# BAS FOR

HYU



**INTRO** 

LONDON 20

10 LOCAL

**BUILDING** 

30 **VIEWS**  34 PLANS

38 **WELLNESS**  46 SPEC

**TEAM** 

**CONTACT** 

THE HARD FACTS

# **PREMIUM** OFFICE SPACE **TARGETING EXCELLENT**

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

MINUTES WALK FROM MOORGATE FOR THE NEW ELIZABETH LINE

OS O O

**OLD STREET** 

11,443 SQ FT OF TERRACE SPACE ACROSS FOUR FLOORS

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

SQ FT 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.



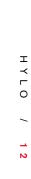
here is something exciting about working in this part of the capital. A short walk in any direction reveals new inspiration.

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.



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from the f





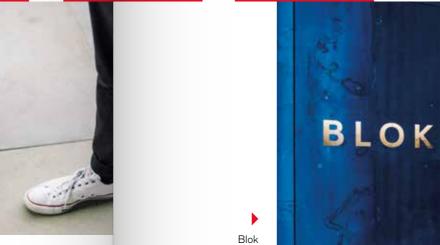
Finch's Finsbury Square







and inspire your everyday.



Hearn Street

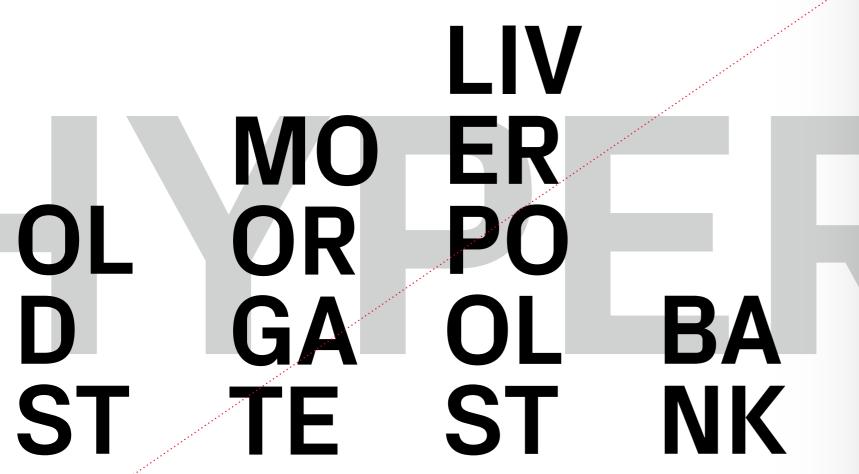
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Indulge in a morning boost at one of the many coffee houses, head to Whitecross Street Market at lunch and sample one of London's best hubs for street food, and after work is done slip into somewhere more comfortable for a drink or two. On any given 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.

LOCAL

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.







