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NCE.

HYLO,  
103–105 Bunhill Row,  
London EC1Y 8LZ

C O N T E N T S



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VIEWS

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WELLNESS

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LONDON

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H Y L O / 0 4



261,000 SQ FT  
PREMIUM OFFICE SPACE

MID 2021



442 BIKE SPACES  
442 LOCKERS  
30 SHOWERS

BUILDING DESIGN  
BY HCL ARCHITECTS  
AND INTERIOR  
DESIGN BY STIFF +  
TREVILLION

06 ⌕

MINUTES WALK FROM  
MOORGATE FOR THE  
NEW ELIZABETH LINE

05 ⌕

MINUTES WALK FROM  
OLD STREET

11,443 SQ FT  
OF TERRACE SPACE  
ACROSS FOUR FLOORS

LARGE VOLUME DOUBLE  
HEIGHT DESIGN-LED LOBBY  
WITH LOUNGE SPACE + CAFÉ

17,000 SQ FT  
RETAIL SPACE

TYPICAL FLOORS OF  
c24,000 SQ FT AND c6,500 SQ FT

WINDOW-ON-THE-WORLD  
VIEWS ACROSS THE CITY



Discover a building that  
will positively influence  
its occupants and visitors;  
a building that will always  
ensure they're ready  
for anything.

# hy



the place to

# CREATE

**T**here is something exciting about working in this part of the capital. A short walk in any direction reveals new inspiration.

This is a place where old and new collide. From cutting-edge-cool Old Street and Shoreditch to the historically influenced City of London. The area is the epicentre of London's creative and collaborative industries and more popular than ever with many of London's forward thinking financial and professional occupiers. It provides the platform for both start-ups and global brands alike to shine, across digital media, financial, professional, retail, fin-tech and fashion sectors. Oozing progression and identity, this part of London lets you know you are somewhere special.



**W**hat you will discover from the foot of this basecamp will amaze and inspire your everyday.

# feel the buzz

◀  
Kestin Hare  
Rivington Street

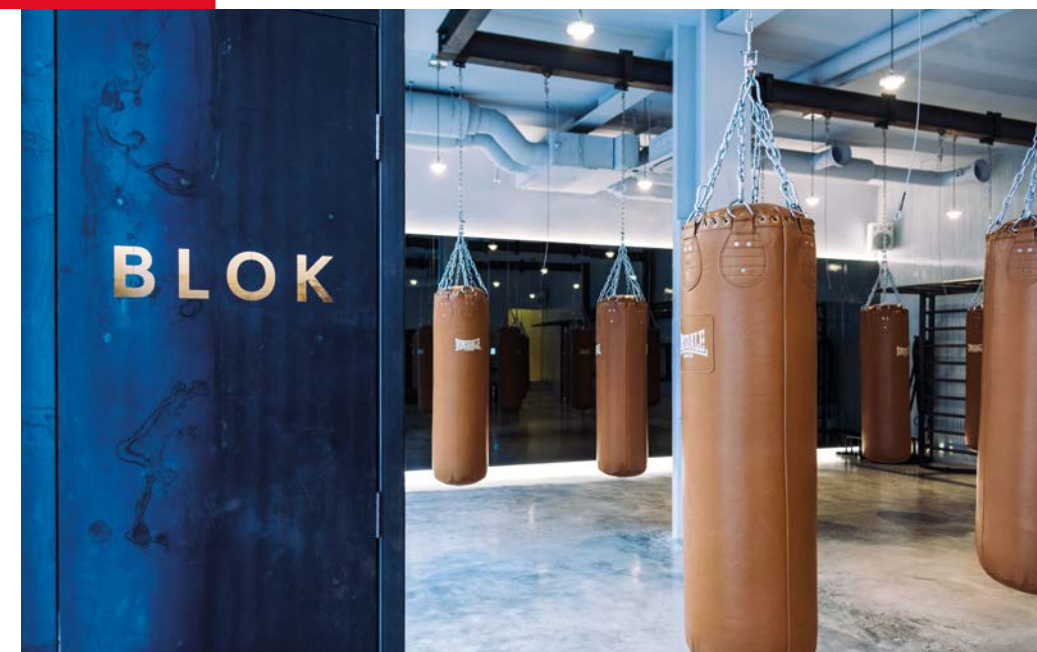
▶  
Finch's  
Finsbury Square



▶  
Shoreditch Grind  
Old Street



▶  
Blok  
Hearn Street



Indulge in a morning boost at one of the many coffee houses, head to Whitecross Street Market at lunch and sample one of London's best hubs for street food, and after work is done slip into somewhere more comfortable for a drink or two. On any given day, our surroundings allow you to tailor your work-life schedule to your advantage. Feel invigorated with a fitness work-out at boutique Blok, shop for high fashion, or grab a bite at the Barbican and stay for a film or exhibition. The possibilities are endless.



**S**erved by three key London stations – Old Street, Liverpool Street and Moorgate – HYLO is your key to fast and easy access in, out and around the capital.

Over the next decade, the area will unlock a new era in connectivity when it becomes a major Crossrail destination. London City Airport can be reached within 38 minutes and all other major London airports in approximately an hour.

**OLD STREET**  
**MOORGATE**  
**LIVERPOOL STREET**  
**BANK**



5 mins

WALKING

2 mins

CYCLING



6 mins

WALKING

3 mins

CYCLING



9 mins

WALKING

4 mins

CYCLING



15 mins

VIA NORTHERN LINE

6 mins

CYCLING

**FARRINGTON**  
**LDN BRIDGE**  
**KINGS CROSS**  
**WATFORD**



11 mins

VIA CIRCLE LINE FROM MOORGATE

5 mins

CYCLING



16 mins

VIA NORTHERN LINE FROM MOORGATE

11 mins

CYCLING



12 mins

VIA NORTHERN LINE FROM OLD STREET

13 mins

CYCLING



21 mins

VIA NORTHERN LINE FROM MOORGATE

16 mins

CYCLING



**LDN CITY**

38 mins  
VIA NATIONAL RAIL

**STANSTED**

56 mins  
VIA STANSTED EXPRESS

**HEATHROW**

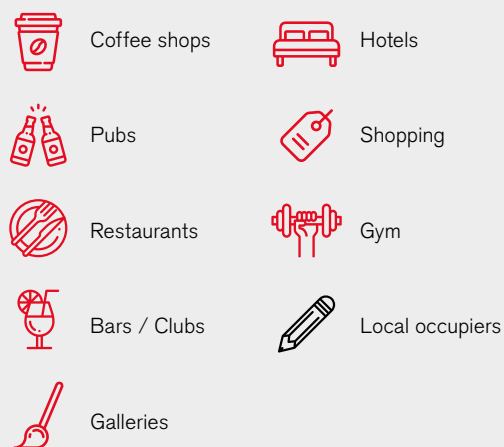
41 mins  
VIA ELIZABETH LINE

**GATWICK**

55 mins  
VIA NATIONAL RAIL

# love where you are

## Key



FARRINGTON



Kurt Geiger  
Byron  
Karmarama  
AKQA

Bird of Smithfield

BARBICAN



Virgin Active

Barbican

OLD ST



THE BOWER  
Farfetch/  
CBS/  
John Brown  
Workshop  
Coffee  
WHITE  
COLLAR  
FACTORY  
Brainlabs/  
Adobe/  
Spark44  
Capital One  
Runpath/  
Box

HYLO

MORGATE



Bad Egg

LIVERPOOL ST



Shoryu  
Ramen  
1 Rebel

SHOREDITCH HIGH ST



Pizza East

Hawksmoor  
Spitalfields

The Grocer

Brushfield St

The Real Greek  
Spitalfields





*The*  
MODERN PANTRY

L H E  
HOXTON  
PONY

*NOBU*



FRANCO  
MANCA  
SOFT DOUGH PIZZA

PIZZAEAST

OZONE  
COFFEE

ENOTECA  
DA LUCA

*Bone Daddies*

GRANGER  
& Co.

the hoxton

*The*  
BREWERY

HOXTON  
GRILL



DINERAMA

CHISWELL STREET  
DINING ROOMS



THE  
JUGGED  
HARE

DISHOOM

Z  
HOTELS



ACE HOTEL



*The*  
BOUNDARY  
*Project*

GRIND

BOXPARK



BOSCH



SPARK44



Linklaters

RIVER ISLAND

box

L.K.Bennett  
London

Infosys®



JOHN  
BROWN

*turner*



FARFETCH



SLAUGHTER AND MAY



NTT DATA

Runpath  
A part of Experian.



