

**HY
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**A
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FOR
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NCE.**

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

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HYLO / 04

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

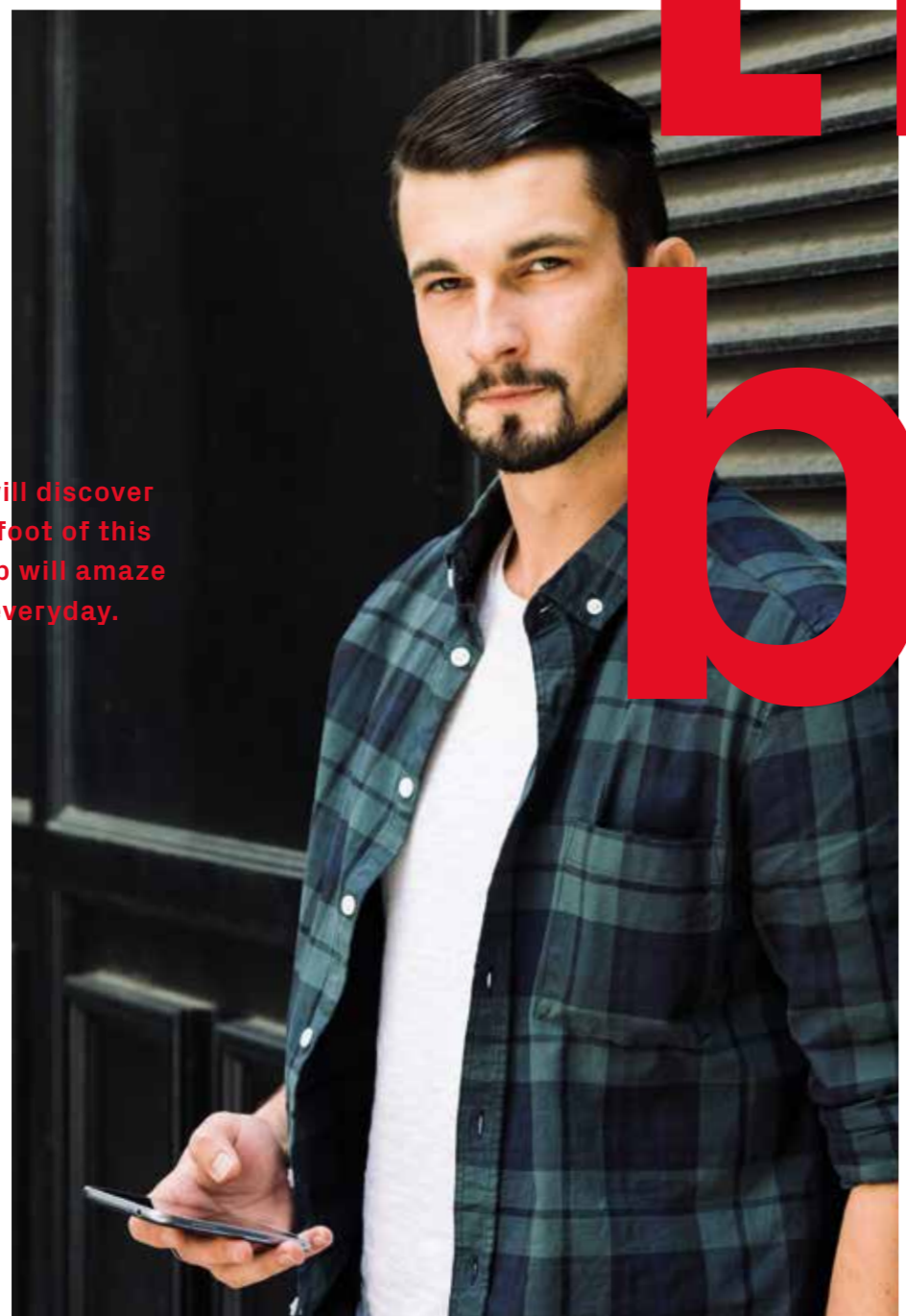
T here is something exciting about working in this part of the capital. A short walk in any direction reveals new inspiration.

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.



◀ Kestin Hare Rivington Street

▶ Finch's Finsbury Square



What you will discover from the foot of this basecamp will amaze and inspire your everyday.

feel the buzz



▶ 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.

Served 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.



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2 mins
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4 mins
CYCLING

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VIA NORTHERN LINE

6 mins
CYCLING

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11 mins
VIA CIRCLE LINE
FROM MOORGATE

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CYCLING

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FROM MOORGATE

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CYCLING

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12 mins
VIA NORTHERN LINE
FROM OLD STREET

13 mins
CYCLING

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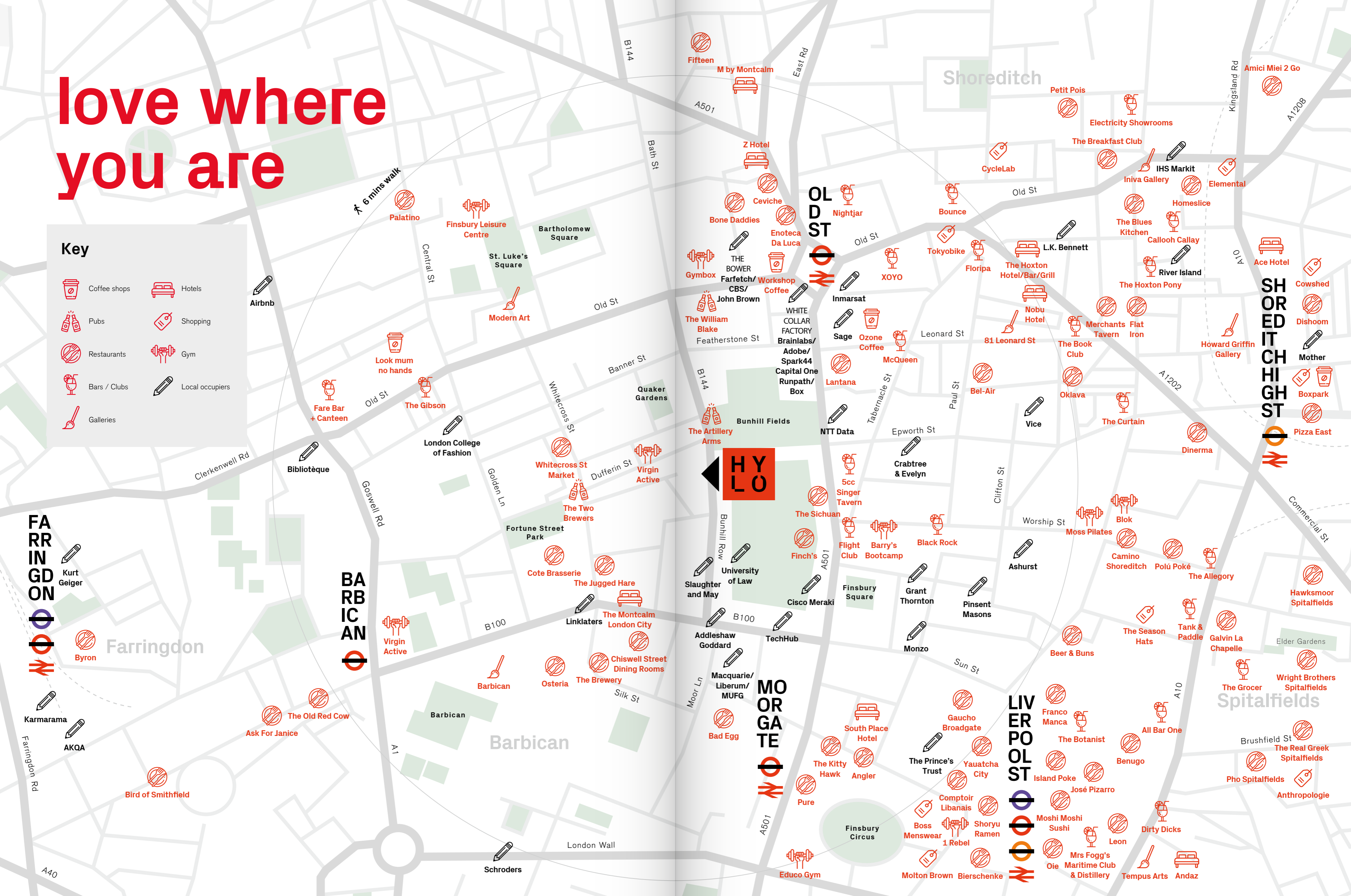
21 mins
VIA NORTHERN LINE
FROM MOORGATE