2 mins

CYCLING

₹

6 mins

3 mins





9 mins

1 min

4 mins



15 mins

◆ VIA NORTHERN LINE

6 mins

CYCLING



## ST HE AN AT ST HR ED OW

56 mins 41 mins
VIA VIA
STANSTED ELIZABETH
EXPRESS LINE

55 mins

RAIL

GA

TW

WA TE TE RL OO



RR

IN



♦ VIA CIRCLE LINE FROM MOORGATE

5 mins







LDN

BR

→ VIA NORTHERN LINE FROM MOORGATE

11 mins



KI

NG





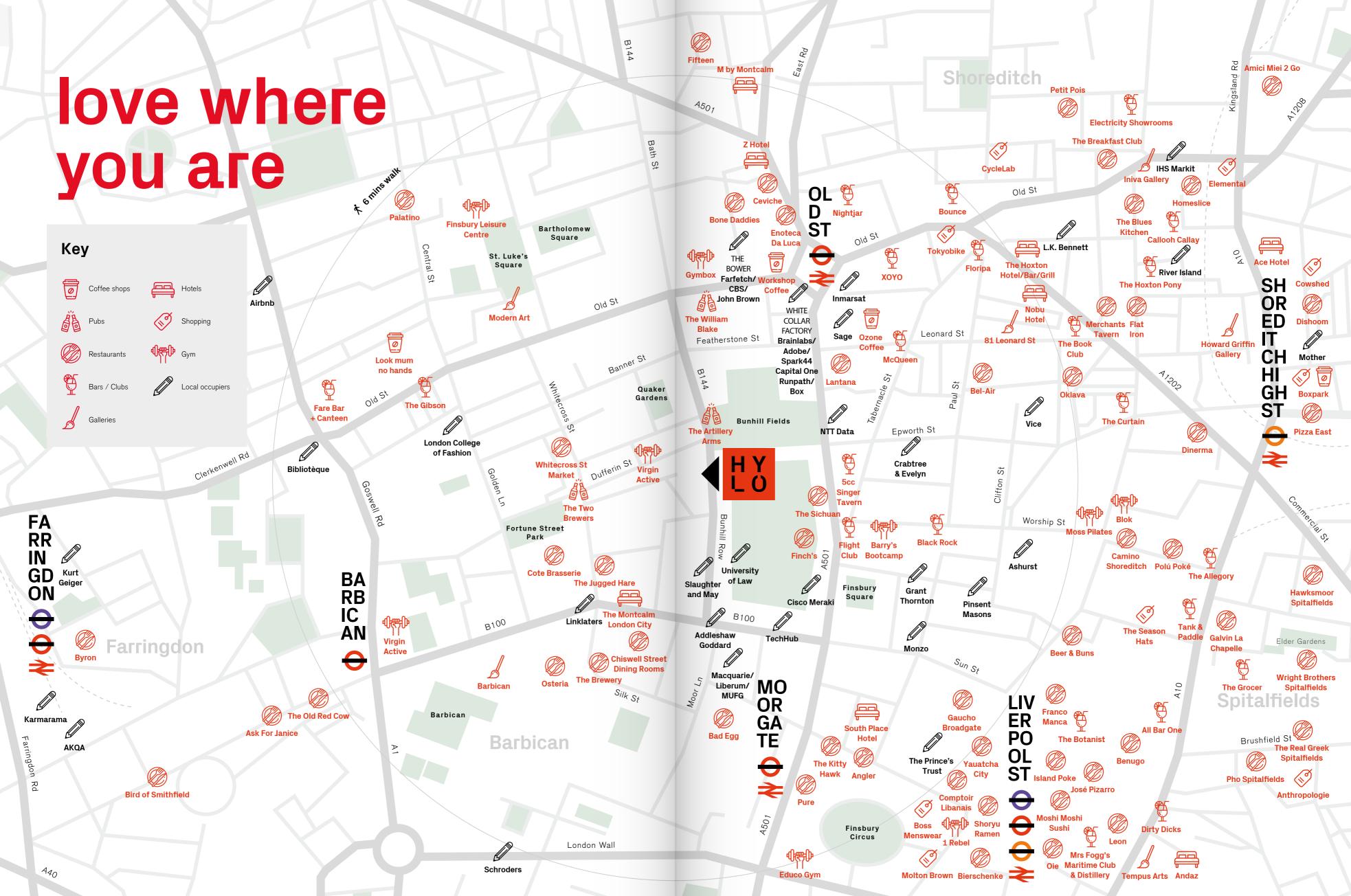
13 mins



21 mins