LIBERUM

built for

collaboration





# new a w BEGINNING

**H** YLO offers 261,000 sq ft of premium office space on 28 floors and 17,000 sq ft of retail space. One of London's most exciting new buildings, HYLO boasts high rise tower floors and large efficient podium floors plus roof gardens and new public space. Welcome to London's future workplace.

















platform to

# panoramic





TERRACE

TERRACE

VIEWS

HYLO / 32







CITY OF LONDON

LIVER  
POOL  
ST



BANK



MOR  
GATE



SOUTHBANK

BAR  
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HY  
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FARRINGTON >

KINGS CROSS >

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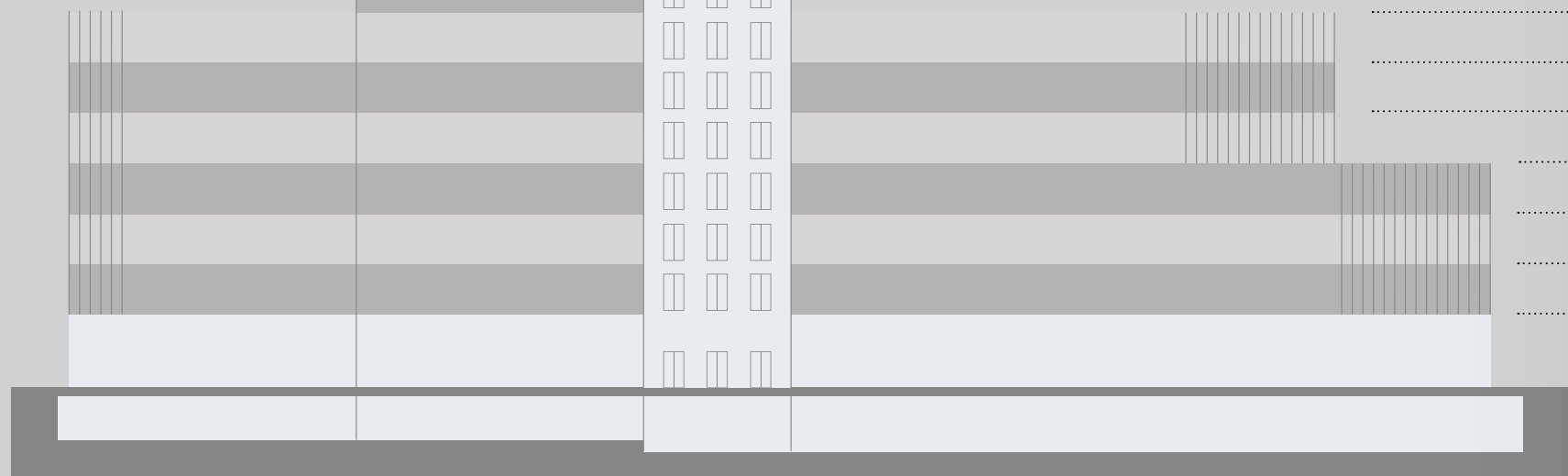
SHOREDITCH

< HACKNEY



# hylo flex- ible

No matter what size space you're after; split, single, duplex or triplex floors, Hylo has it all.



OFFICE SPACE

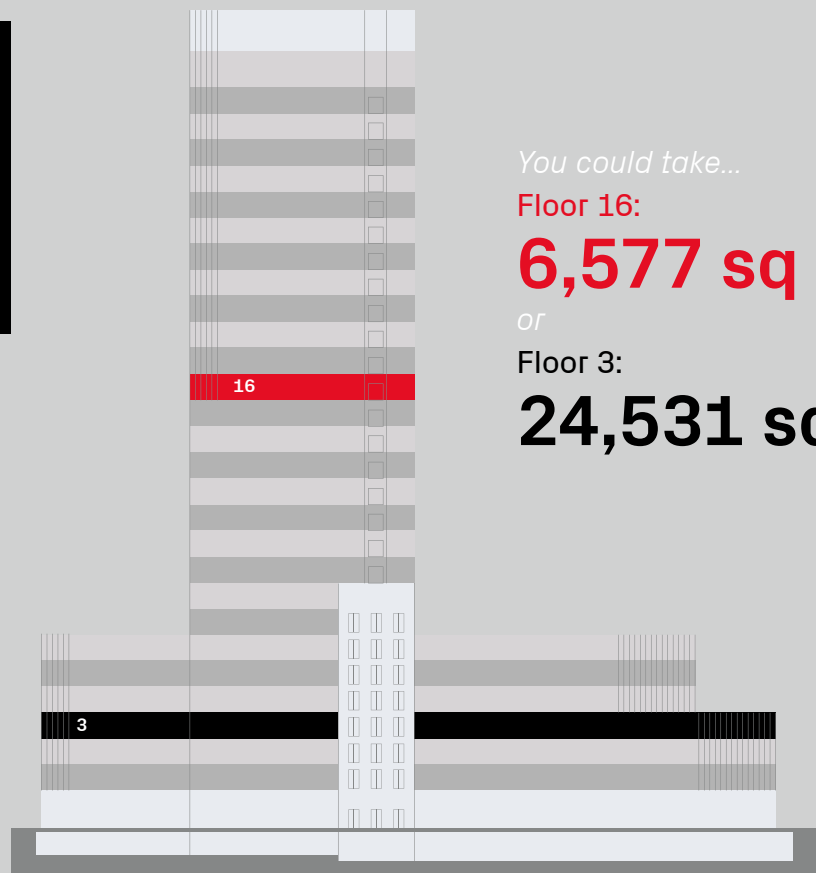


SCHEDULE OF AREAS

Floor	Use	sq ft	sq m	Terrace	sq ft
28	Office	6,060	563		
27	Office	6,060	563		
26	Office	6,060	563	☀	420
25	Office	6,577	611		
24	Office	6,577	611		
23	Office	6,577	611		
22	Office	6,577	611		
21	Office	6,577	611		
20	Office	6,577	611		
19	Office	6,577	611		
18	Office	6,577	611		
17	Office	6,577	611		
16	Office	6,577	611	☀	452
15	Office	7,104	660		
14	Office	7,104	660		
13	Office	7,093	659		
12	Office	7,093	659		
11	Office	7,093	659		
10	Office	5,662	526		
9	Office	7,083	658		
8	Office	6,835	635		
7	Office	6,835	635	☀	7,750
6	Office	16,124	1,498		
5	Office	18,342	1,704		
4	Office	18,342	1,704	☀	2,821
3	Office	24,531	2,279		
2	Office	24,477	2,274		
1	Office	13,476	1,252		
Ground	Reception	6,900	641		
	Retail	10,553	980		
Basement	Retail	6,577	611		
TOTAL OFFICE		261,143	24,261		
TOTAL RETAIL		17,130	1,591		



single



You could take...

Floor 16:

**6,577 sq ft**

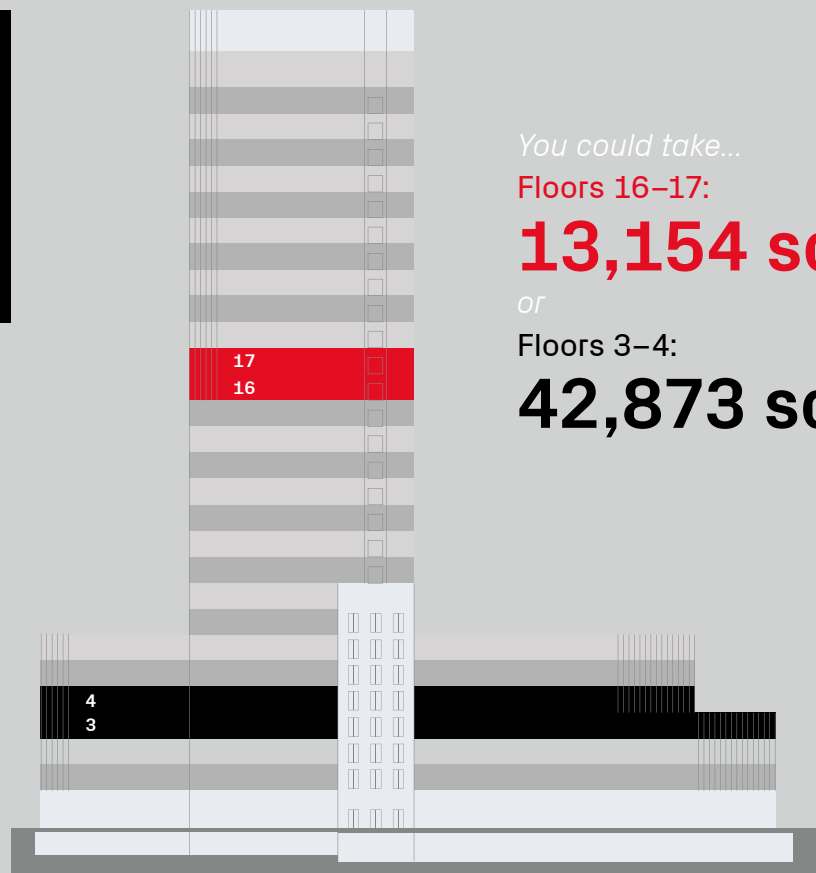
or

Floor 3:

**24,531 sq ft**

This is just a selection of possibilities, the building offers ultimate flexibility in any combination of floors.

duplex



You could take...