16 mins
CYCLING

love where you are

Key

- | | |
|--------------|-----------------|
| Coffee shops | Hotels |
| Pubs | Shopping |
| Restaurants | Gym |
| Bars / Clubs | Local occupiers |
| Galleries | |



FARRINGTON
 Kurt Geiger
 Byron

BARBICAN
 Virgin Active

MORGATE
 Bad Egg

LIVERPOOL ST
 The Botanist

SHOREDITCH HIGH ST
 Pizza East

Spitalfields
 The Grocer

HYLO

Airbnb

Bibliothèque

London College of Fashion

Barbican

Schroders

Slaughter and May

Macquarie/Liberum/MUFG

TechHub

Educo Gym

University of Law

Grant Thornton

Pinsent Masons

Ashurst

Beer & Buns

The Season Hats

Tank & Paddle

Galvin La Chapelle

Elder Gardens

Brushfield St

The Real Greek Spitalfields

Pho Spitalfields

Anthropologie

The Prince's Trust

Yauatcha City

Moshi Moshi

Sushi

Leon

Dirty Dicks

Tempus Arts

Andaz

Molton Brown

Bierschenke

Mrs Fogg's Maritime Club & Distillery

Oie

1 Rebel

Shoryu Ramen

Shoryu Ramen

Boss Menswear

Comptoir Libanais

José Pizarro

All Bar One

Benugo

Benugo

Benugo

The Kitty Hawk

Angler

Gaucha Broadgate

The Botanist

Benugo

Benugo

Benugo

Grant Thornton

Pinsent Masons

Ashurst

Beer & Buns

The Season Hats

Tank & Paddle

Galvin La Chapelle

Grant Thornton

Pinsent Masons

Ashurst

Beer & Buns

The Season Hats

Tank & Paddle

Galvin La Chapelle

Crabtree & Evelyn

Epworth St

Vice

Merchants Tavern

Flat Iron

Merchants Tavern

Merchants Tavern

McQueen

Bel-Air

Oklava

The Book Club

Merchants Tavern

Merchants Tavern

Merchants Tavern

Ozone Coffee

Leonard St

81 Leonard St

The Book Club

Merchants Tavern

Merchants Tavern

Merchants Tavern

Tokyobike

Floripa

L.K. Bennett

The Hoxton Hotel/Bar/Grill

Nobu Hotel

The Hoxton Pony

The Hoxton Pony

Bounce

CycleLab

 Electricity Showrooms | The Breakfast Club | IHS Markit | Iniva Gallery | Elemental |



The MODERN PANTRY

L H E HOXTON PONY

NOBU



FRANCO MANCA SOUV. DOUGH PIZZA

PIZZAEAST

OZONE COFFEE

ENOTECA DA LUCA

Bone Daddies

GRANGER & Co.

the hoxton

hyperlocal

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

MUFG

JOHN BROWN

turner



FARFETCH



monzo



SLAUGHTER AND MAY



NTT DATA


Runpath A part of experian.



LIBERUM

built for

collaboration

A photograph of two hands shaking, symbolizing collaboration, with the word 'collaboration' overlaid in large black text. The hands are positioned horizontally across the center of the image, with the fingers interlocked. The background is a light, neutral color. The text 'built for' is positioned above the word 'collaboration'.

new a WE BE GI NN ING

HYLO 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

LIVERPOOL ST



BANK



MORGATE



SOUTHBANK

BARBICAN



HYLO

SHOREDITCH

FARRINGTON >

KINGS CROSS >

OLD ST



HACKNEY <

hylo flex- ible

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

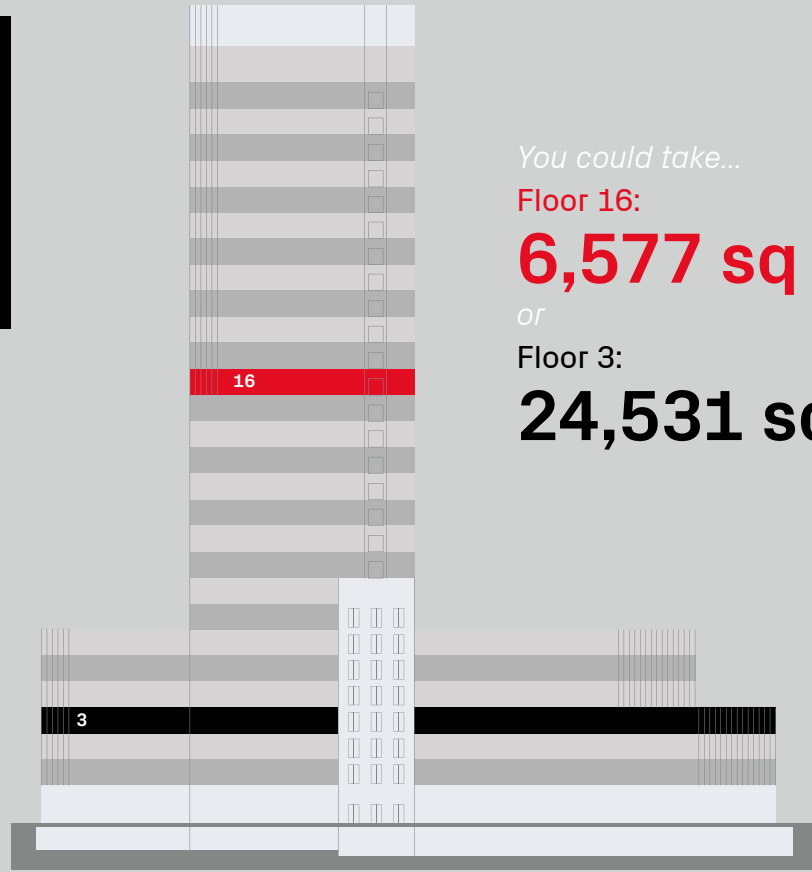
OFFICE SPACE



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

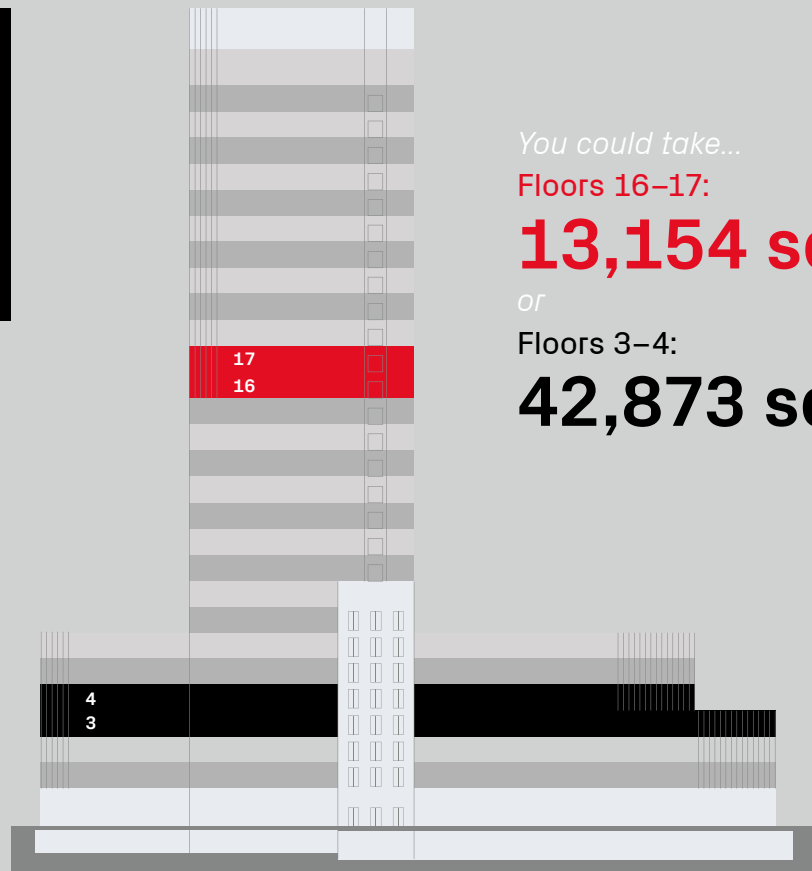
or

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:

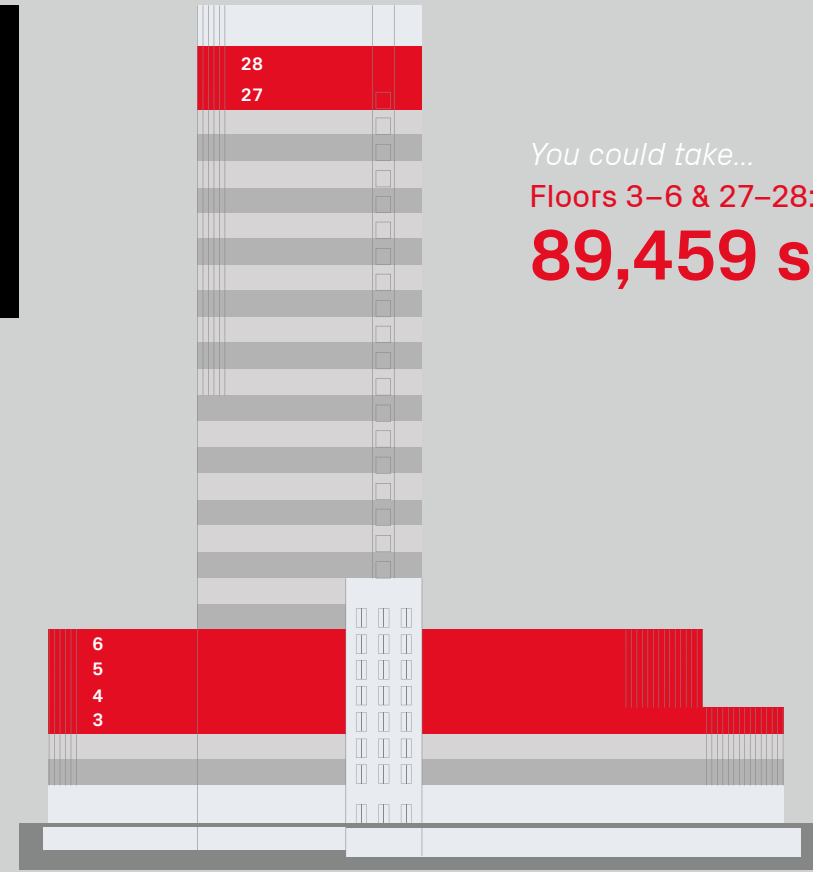
13,154 sq ft

or

Floors 3-4:

42,873 sq ft

combo

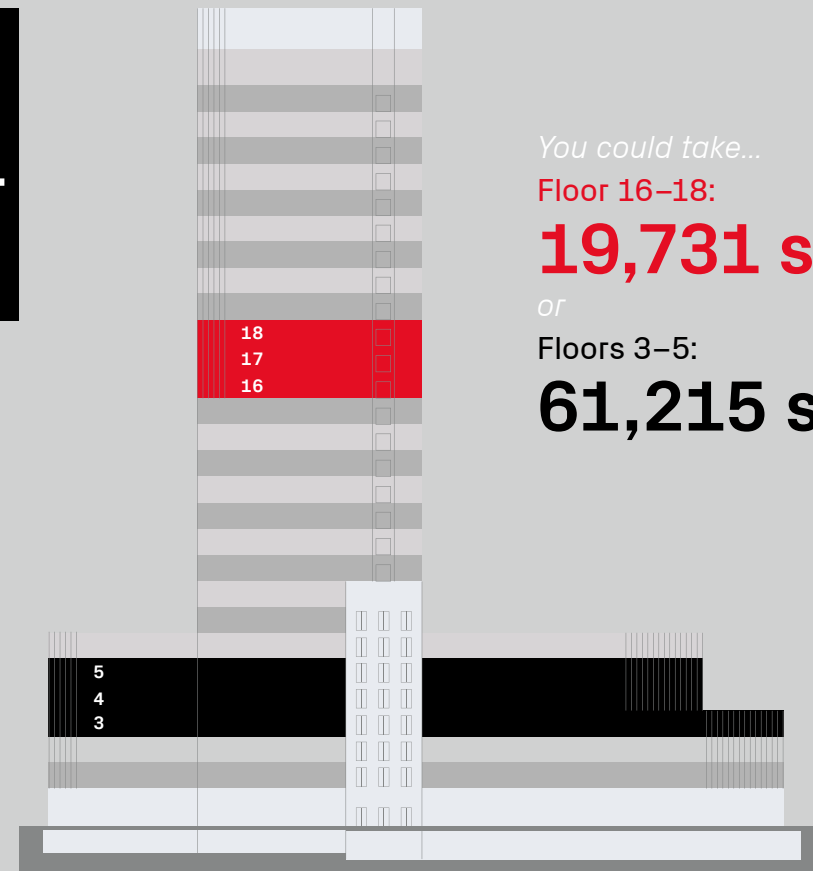


You could take...

Floors 3-6 & 27-28:

89,459 sq ft

triplex



You could take...

Floor 16-18:

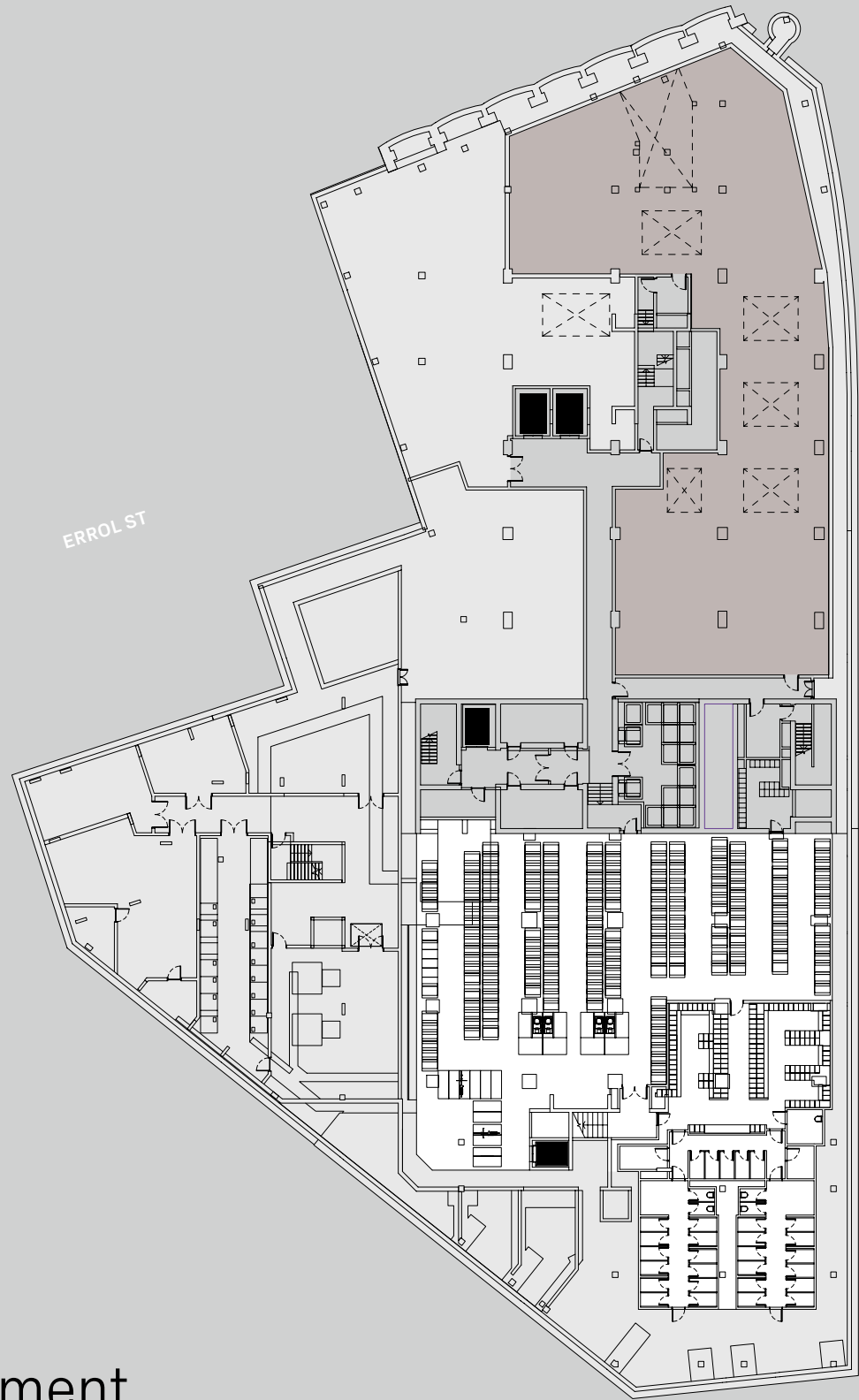
19,731 sq ft

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



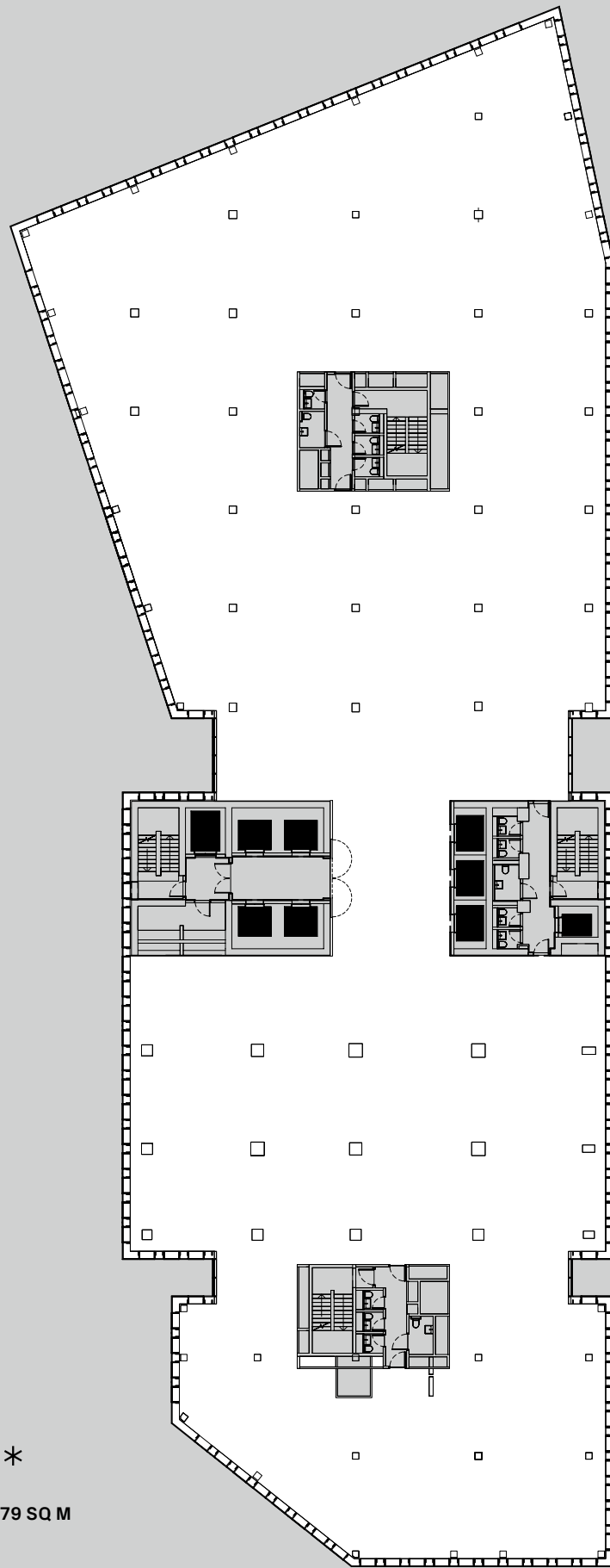
Ground floor

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*

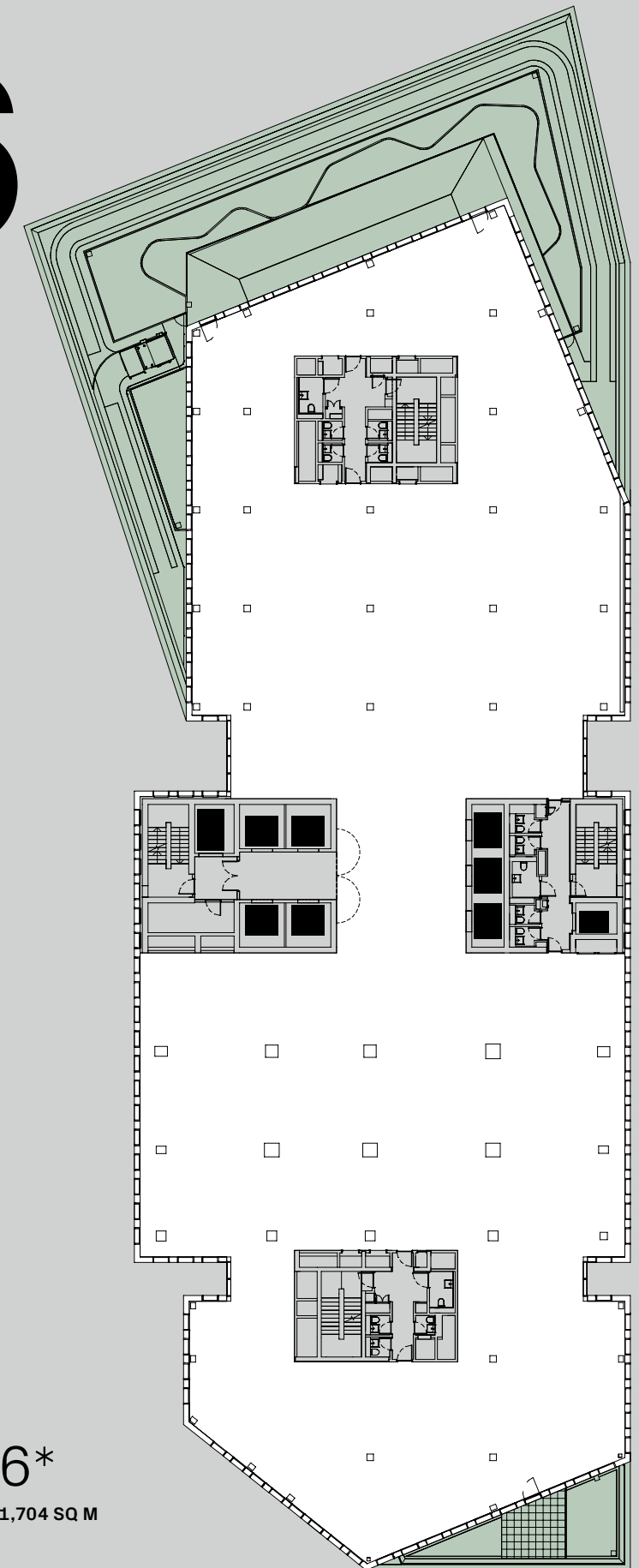
13,476 SQ FT / 1,252 SQ M - 24,531 SQ FT / 2,279 SQ M