♦ VIA NORTHERN LINE FROM MOORGATE

16 mins



LOCAL AMENITY LOCAL OCCUPIERS



TheMODERN PANTRY



**NOBU** 















**OZONE** COFFEE











Bone Daddies

**GRANGER** &Co.

the hoxton



L.K.Bennett

Linklaters

**RIVER ISLAND** 

































DISHOOM

























BUILDING

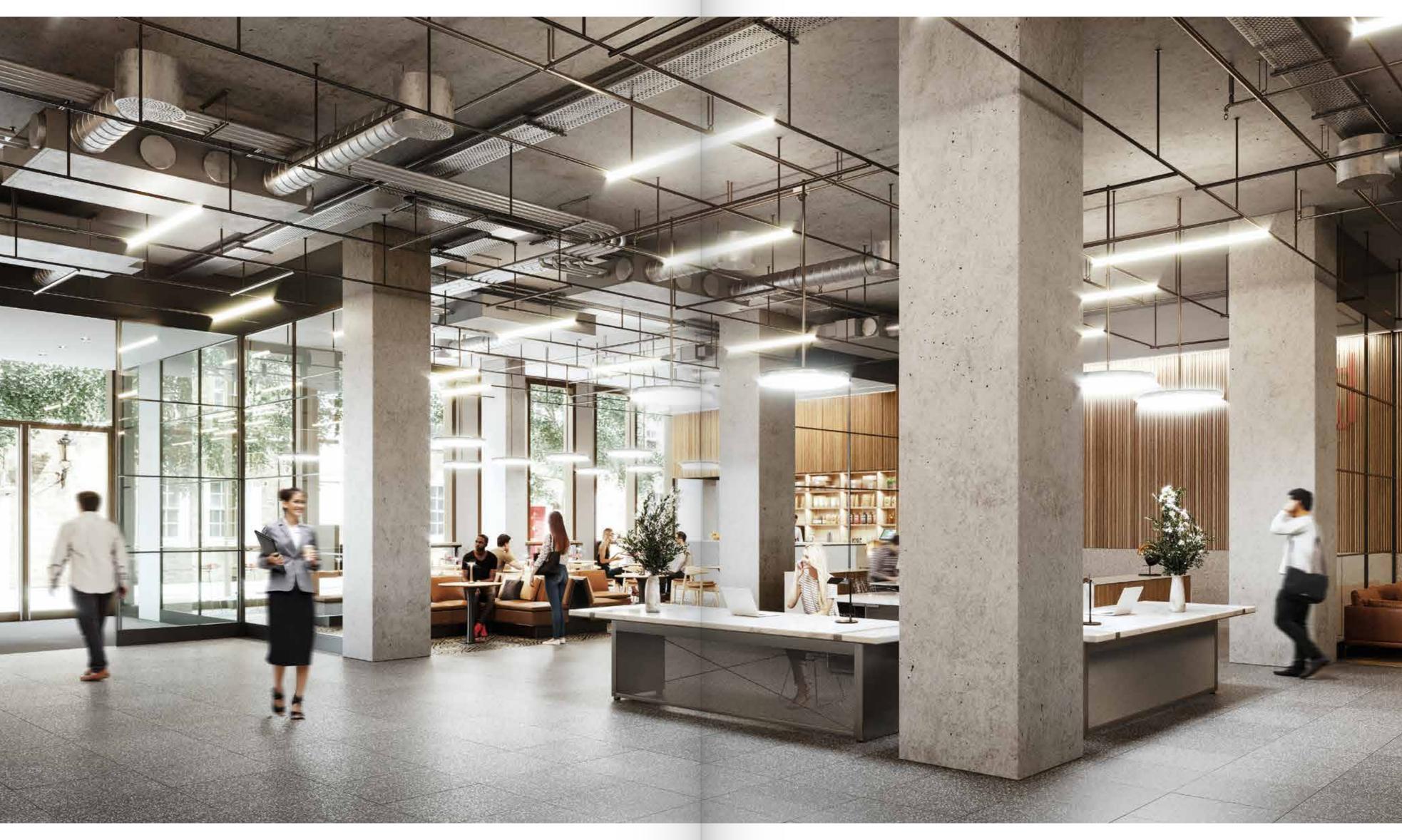
# collaboration

HYLO / 19 HYLO / 20



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.