Floors 16–17:

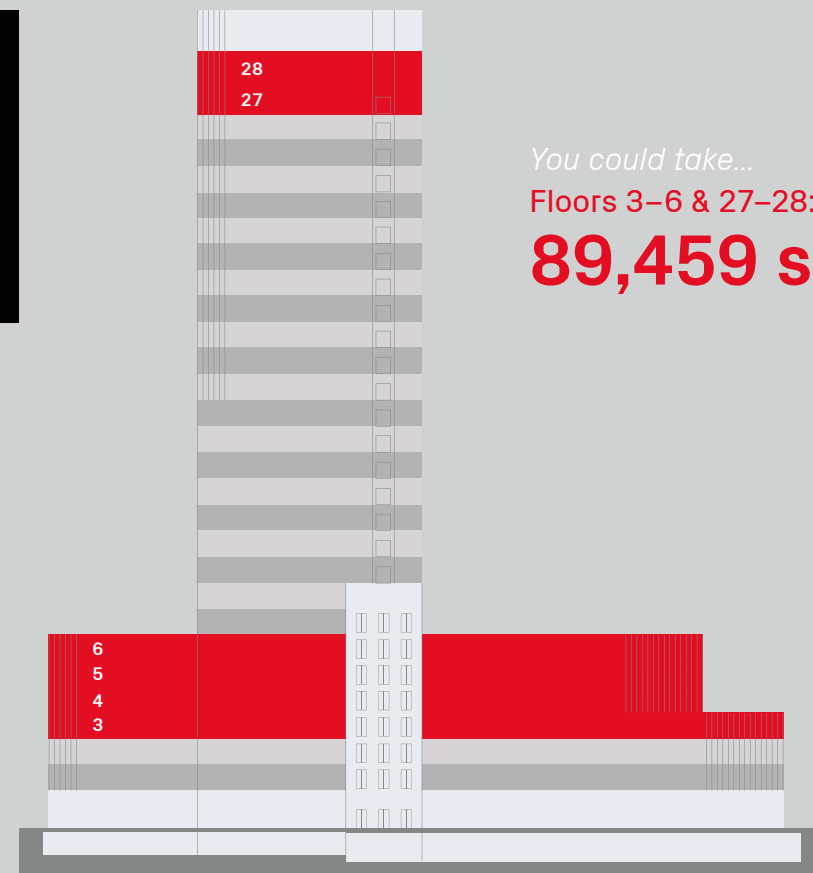
**13,154 sq ft**

or

Floors 3–4:

**42,873 sq ft**

combo

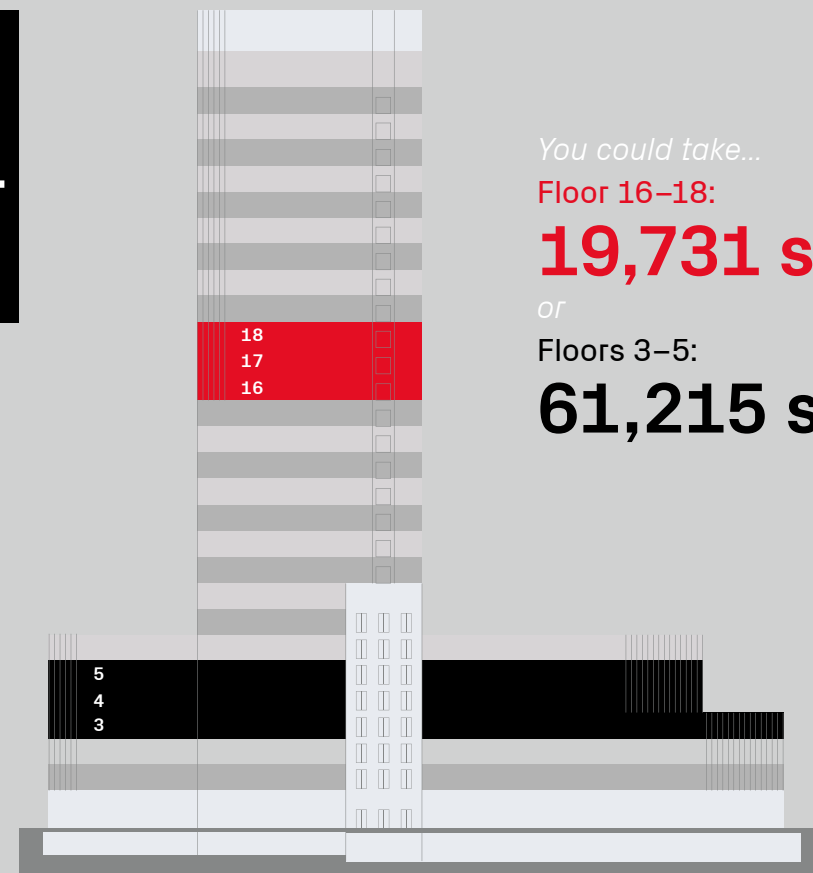


You could take...

Floors 3–6 & 27–28:

**89,459 sq ft**

triplex



You could take...

Floor 16–18:

**19,731 sq ft**

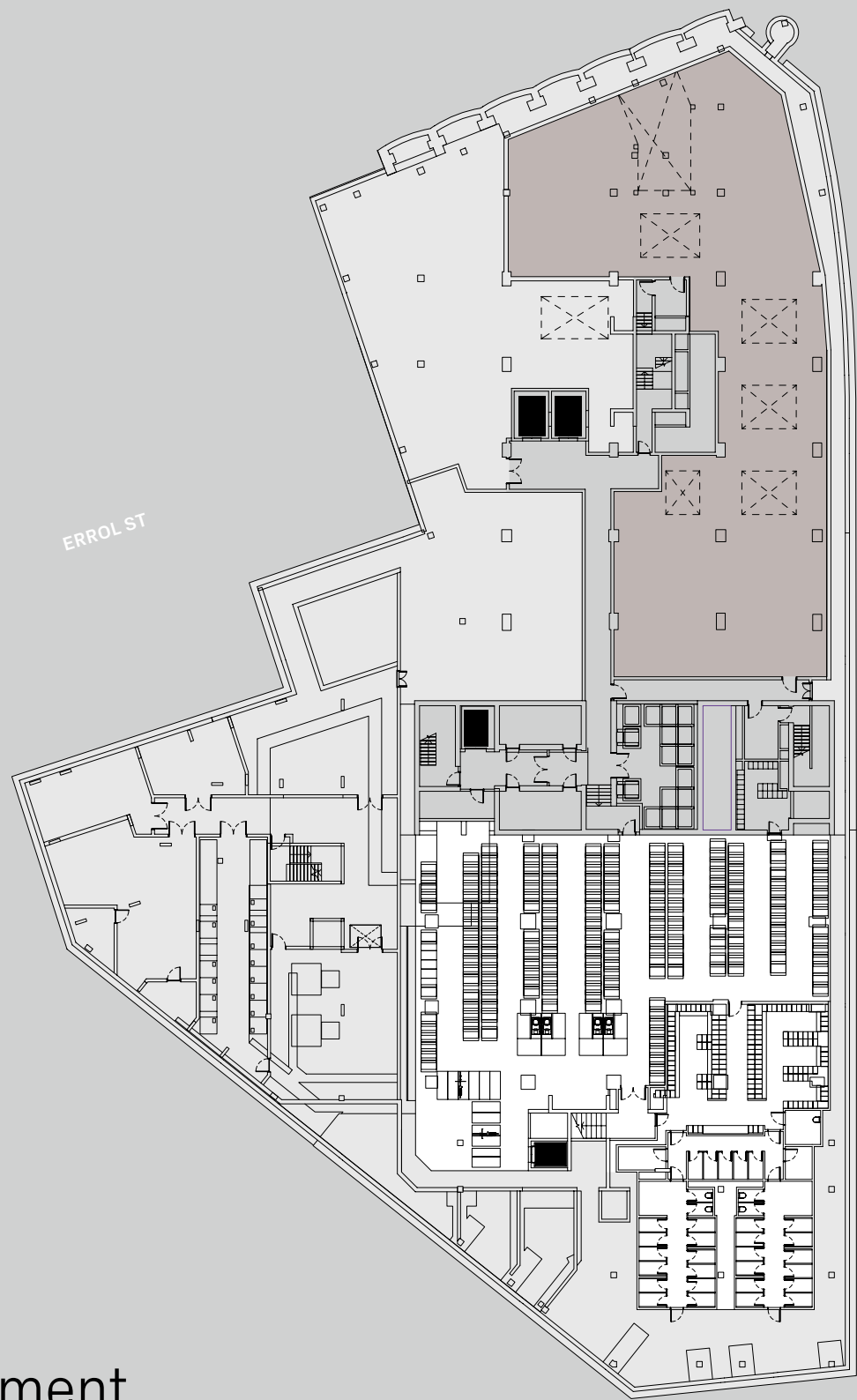
or

Floors 3–5:

**61,215 sq ft**



# B



Basement

RETAIL: 6,577 SQ FT / 611 SQ M

- Bike store
- Core
- Lifts
- Retail

Floor plans not to scale. For indicative purposes only.