- 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

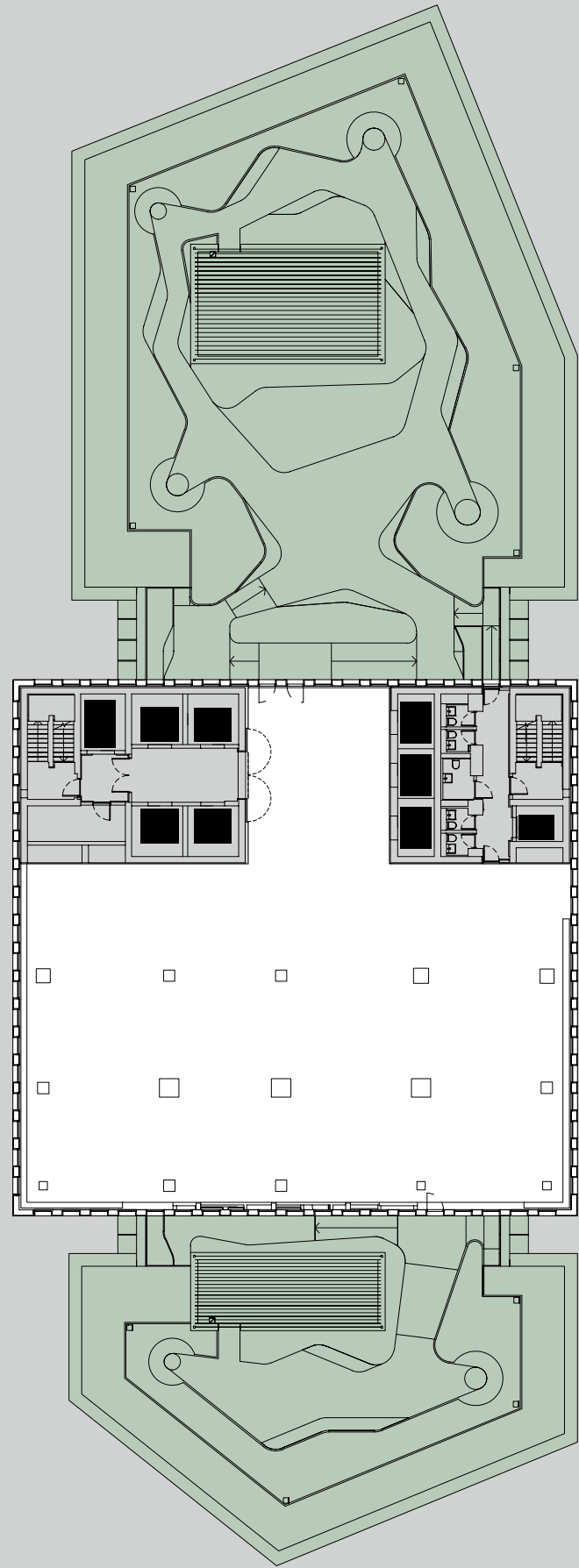


CEILING SEMI-EXPOSED



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

7



BUNHILL ROW

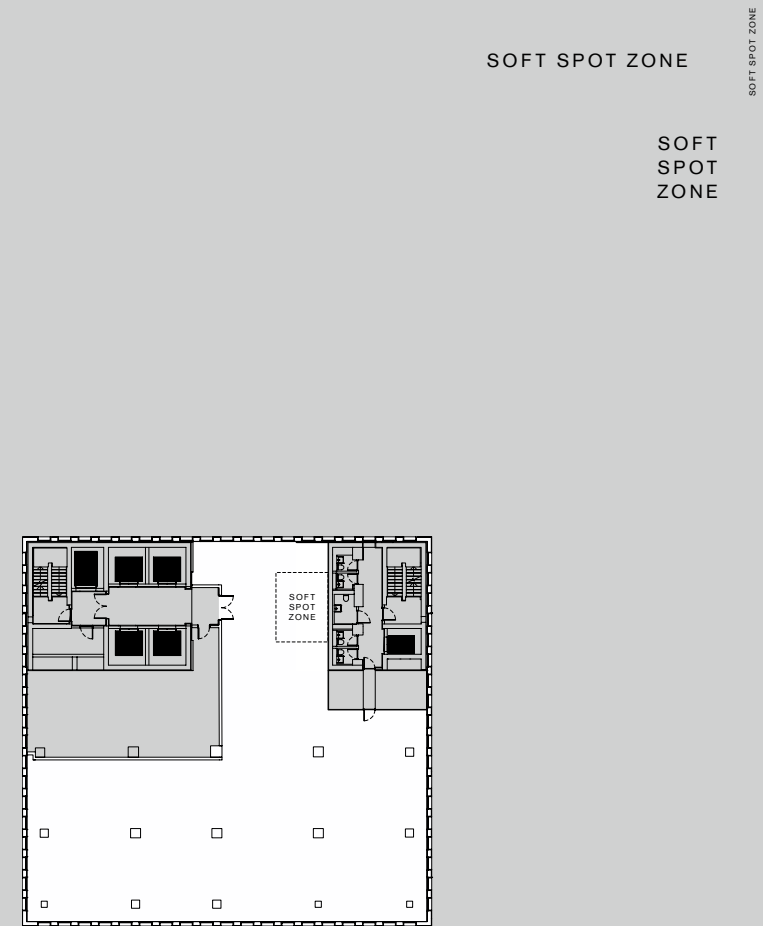
7th floor

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



BUNHILL ROW

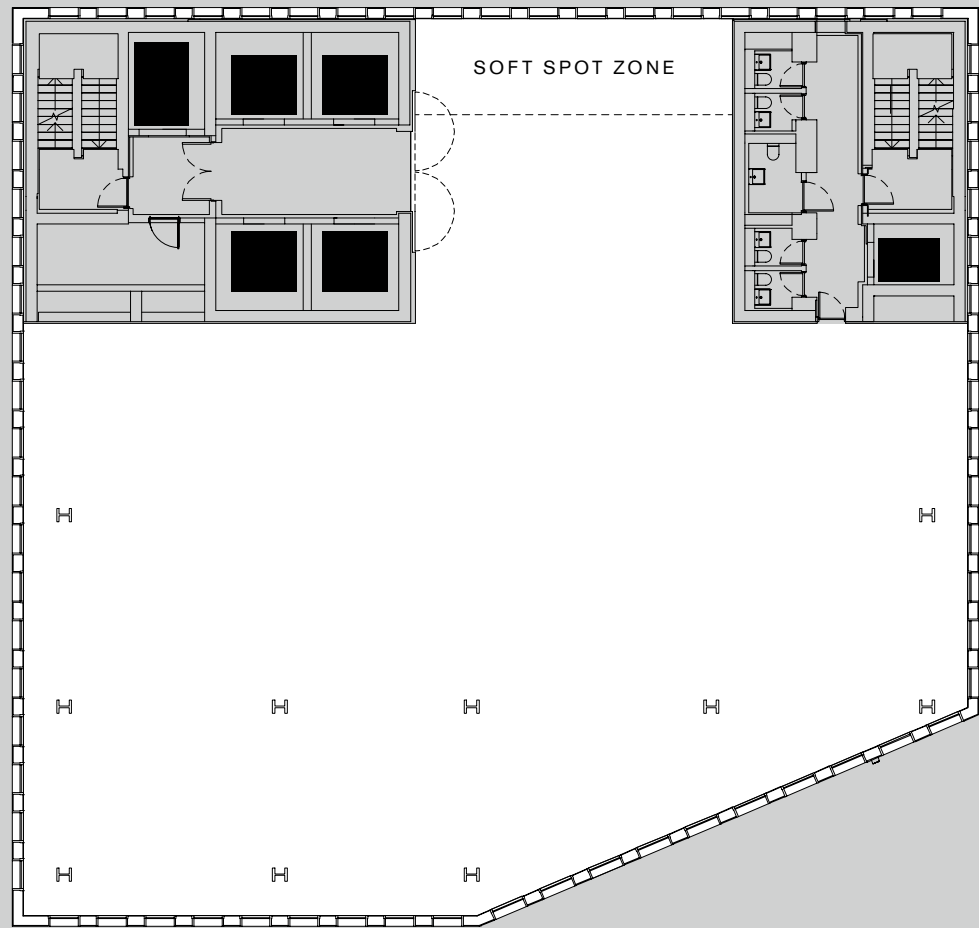