BUILDING



HYLO / 23 HYLO / 24

BUILDING CAFÉ SPACE



HYLO / 25 HYLO / 26

BUILDING BREAK OUT SPACE



HYLO / 27 HYLO / 28



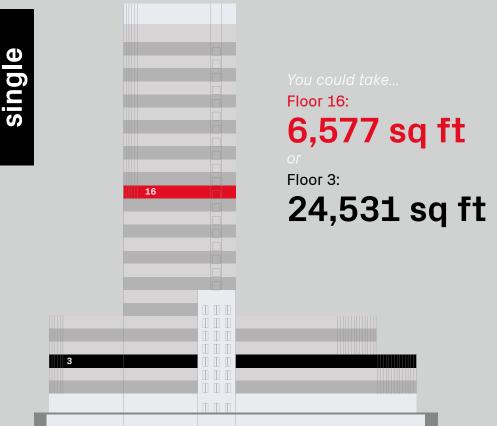


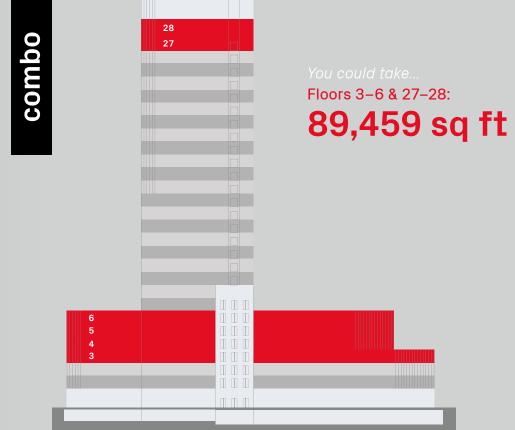




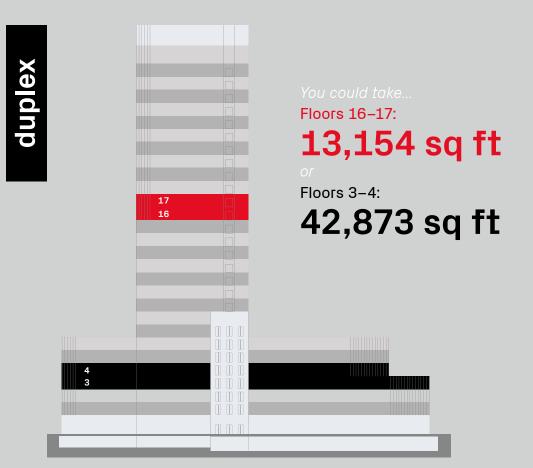
### SCHEDULE OF AREAS

Floor	Use	sq ft	sq m	Terrace	sq ft
 28	Office	6,060	563		
 27	Office	6,060	563		
 26	Office	6,060	563	- <del>\</del> \\.	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	<del>.</del> ☆-	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	<del>.</del> ģ <del>.</del>	7,750
6	Office	16,124	1,498		•••••••••••••••••••••••••••••••••••••••
5	Office	18,342	1,704		
4	Office	18,342	1,704	<del>.</del> ☆ <del>.</del>	2,821
3	Office	24,531	2,279		
2	Office	24,477	2,274		
1	Office	13,476	1,252		
Ground	Reception Retail	6,900 10,553	641 980		
Basement	Retail	6,577	611		
TOTAL OFFIC		261,143 17,130	24,261 1,591		





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





Bike store Core Lifts

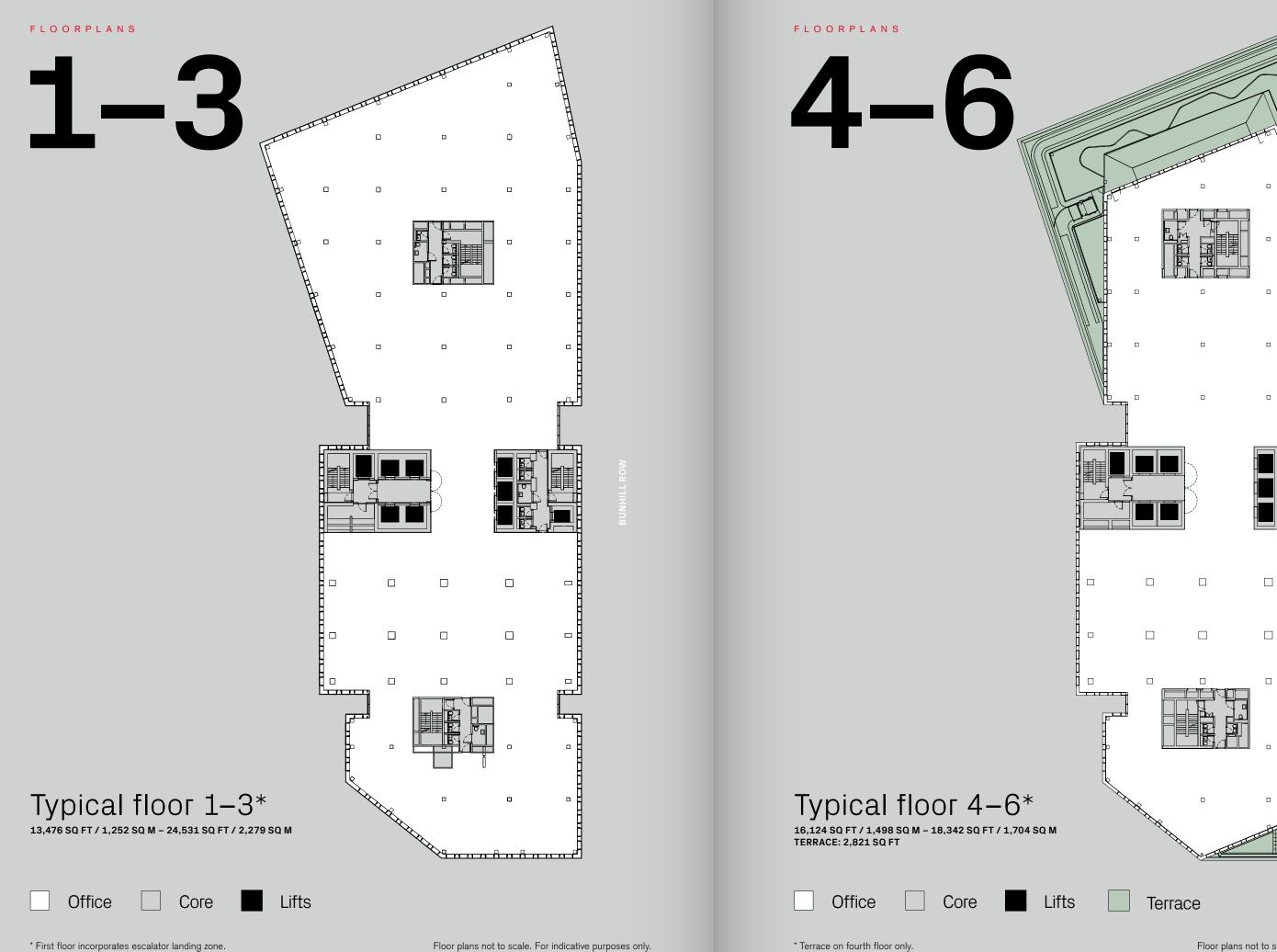
Ground floor RECEPTION: 6,900 SQ FT / 641 SQ M RETAIL: 10,553 SQ FT / 980 SQ M ####