# G



Ground floor

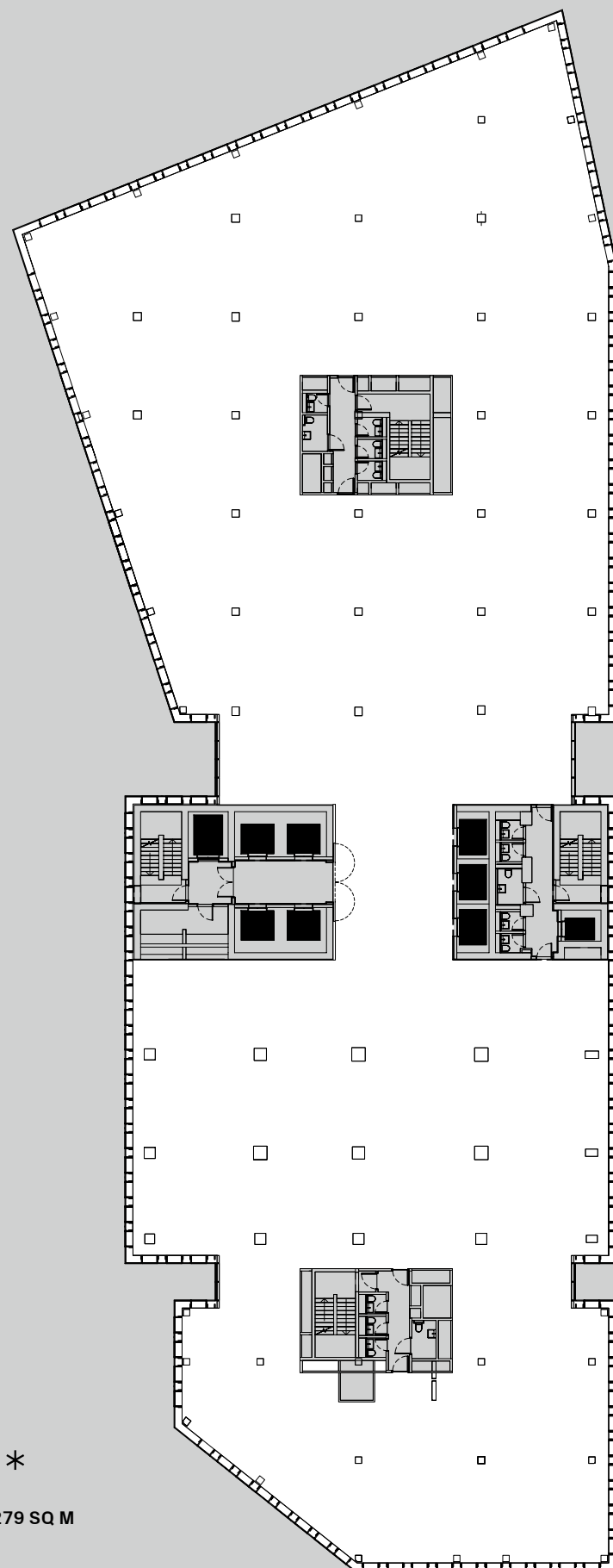
RECEPTION: 6,900 SQ FT / 641 SQ M  
RETAIL: 10,553 SQ FT / 980 SQ M

- Reception
- Core
- Lifts
- Retail

Floor plans not to scale. For indicative purposes only.



# 1-3



BUNHILL ROW

## Typical floor 1-3\*

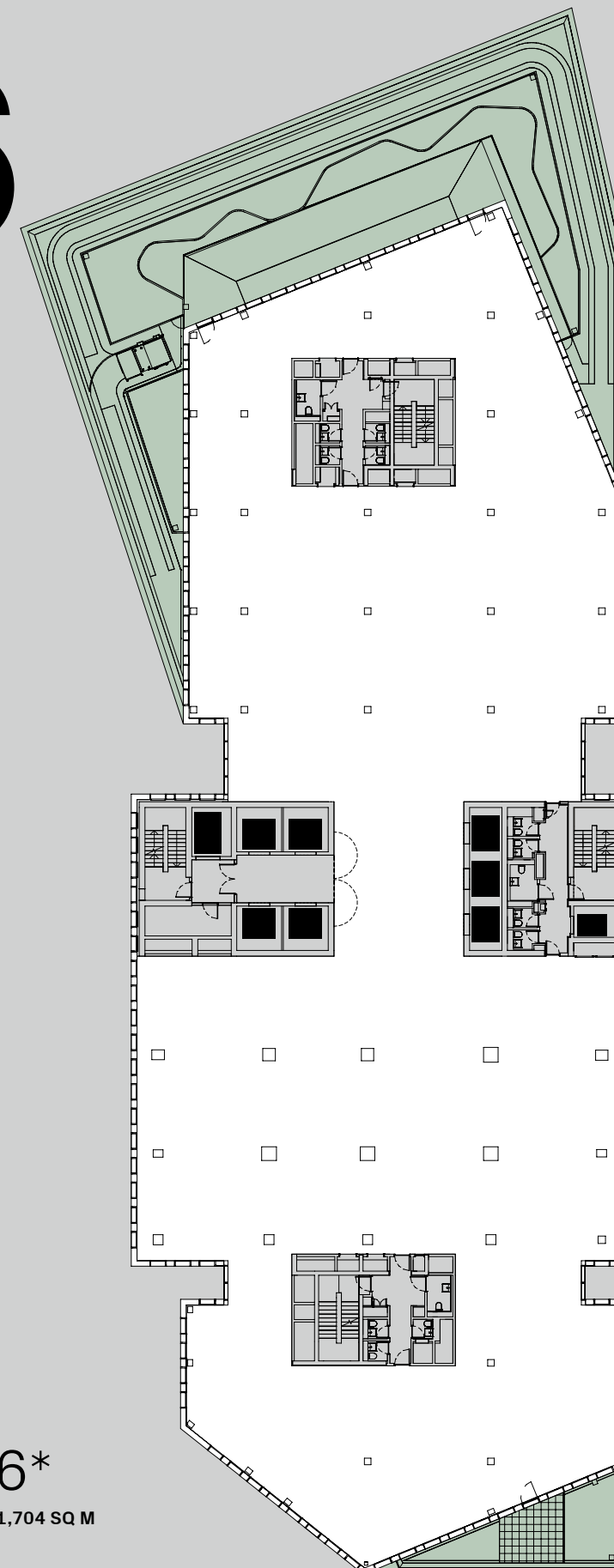
13,476 SQ FT / 1,252 SQ M - 24,531 SQ FT / 2,279 SQ M

Office Core Lifts

\* First floor incorporates escalator landing zone.

Floor plans not to scale. For indicative purposes only.

# 4-6



BUNHILL ROW

## Typical floor 4-6\*

16,124 SQ FT / 1,498 SQ M - 18,342 SQ FT / 1,704 SQ M  
TERRACE: 2,821 SQ FT

Office Core Lifts Terrace

\* Terrace on fourth floor only.

Floor plans not to scale. For indicative purposes only.



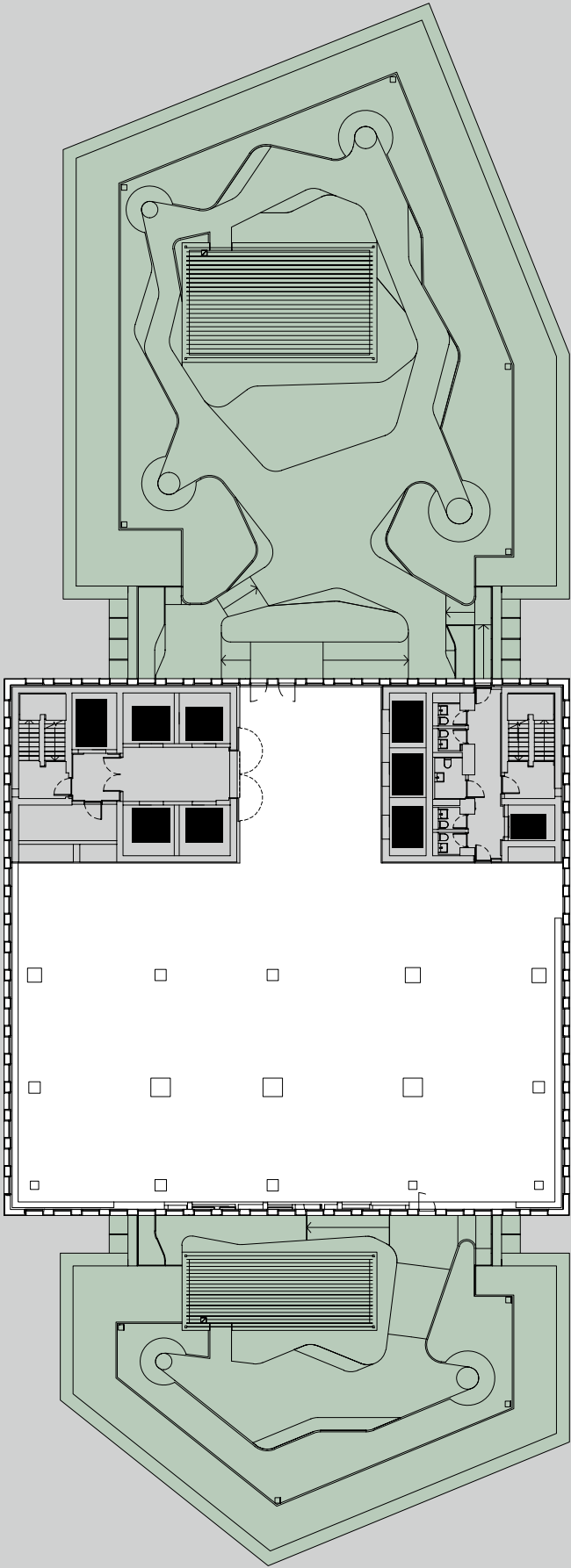
CEILING EXPOSED

CEILING SEMI-EXPOSED

HYLO is all about optionality.  
Make the space your own,  
with highly customisable  
office space offering fully  
or semi-exposed ceilings.