Typical floor 8-15

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



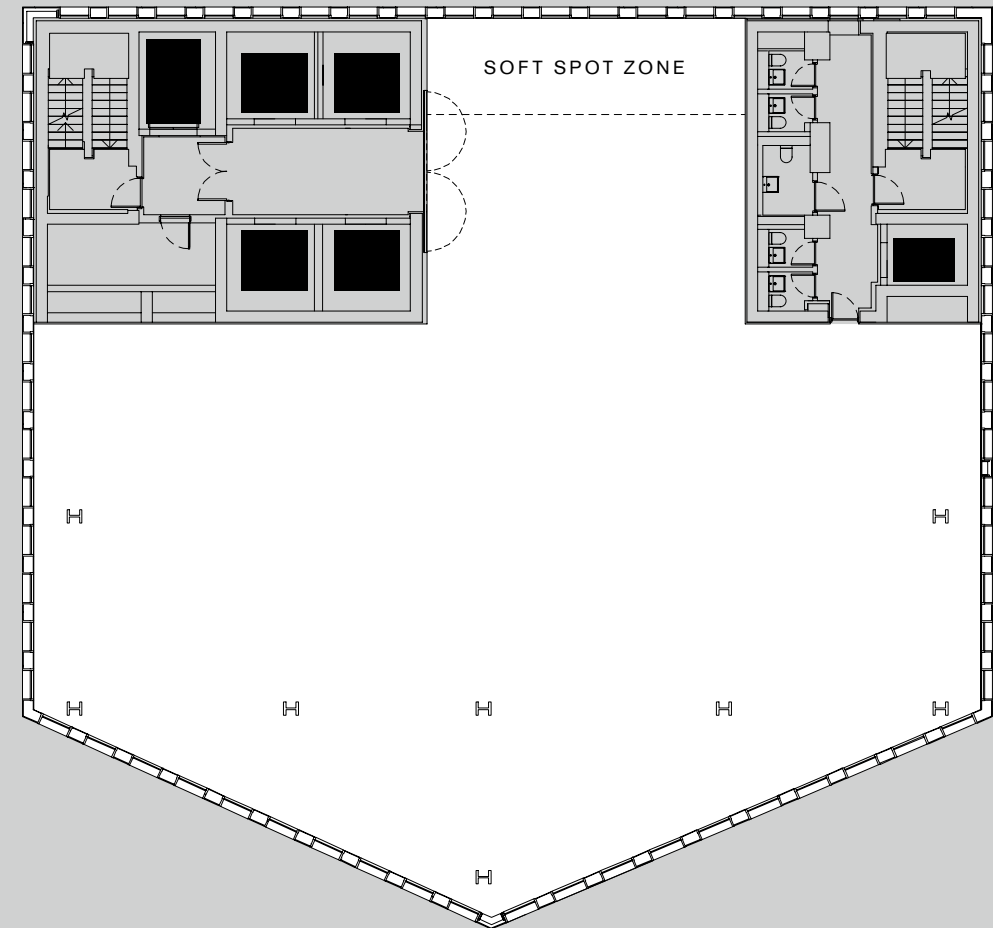
Typical floor 16-25

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

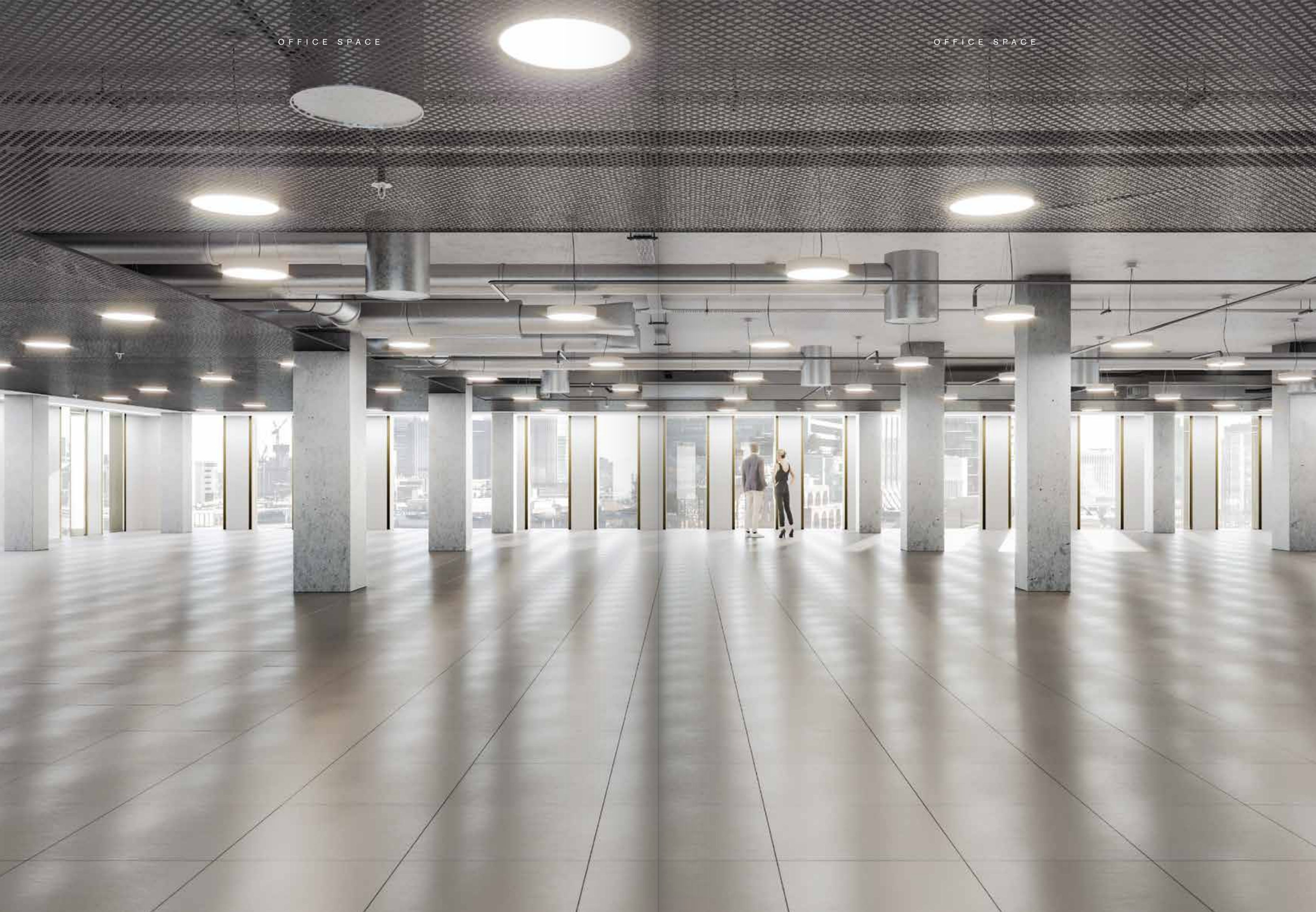
6,060 SQ FT / 563 SQ M

Office
 Core
 Lifts

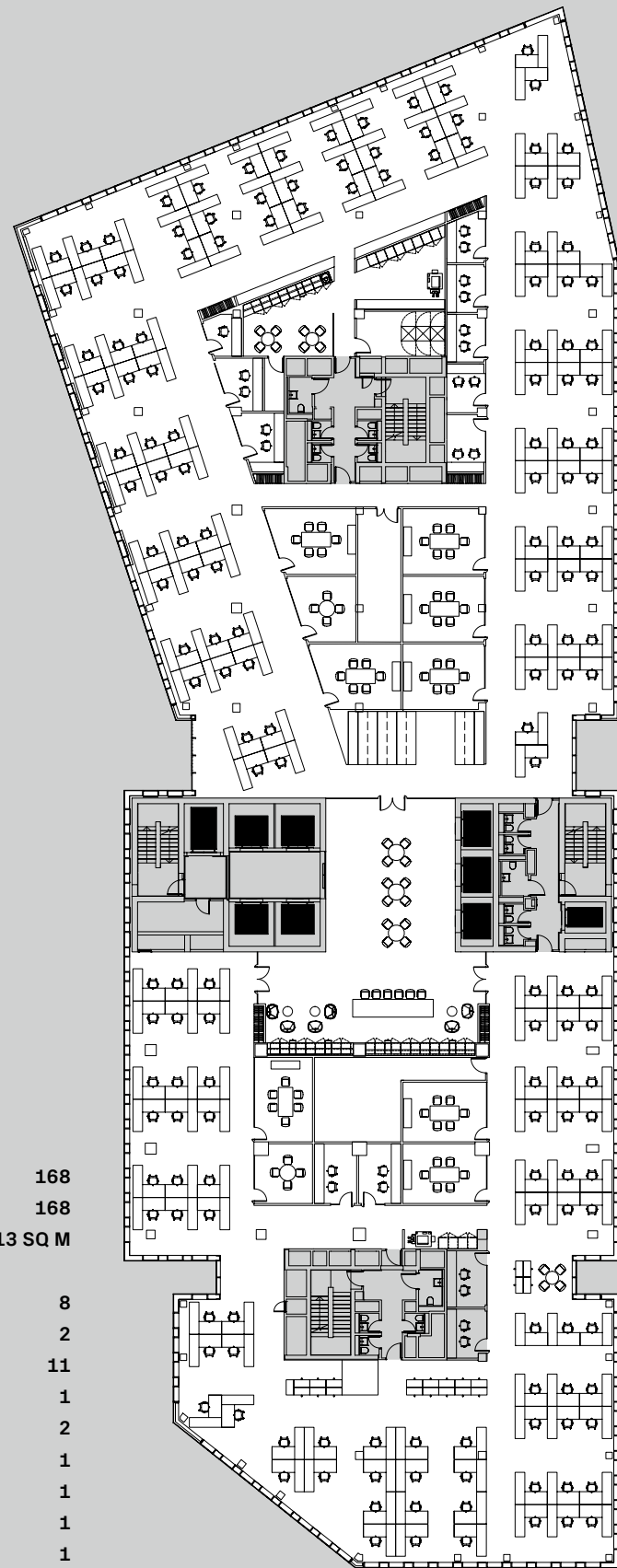
Floor plans not to scale. For indicative purposes only.