Reception Core Lifts

Floor plans not to scale. For indicative purposes only.

Retail

Retail



\_ H



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

Office

Core Lifts

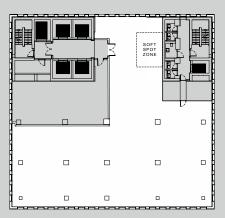
Теггасе

FLOORPLANS

## 8-15



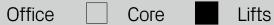
SOFT SPOT ZONE SOFT SPOT ZONE



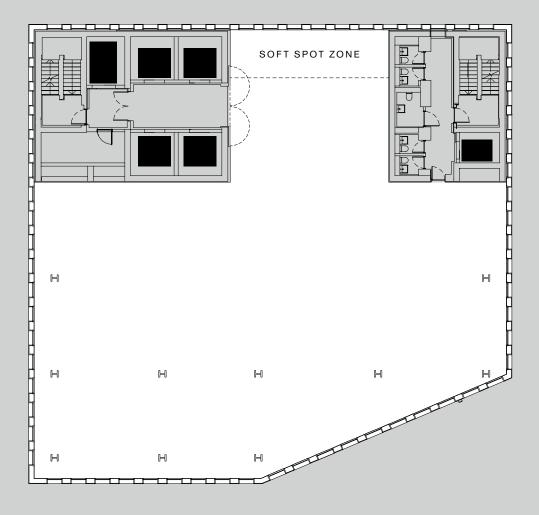
Typical floor 8–15 6,835 SQ FT / 635 SQ M - 7,104 SQ FT / 660 SQ M