# 7

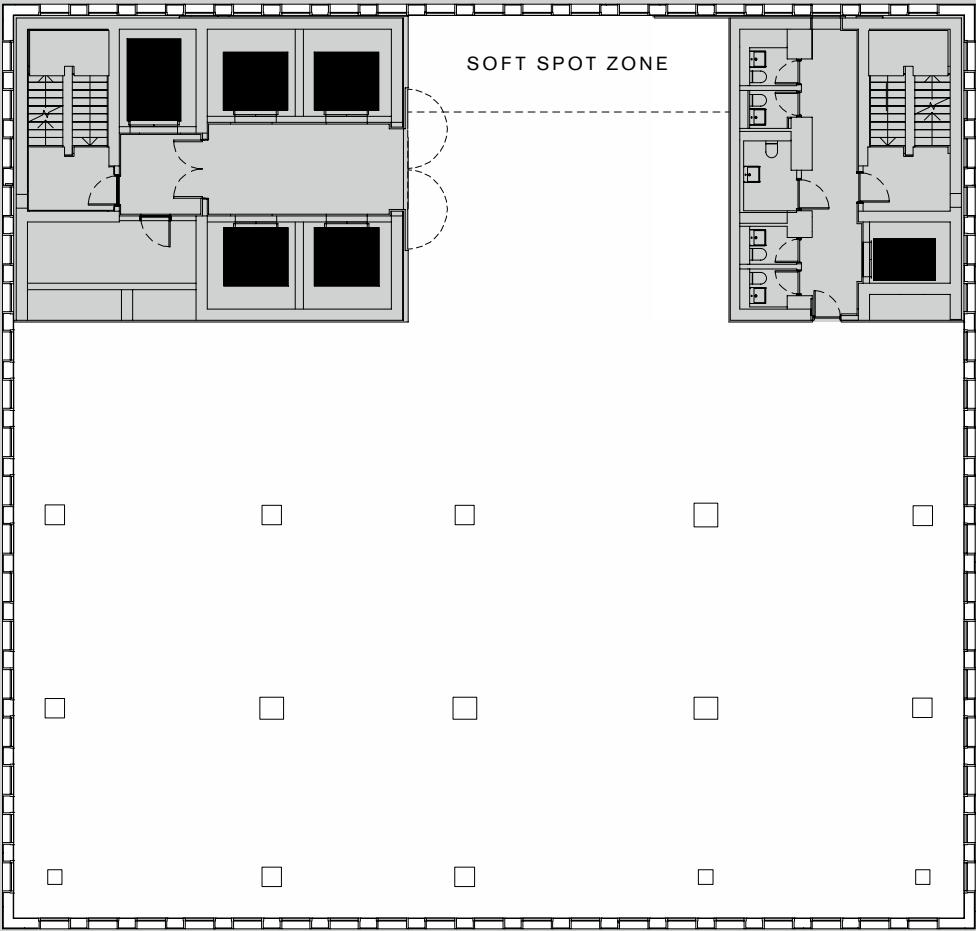


7th floor  
6,835 SQ FT / 635 SQ M  
TERRACE: 7,750 SQ FT

Office Core Lifts Terrace

Floor plans not to scale. For indicative purposes only.

# 8-15



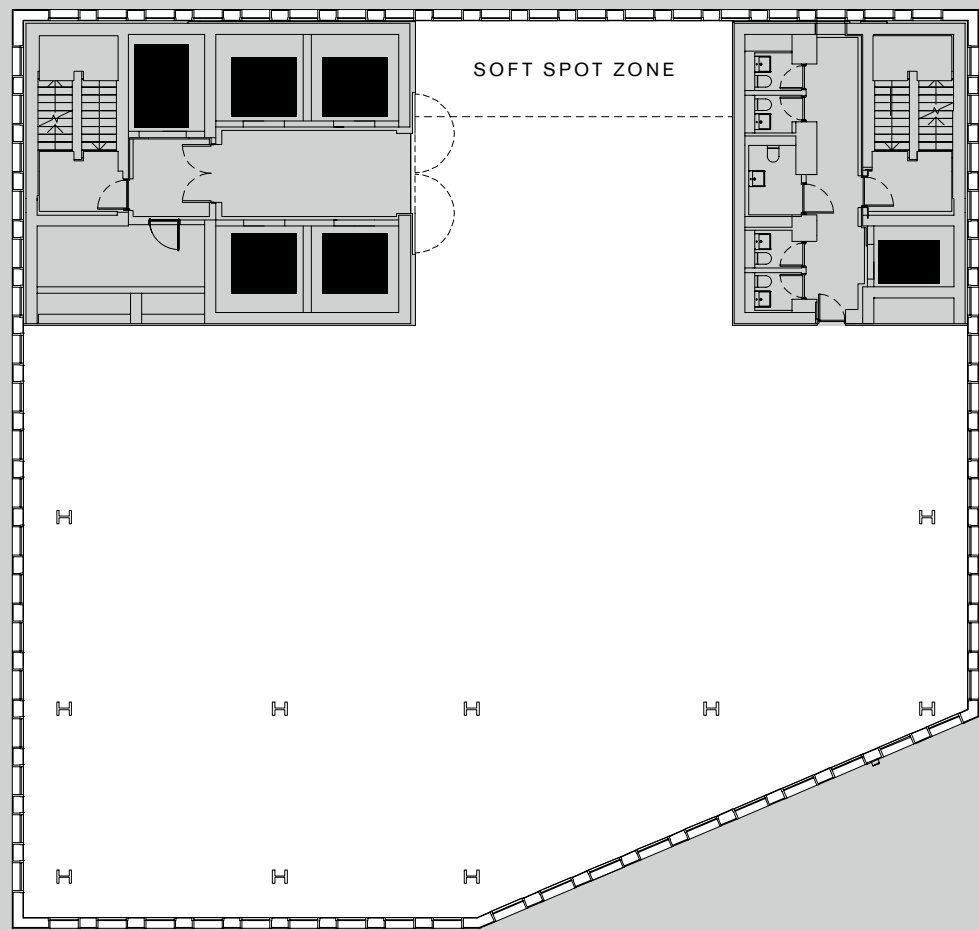
Typical floor 8-15  
6,835 SQ FT / 635 SQ M - 7,104 SQ FT / 660 SQ M

Office Core Lifts

Floor plans not to scale. For indicative purposes only.



# 16–25

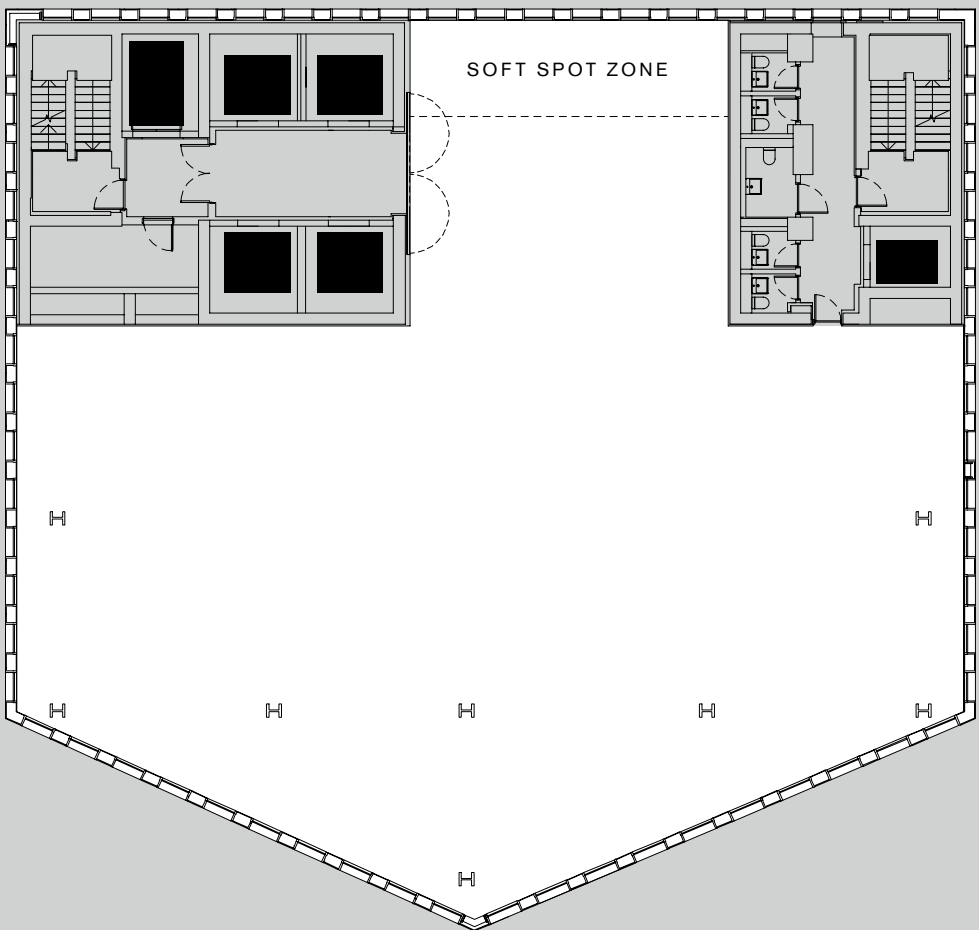


Typical floor 16–25  
6,577 SQ FT / 611 SQ M

Office Core Lifts

Floor plans not to scale. For indicative purposes only.