OFFICE SPACE

OFFICE SPACE



SP2



BUNHILL ROW

Legal / Corporate

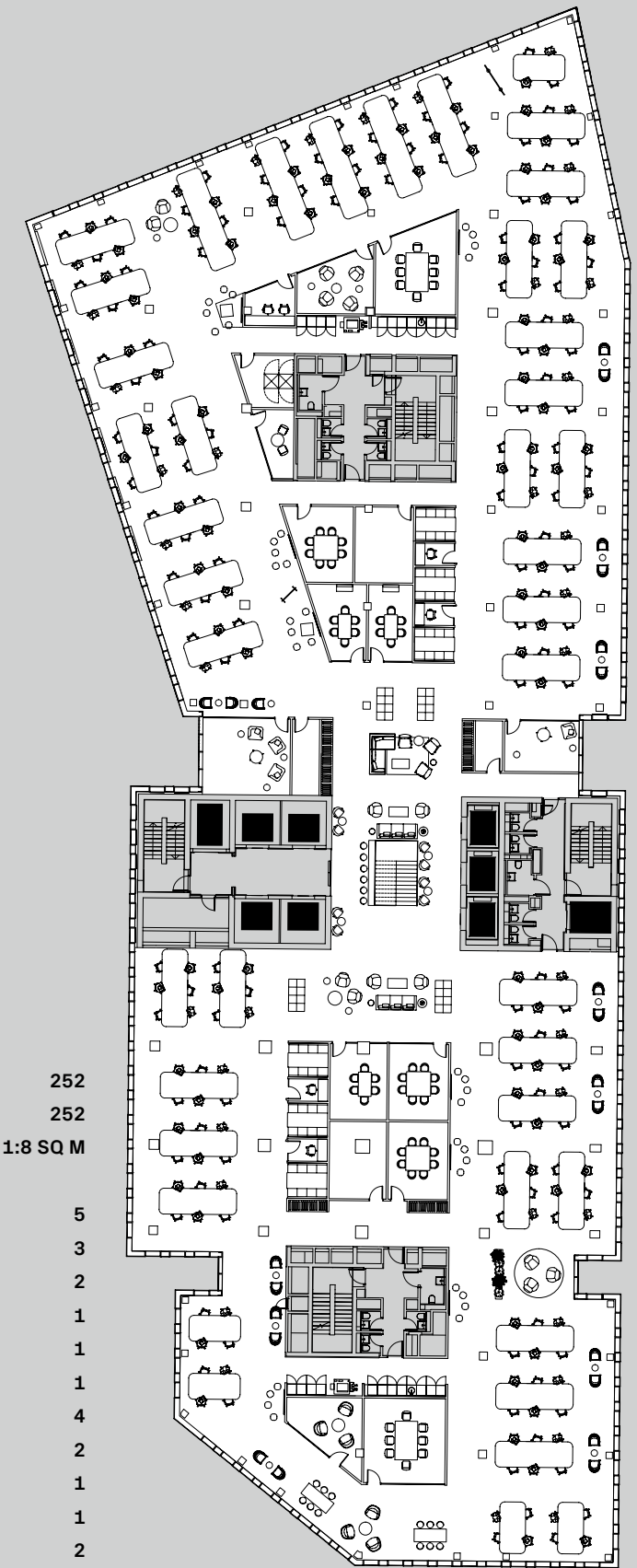
24,477 SQ FT / 2,274 SQ M

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

Floor plans not to scale. For indicative purposes only.

SP3



BUNHILL ROW

TMT / Creative

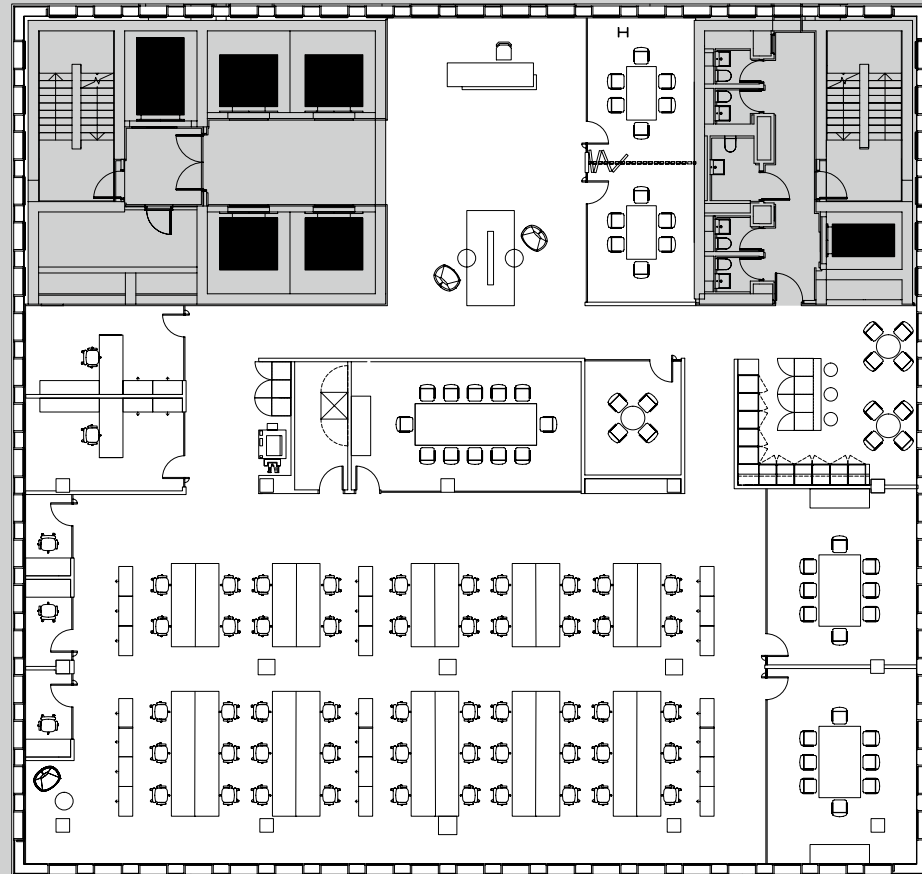
24,531 SQ FT / 2,279 SQ M

OPEN PLAN (1600MM DESK)	252
HEADCOUNT	252
DENSITY	1:8 SQ M
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

Floor plans not to scale. For indicative purposes only.