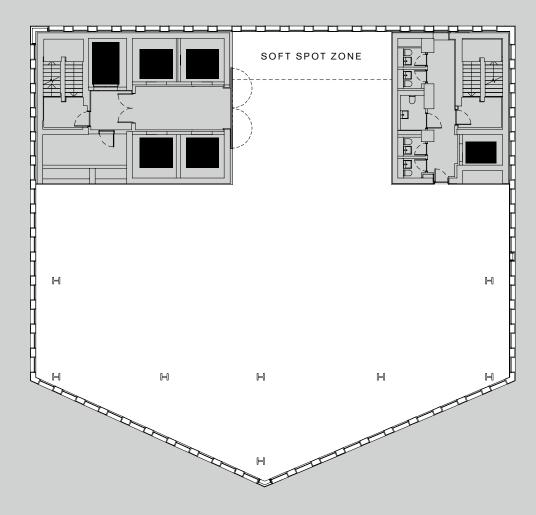




## 16-25



26-28



Typical floor 16–25

6,577 SQ FT / 611 SQ M

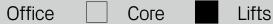
Office Core Lifts

Typical floor 26-28

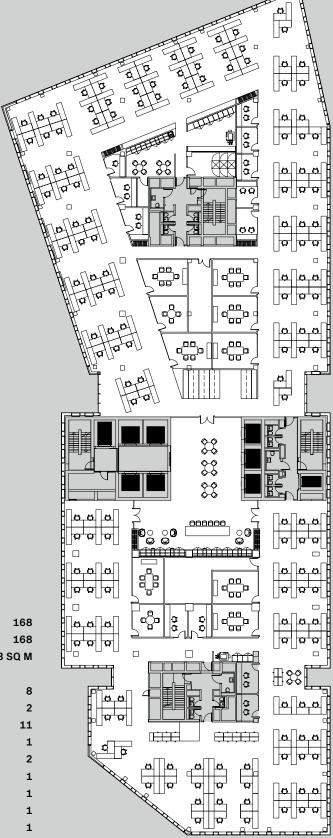
6,060 SQ FT / 563 SQ M











Legal / Corporate

24,4// SQ F1 / 2,2/4 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

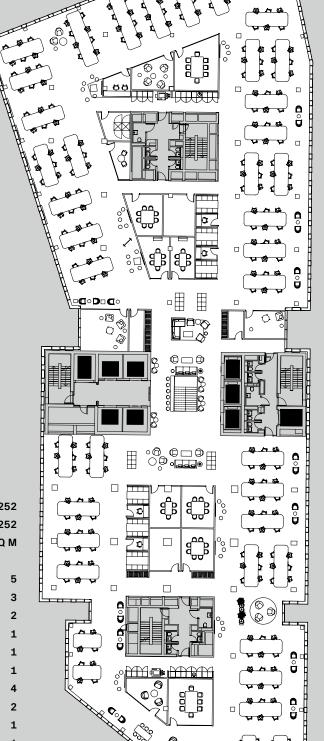
Office

**ROLLER RACKING** 

Соге

Lifts

SP3



TMT / Creative

24,531 SQ FT / 2,279 SQ M

OPEN PLAN (1600MM DESK)	25
HEADCOUNT	25
DENSITY	1:8 SQ
8P MEET	
6P MEET	
4P MEET	
3P MEET	
2P FOCUS	
1P FOCUS	
COPYPOINT	
TEAPOINT	
COMMS ROOM	
OFFICE SERVICE CENTRE	
STORE	
LOCKERS	
COATS	

