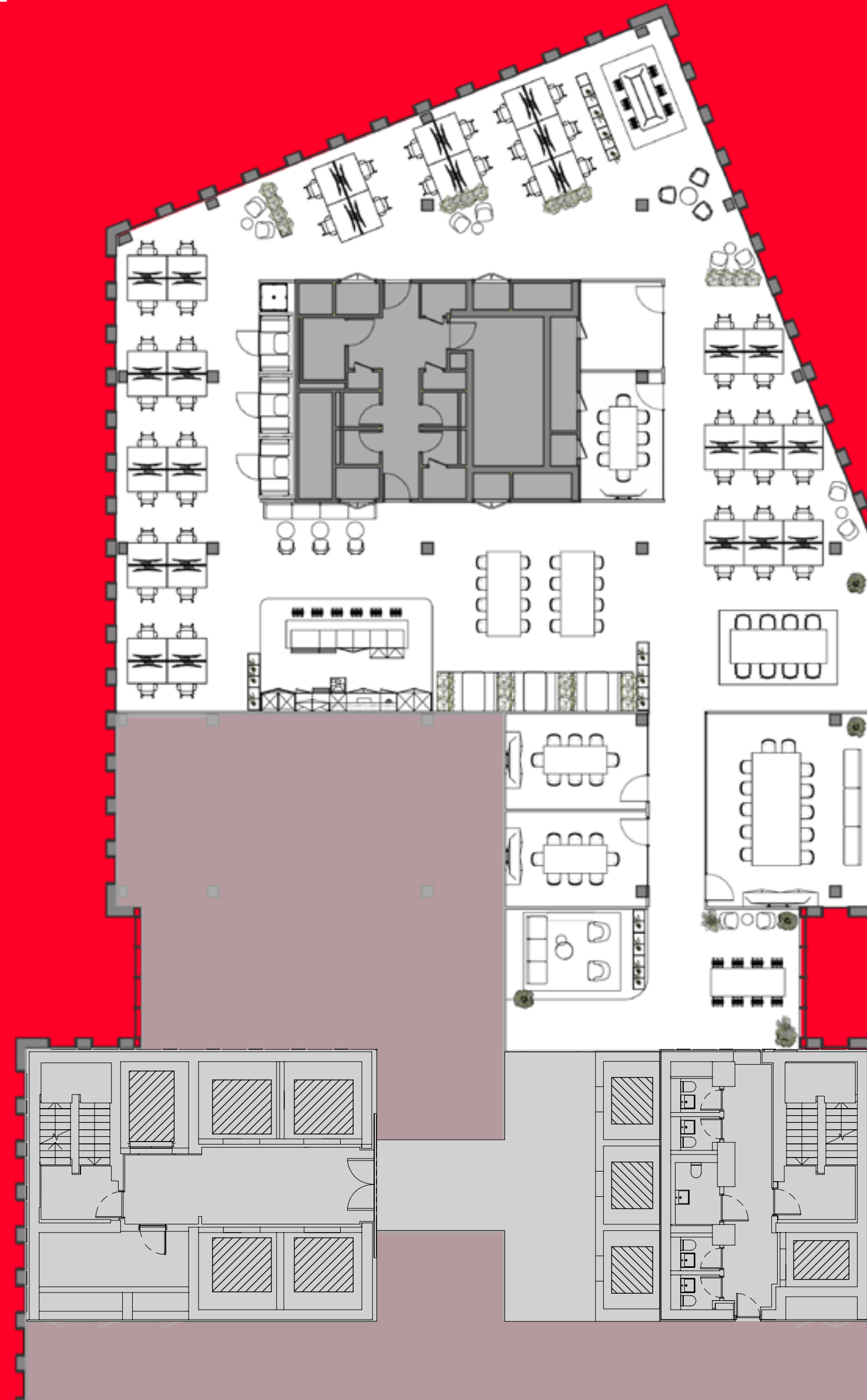
CGI example of Level 28 fitted out.
Indicative only.