# 26–28



Typical floor 26–28  
6,060 SQ FT / 563 SQ M

Office Core Lifts

Floor plans not to scale. For indicative purposes only.



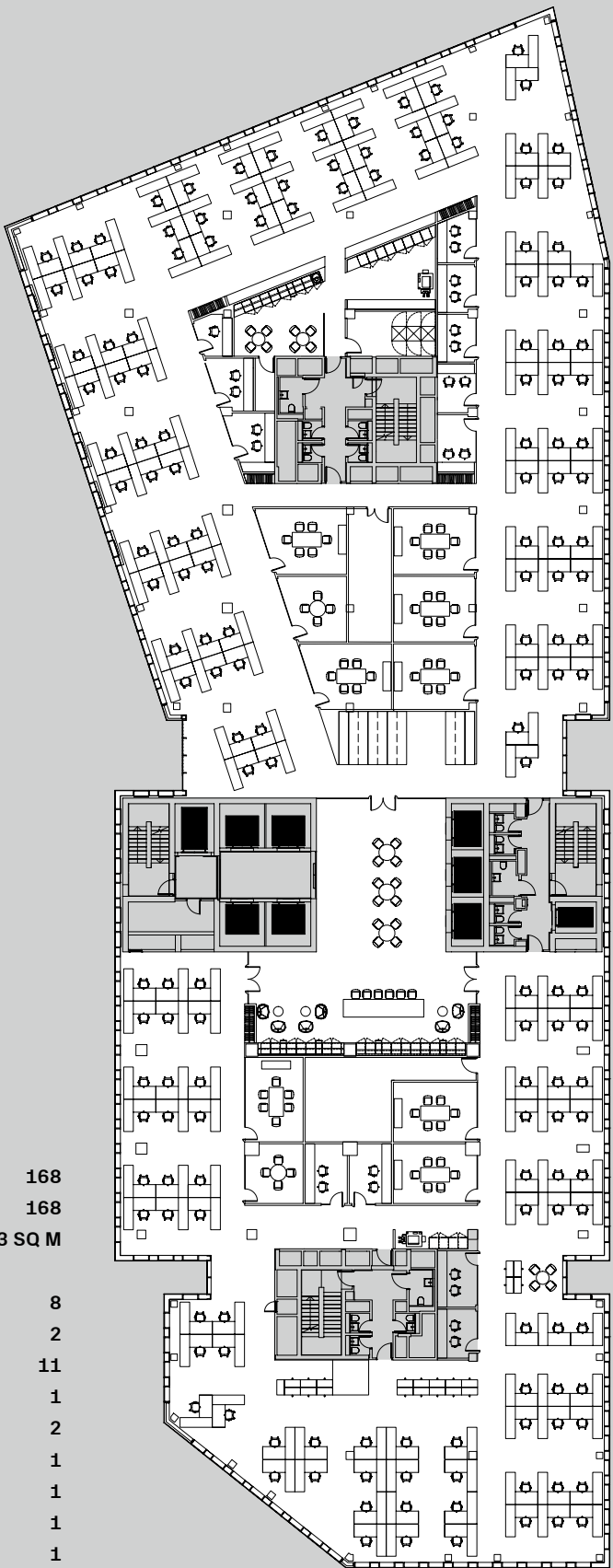
OFFICE SPACE

OFFICE SPACE





# SP2



BUNHILL ROW

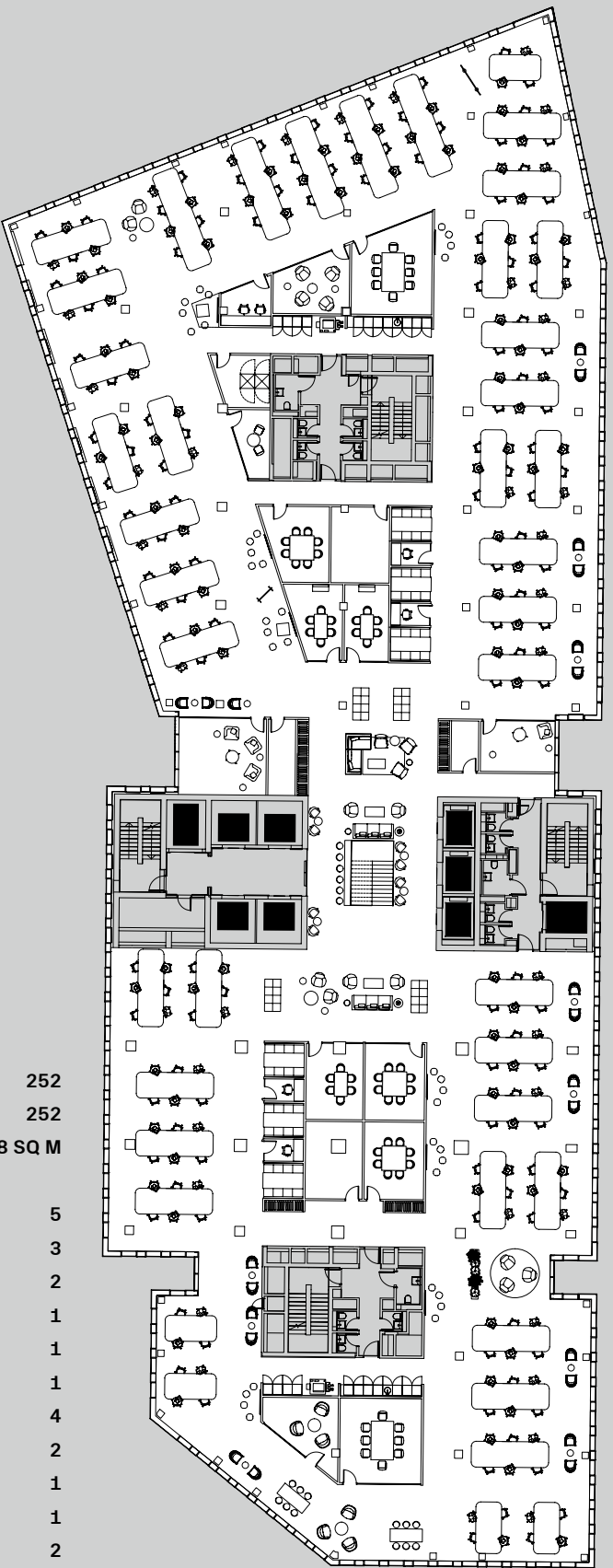
## Legal / Corporate

24,477 SQ FT / 2,274 SQ M

OPEN PLAN (2M RETURN)	168
HEADCOUNT	168
DENSITY	1:13 SQ M
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

Office Core Lifts

# SP3



BUNHILL ROW

## TMT / Creative

24,531 SQ FT / 2,279 SQ M

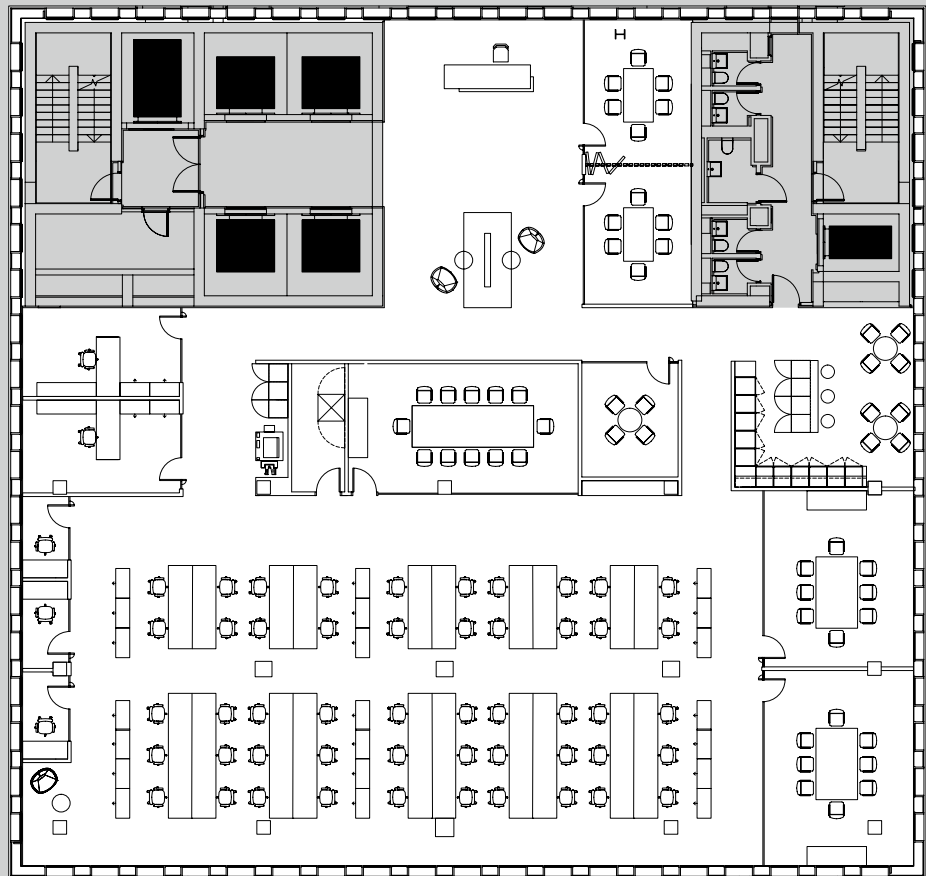
OPEN PLAN (1600MM DESK)  
HEADCOUNT  
DENSITY