Office

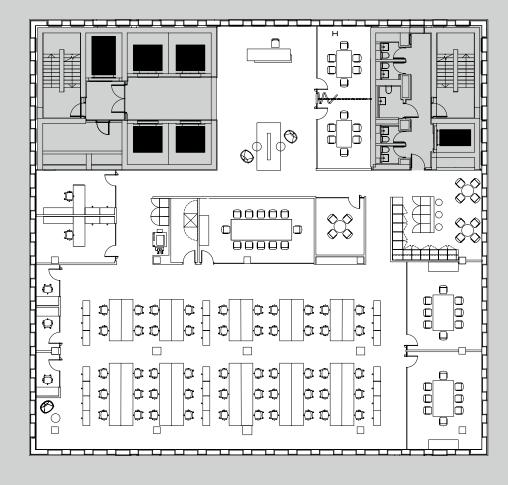




Lifts

### N

## SP11

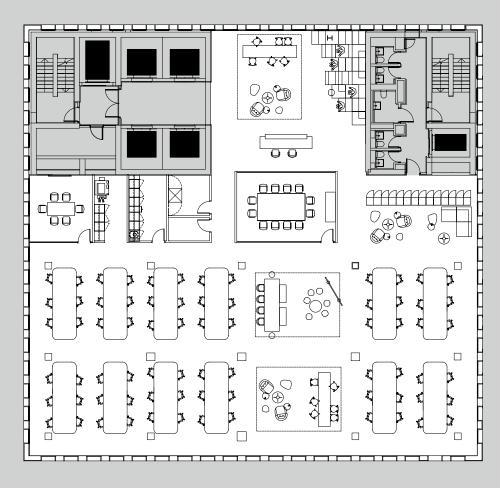


### Legal / Corporate

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	Соге	Lifts		

### SP12



### TMT / Creative

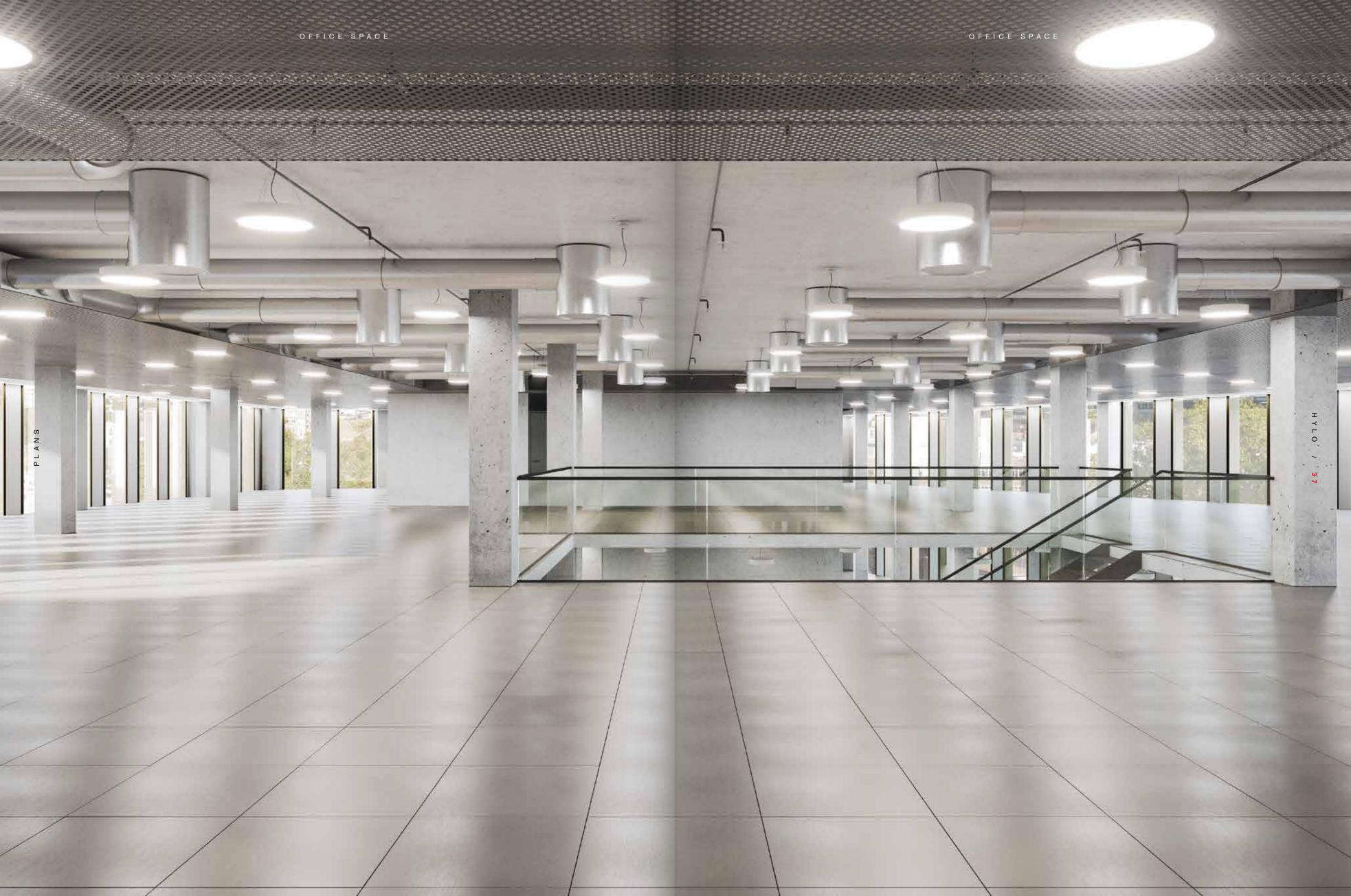
7,093 SQ FT / 659 SQ M

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

BUNHILLR







# 

WELLNESS



Storage for 442 bikes in the basement



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

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 / 40 HYLO / 41

# 

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.