LEVEL 5: NORTH

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

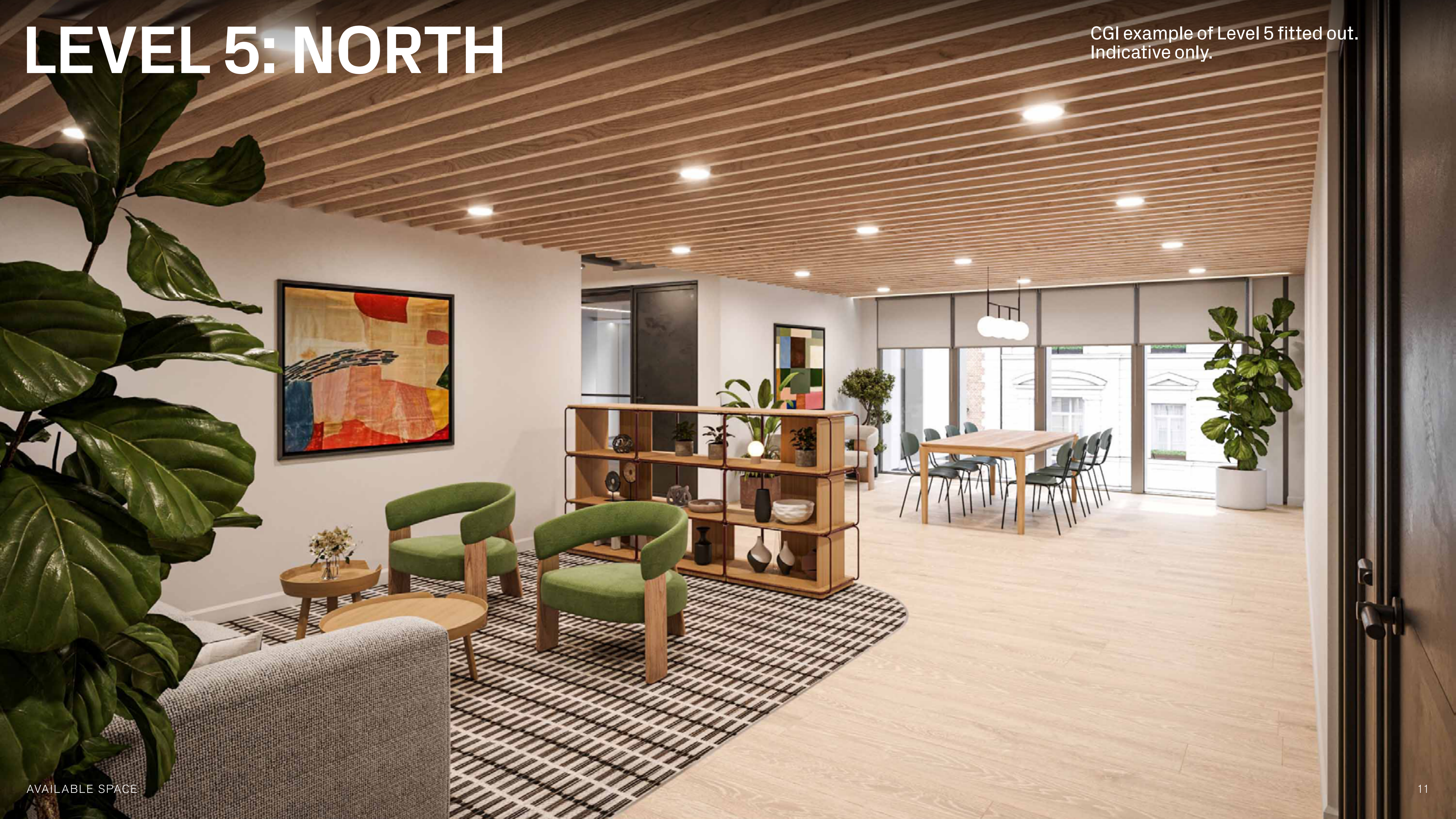
Office Core Lifts



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.