8P MEET	5
6P MEET	3
4P MEET	2
3P MEET	1
2P FOCUS	1
1P FOCUS	1
COPYPOINT	4
TEAPOINT	2
COMMS ROOM	1
OFFICE SERVICE CENTRE	1
STORE	2
LOCKERS	-
COATS	-

Office Core Lifts



# SP11



BUNHILL ROW

## Legal / Corporate

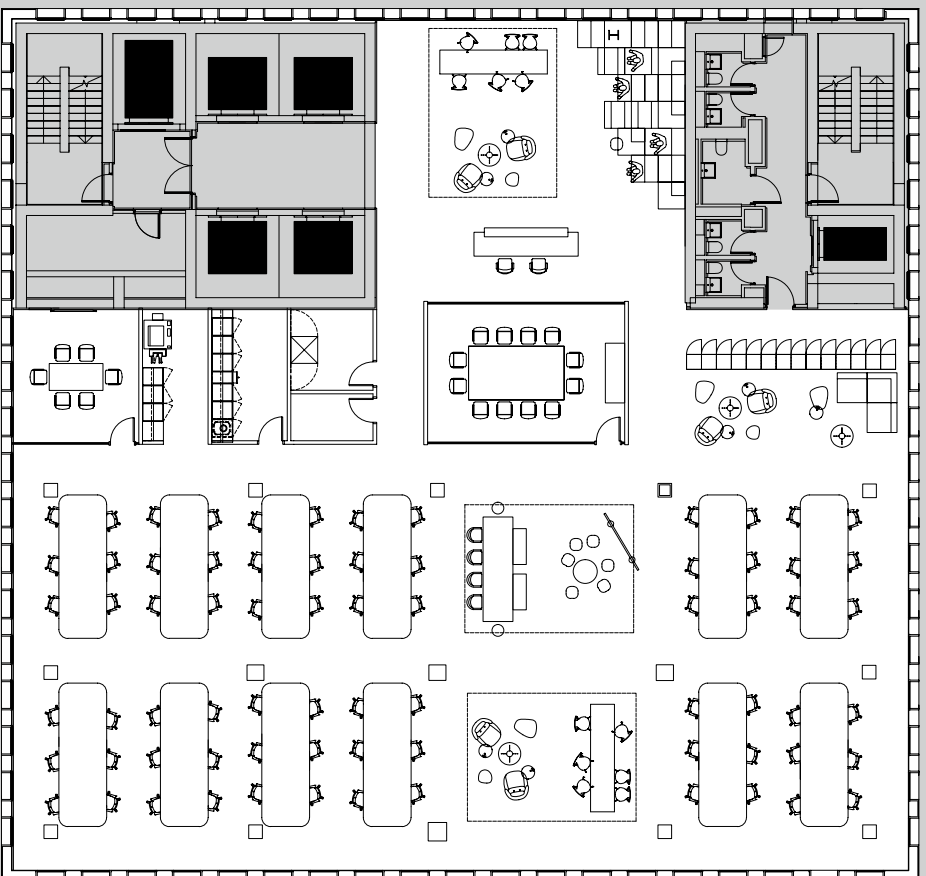
7,093 SQ FT / 659 SQ M

OPEN PLAN	50	12P BOARDROOM	1
RECEPTION	1	6P MEET	2
TOTAL HEADCOUNT	51	4P MEET	1
TOTAL DENSITY	1:12 SQ M	8P MEET	2
		1P FOCUS	3
		COPYPOINT	1
		TEAPOINT	1
		COMMS ROOM	1

Office Core Lifts

Floor plans not to scale. For indicative purposes only.

# SP12



BUNHILL ROW

## TMT / Creative

7,093 SQ FT / 659 SQ M

OPEN PLAN (1600MM DESK)	72	12P BOARDROOM	1
RECEPTION	2	6P MEET	1
TOTAL HEADCOUNT	74	COPYPOINT	1
TOTAL DENSITY	1:8 SQ M	TEAPOINT	1
		COMMS ROOM	1
		STORE	1

Office Core Lifts

Floor plans not to scale. For indicative purposes only.







OFFICE SPACE

OFFICE SPACE

PLANS

HYLO / 37







find your  
**fuel**





Storage for  
442 bikes in  
the basement

# well, well, well

442 lockers and 30 showers  
make it easy to cycle to work



The opportunity for a regime of daily fitness-as-you-work begins as soon as the building is accessed. High quality indoor air supports overall wellbeing, whilst maximum sunlight boosts mental health, and glare control enhances visual comfort. Optimum acoustic and thermal settings ensure complete comfort is assured. By engaging and promoting stakeholder engagement, wellness awareness and a connection to nature, HYLO provides a basecamp for brilliance, every day.

**H** YLO is the perfect environment designed to positively influence health and well-being.





HYLO is officially registered to pursue WELL Core and Shell certification, with an ambitious target to achieve GOLD rating. Because HYLO will be a home from home, the space has been designed to have a positive effect on the health and wellbeing of its occupants. Here's how it will help make you the best you can be:



air  
water  
light  
fitness  
comfort  
mind



High ventilation rates, filtration, moisture control and constant monitoring and reporting will ensure superior indoor air quality. Good indoor air quality automatically leads to lower health care costs and better productivity.

HYLO's tenants will have access to high quality, clear and good-tasting water which will encourage proper hydration. The building also has built-in capacity for water filtration systems for future occupiers.

Maximum sunlight boosts mental health and glare control enhances visual comfort. Systems including daylighting and enhanced colour quality will lead to reduced fatigue and better productivity.

Intermittent bouts of physical activity will be encouraged at HYLO by accessible nearby green spaces and nearby gym facilities.

At HYLO, acoustics, thermal settings and accessibility have all been considered, leading to a workplace whose staff have better concentration and communication.

HYLO's incorporated mind features help support cognitive and emotional health. The connection to nature will promote better mental health and also reduce the risk of cardiovascular disease.







1. FABRIC AND CAPACITY

1.1 Superstructure

The existing structure comprises a reinforced concrete cast in-situ frame and floors. The new structure will be a combination of in-situ concrete and steel frame construction. The existing frame is based on a 1.524m (5 foot) module and this will be maintained throughout. Columns are generally at 6.096m (20 foot) and 7.620mm (25 foot) spacings.

1.2 Façade

The façades will comprise of fixed high-performance double-glazing set in bronze finished aluminium framing. These will be expressed using a double storey format within a brick frame.

1.3 Floor Loading

Office areas:	2.5kN/sq m
Partition load:	1.0kN/sq m
Ceiling and services:	0.85kN/sq m

2. OFFICE RECEPTION AND COMMON AREAS

2.1 Building Entrance

Large glazed automatic doors will lead directly from Bunhill Row to reception. A protective canopy will provide shelter and define the entrance. Post and courier entrance will be via the cycles entrance on Lamb's Buildings.

2.2 Office Reception and Lift Lobbies

The reception area will be bespoke design incorporating reception, waiting, amenity, and meeting areas.

The reception desk will be of contemporary design with minimal visible electronic equipment and the ability to reposition for events.

Subject to final letting strategy, it is proposed that an independent café with informal seating will sit within the reception area.

Feature lighting will be incorporated throughout defining level changes, columns and to areas where artwork can be displayed. Light will also illuminate the ceiling surfaces maximising the perception of volume.

A palette of high quality natural and man-made floor materials and wall finishes will flow through from the reception into lobbies and lift car interiors creating a contemporary and innovative feel.

Discreet security gates will be installed. Two escalators will provide access to the first-floor lobby area.

2.3 Lifts

The tower and podium are served by two separate passenger lift banks located in the main reception.

Lift car finishes will integrate with reception areas and office communal areas.

Podium lifts

Serve levels 1–7 from the ground floor reception.

3No 20 person (1600kg) 2.5 m/s lifts.

Tower lifts

Double Decker Passenger lifts (upper and lower deck) travelling within four shafts servicing levels 7–27 from ground floor and mezzanine floor reception spaces.

4No Double Decker 24 person (1800kg) with a speed of 6 m/s.

Escalators

2No Escalators travelling between ground and mezzanine level.

Goods lift

A 2000kg goods lift serves all floors including basement.

Fire Fighting Lift

A 13-person (1000kg) firefighting lift serves all floors between ground and L28.

2.4 Cyclists' Facilities and Showers

442 secure cycle spaces are provided in the basement accessed from the street and reception via a lift and a 'Dutch ramp' staircase. A further 39 spaces are provided externally for visitors.