SP11



BUNHILL ROW

Legal / Corporate

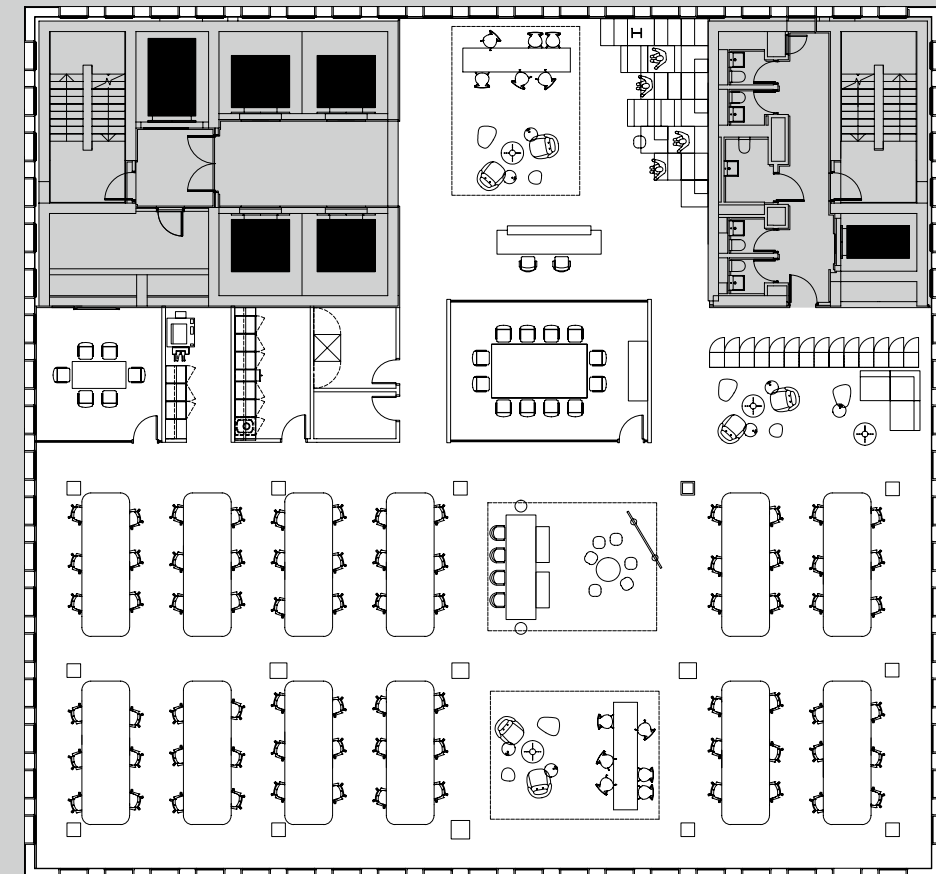
7,093 SQ FT / 659 SQ M

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

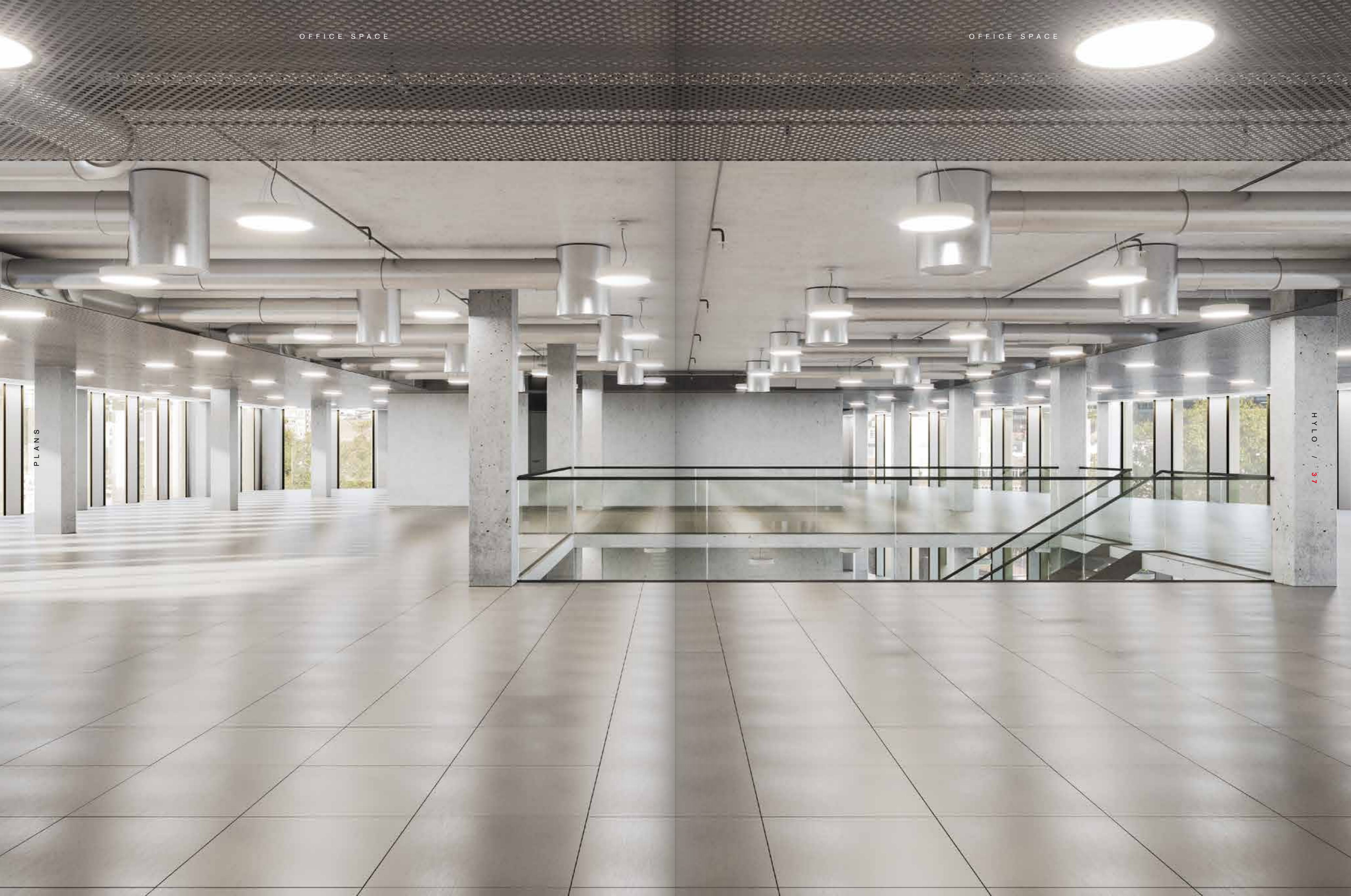
TMT / Creative

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.





find your
fuel



Storage for 442 bikes in the basement

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

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.



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:



comfort



mind



fitness



light



water



air

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.

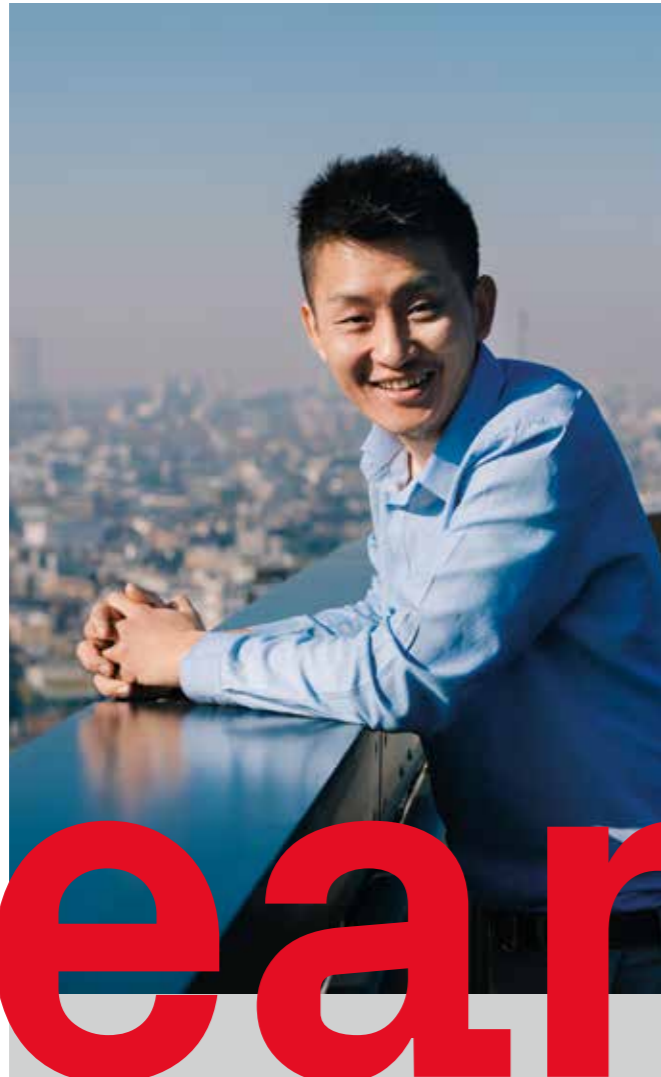
Intermittent bouts of physical activity will be encouraged at HYLO by accessible nearby green spaces and nearby gym facilities.

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.



Milan Pun
Structural Design Engineer
AKT



Michael Hynd
Associate
AKT

Nathalie Devoghelaere
Architect
HCL Architects



Steve Riddell
Managing Director
CIT

team hyllo

Maria Montero Rivera
Architect
HCL Architects



Many 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

278,000 sq ft of Hell Yeah!

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

**Please contact the joint agents for more
information. Only the brilliant need apply.**



Philip McKenna
+44 (0)20 7338 4847
philip.mckenna@realestate.bnpparibas

Tim Williams
+44 (0)20 7338 4848
tim.williams@realestate.bnpparibas



Tim Plumbé
+44 (0)20 3296 2005
tim.plumbé@cushwake.com

James Oliver
+44 (0)20 3296 2004
james.oliver@cushwake.com



Shaun Simons
+44 (0)20 7871 7422
shaun.simons@colliers.com

Elliott Stern
+44 (0)20 7871 7425
elliott.stern@colliers.com

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