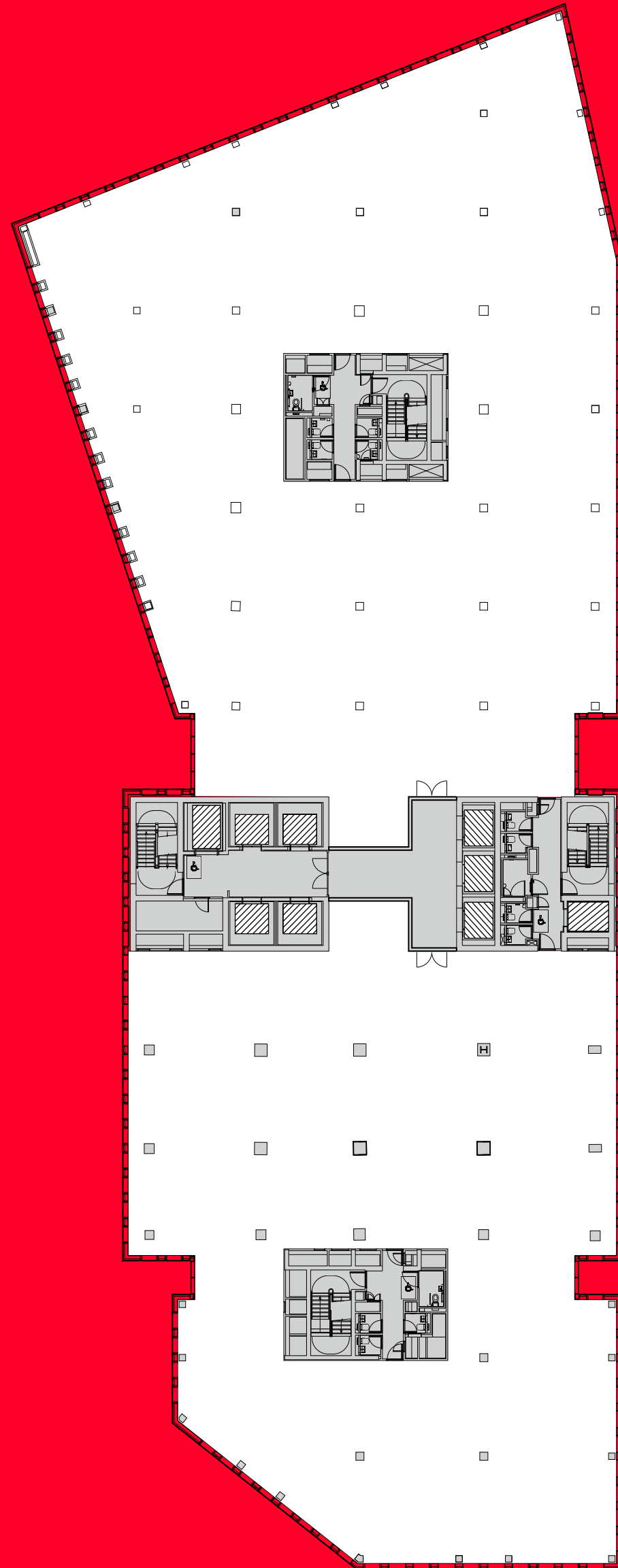
LEVEL 5: NORTH

CGI example of Level 5 fitted out.
Indicative only.



LEVEL 2

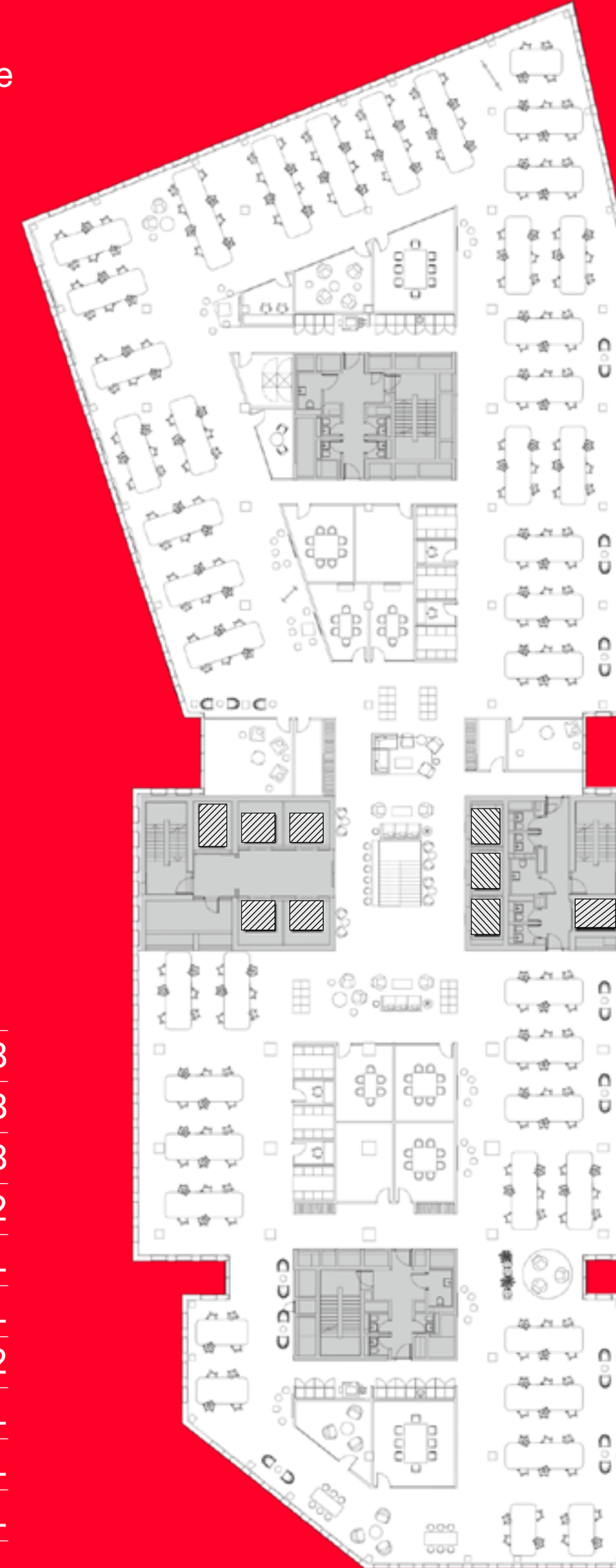
24,484 SQ FT / 2,275 SQ M
 Floors can be divided and fitted out to suit the specific needs of your business.



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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