In addition, there is provision for a 32-bike cycle hire station adjacent on Bunhill Row.

30 shower cubicles (12 male, 12 female, and 6 unisex), 442 lockers, and drying rooms are provided in the basement adjacent to the cycle storage.

2.5 Loading Bay

The loading bay will be shared between the office and retail spaces. It has capacity for a large refuse vehicle or 10m rigid lorry (4.3m max headroom), a 7.5t box van or two panel vans.

The loading bay will be linked to the office goods lift and refuse storage via two large capacity shuttle lifts.

There will be a direct connection between the loading bay and the northern retail units.

2.6 Parking

Two on-street disabled parking spaces will be provided.

2.7 Back of House Facilities

A post and fire control room will be provided at ground floor. A facilities manager's office, other store rooms and staff facilities will also be provided.

2.8 Refuse

A central basement waste, recycling and storage area with compacting facilities will be provided. This will be located between the goods lift serving all office floors and the shuttle lifts to the loading bay.

3. OFFICE FLOORS

3.1 Planning Grid

1.524m (5 foot) grid to suit existing structure. This will allow offices on either 3.048m (10 foot) or 4.572m (15 foot) modules.

3.2 Occupancy Level

The lifts provide for an occupancy of 1 person per 8 sq m of net internal space on floors 1 to 19 and 1 person per 10 sq m on floors 20–28. This assumes 80% utilisation on a floor by floor basis.

Toilets and heating and cooling services are based on an occupancy level of 1 person per 8 sq m throughout.

All toilets will be unisex superloos.

Means of escape is based on occupancy of 1 person per 6 sq m.

3.3 Office Floor Nominal Dimensions

Raised floor zone (including floor panel): 115mm

Level	Slab to Slab (Storey)	FFL – Soffit
L1–15	3350mm	2930mm
L16–27	3350mm	3045mm
L28	4800mm	4250mm

Level	FFL to underside of MEP	FFL to Ceiling
L1–27	x	2450mm
L28	x	3600mm

All target floor to ceiling/soffit height dimensions are subject to construction tolerances.

3.4 Cat A Offices

Floors L1–28

Fully accessible raised modular floor system consisting of 600mm x 600mm galvanized steel encased tiles mounted on adjustable pedestals, medium grade.

Walls L1–28

Plasterboard with emulsion paint finish. Painted flush MDF skirtings with shadow gap detailing or expressed concrete.

Ceilings Typical Podium L1–L6: Concrete Super Structure

Concrete soffit and exposed services with an option to provide a plasterboard margin.

Ceilings Typical Tower L7–L15: Concrete Super Structure

Concrete soffit and exposed services with plasterboard margin to perimeter.

Ceilings Typical Tower L16–L28: Steel Super Structure

Profiled steel deck soffit with plasterboard margin to perimeter and a zoned steel mesh suspended ceiling.

Doors L1–28

Solid core with satin lacquer finish. Flush frames with shadow gap detailing to main doors and concealed frames to riser doors.

Windows

Aluminium powder coated frames; full height sealed double glazed.

3.5 Wired Score Level

The building is targeting Platinum rating.

3.6 WELL Standard

HYLO is officially registered to pursue WELL Core and Shell certification, with an ambitious target to achieve GOLD rating.

3.7 Toilets / Toilet

Lobbies Finishes

Floors

Large format porcelain tiles.

Walls

Plasterboard with matt paint finish to lobbies, three-quarter height ceramic tiled walls to toilets.

Ceilings

Painted plasterboard on a suspended grid.

Doors

Solid core with satin paint finish. Flush frames with shadow gap detailing to main doors and concealed frames to riser doors.

Fittings

White ceramic WCs and basins, matt black plated taps and exposed traps. Matt black fittings.

3.8 Stairs

Stairs

Precast concrete with cast-in nosings.

Landings

Non-slip floor finish to match stairs.

Walls

Sealed slip form concrete.

Ceilings

Precast concrete.

Doors

Solid core with satin paint finish. Flush frames with shadow gap detailing to main doors and concealed frames to riser doors.

4. MECHANICAL SERVICES

4.1 Cat A Offices Systems

Air conditioning by four pipe ceiling mounted fan coil units fed from central heating and chilled water systems.

Fresh air to podium levels (L1–L6) will be supplied by central plant and on tower floors (L7–L28) via local ceiling mounted heat recovery ventilation units.

Metering of LTHW and chilled water will allow for two tenancies on each podium level and a single tenancy on tower levels.

4.2 Cat A Offices

Performance

External design conditions

Summer: 30°C db, 20°C wb  
Winter: -4.0°C saturated

Internal design conditions

Summer: 23°C + 2°C  
Winter: 21°C ± 2°C  
Circulation and toilets 18°C ± 2°C  
(heating only):  
Showers and changing rooms: 24°C ± 2°C

Ventilation rates

Cat A Offices 12l/s/person (+10% for meeting rooms)  
Reception: 12l/s/person  
Toilets: 8ac/hr extract  
Showers and 12ac/hr extract  
changing rooms: 10ac/hr supply

Heat gains

Small power equipment: 25W/sq m  
Lighting: 10W/sq m

Noise

Cat A offices (open plan): NR38  
Reception and circulation: NR40  
Toilets, showers, changing rooms: NR45

Future tenant kitchen

Gas facility and provision for kitchen extract riser to podium roof level to suit office kitchen. Extract provision from any podium office level (north core).

5. ELECTRICAL SERVICES

5.1 Design Criteria

Lighting

Cat A office areas: 500lux  
Reception (desk area): 300lux  
Toilets, showers, changing rooms: 200lux  
Stairs: 100lux

Electrical Loadings

Lighting: 10W/sq m  
Small power (locally): 25W/sq m  
Small power: 15W/sq m

5.2 Lighting

Office accommodation will incorporate high efficiency low energy LED fittings arranged to give a standard service illumination of 400–500lux, compatible with CIBSE LG7 guide. Lighting will be controlled by dimmable lighting control system with photocells and/or presence detectors.

5.3 Low Voltage Installation

Rising main bus bars systems for tenants' loads with tenants' distribution boards including small power miniature circuit breakers.

5.4 Metering

The electrical services distribution will allow for two tenancies on each podium level and a single tenancy on tower levels.

Separate metering for tenants' and landlord's services, all with remote reading and print-out via the BMS.

5.5 Voice/Data

Duplicate communications/data risers to each demise will be provided equipped with cable trays for fibre cable from incoming telecom rooms, to allow for tenants' voice/data requirements.

5.6 Emergency Lighting

Incorporated within the primary luminaries with integral battery packs to meet BS5266 recommendations and the requirements for means of escape.

5.7 Emergency Power

A generator will be installed to provide back-up power to life safety equipment.

The life safety generator will also provide an allowance for podium office tenants' comms room backup of 500W per sq m over 3% of the net lettable area.

It is envisaged that tenants' SERs on tower levels would have battery powered UPS as part of tenant fit out.

The building has power resilience via two separate incoming feeds.

6. OTHER SERVICES

6.1 Sprinklers

The entire building will be sprinklered to BS EN 12845. Wet risers are provided in the north, east and south cores.

6.2 Fire Detection and Alarm

An automatic fire detection system linked to mechanical and lift services complying with BS5839 will be provided.

6.3 Access Control System

A card/fob type access control system linked to external doors, security access system and the lift control system will be installed.

6.4 CCTV System

A CCTV system will provide monitoring of landlord's areas internally including entrances and exits. External areas in the immediate vicinity will also be covered.

6.5 Lightning Protection

A lightning protection system to BS EN62305 will be installed.

7. RETAIL AREAS

7.1 Retail Units

The retail space will be arranged in two areas capable of subdivision in up to six units. The units at the north end will have direct rear access to the loading bay. The units will be provided with shop front glazing and completed to shell and core.

7.2 Floor Loading

Retail areas: 3.0kN/sq m  
Partition load: 1.0kN/sq m  
Ceiling and services: 2.0kN/sq m

7.3 Clear Heights – Ground Floor Retail Space

100mm allowance for tenants' floor finishes.

4650mm finished floor level to structural soffit.

7.4 Retail Services

Capped off metered services will be provided. These will include:

- Water
- Electricity
- LTHW heating
- Chilled water
- Sprinklers
- Telecoms containment
- Link to fire alarms

Provision for gas if requested to a max of two A3 units.

Ventilation generally via louvres on façade. Provision for two units to have kitchen extract risers to podium roof level.

8. SUSTAINABILITY

8.1 Targets

BREEAM: Excellent  
CO2 Emissions: 35% below 2013 PartL A rating  
EPC: A rating

8.2 Facilities

Centralised site wide heating and cooling with combined heat and power (CHP) Plant. Photovoltaic Panel Array. Rainwater harvesting.



**Milan Pun**  
Structural Design Engineer  
AKT



**Michael Hynd**  
Associate  
AKT

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Managing Director  
CIT

**Maria Montero Rivera**  
Architect  
HCL Architects



**M**any faces and talents go into a project of this size. Here is a selection of the people we are privileged to work with on the ground.

**Ben Nurser**  
Project Manager  
MACE



**Selvei Al-Assadi**  
Senior Associate  
Stiff + Trevillion

# team hyllo



# 278,000 sq ft of Hell Yeah!

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