₽ Comfort
© mind

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:



TM BLOLLING

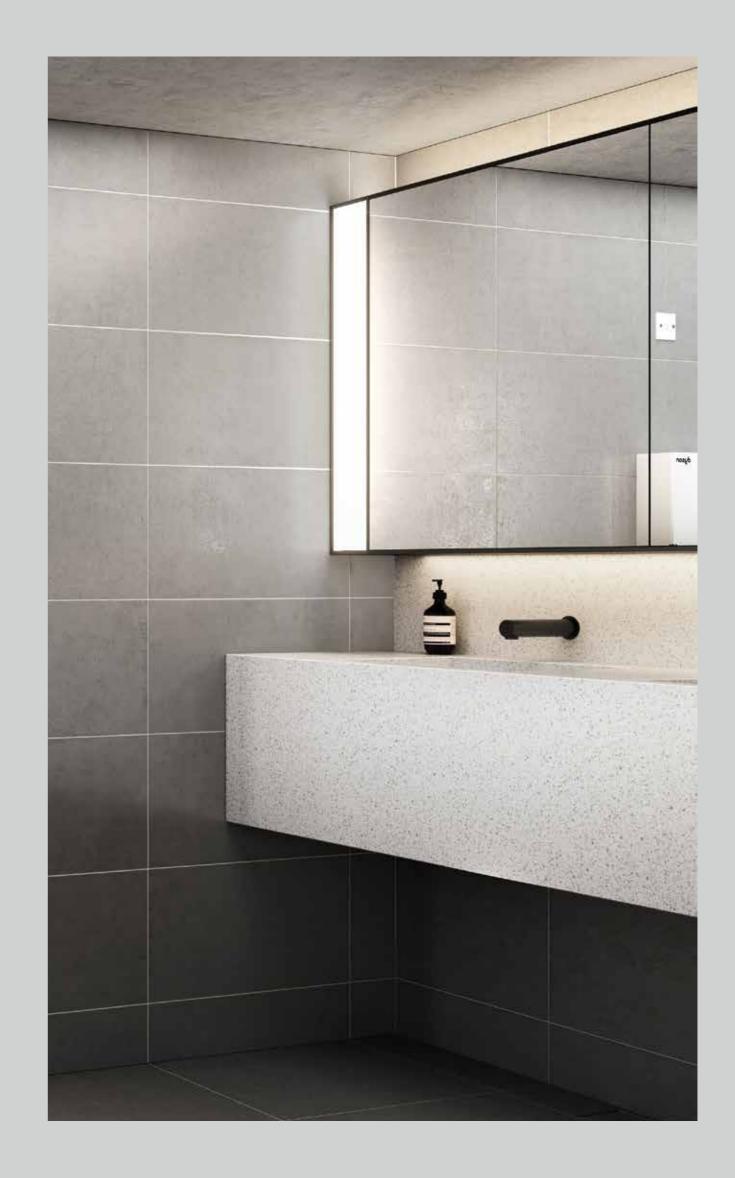
HYLO's incorporated mind features help support cognitive and emotional health. The connection to nature will promote better mental health and also reduce the risk of cardiovascular disease.

B U I L D I N G

B U I L D I N G







HYLO / 44 HYLO / 45

### 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 0.85kN/sg m Ceiling and services:

### 2.1 Building Entrance

Large glazed automatic doors will lead directly from Bunhill Row to reception. . Post and will be vcles e

### 2.2 Office Reception a<mark>nd L</mark>ift Lobbies

ption area will be oke design ating reception, ting 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

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 fee

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

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 cycle hire statio nt on B

male, 12 female, 30 shower cubi and 6 unisex), 4 , and drying rooms are provide to the cycle

### 2.5 Loading Bay

The loading bay the office and reta 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.

### 3.1 Planning Grid

1.524m (5 foot) grid to suit existing structure. This will allow offices or 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):

Level	Slab to Slab (Storey)	FFL - Soffit	
L1-15	3350mm	2930mm	
L16-27	3350mm	304 <mark>5</mark> mm	
L28	4800mm	4250mm	
Level	FFL to underside	FFL to Ceiling	
	of MEP		
L1-27	2550mm	2450mm	
L28	3700mm	360 <mark>0mm</mark>	

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.

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 plasterhoard 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.

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.

Painted plasterboard on a suspended grid.

### Doors

doors and conc ames to ri

### **Fittings**

nd hasins matt eramic lated ta xposed traps. Matt black fitti

### 3.8 Stairs

Precast concrete with cast-in nosings.

Non-slip floor finish to match stairs.

### Walls

Sealed slip form concrete

### Ceilings

Precast concrete.

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

### 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

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

### Internal design conditions

er:	23°C + 2°C	3.0 Emergency Eighting
tion and toilets	21°C ± 2°C 18°C ± 2°C	Incorporated within the primary luminar with integral battery packs to meet
g only): rs and changing room	ns: 94°C + 9°C	BS5266 recommendations and the

### Ventilation rates

Summe

Winter

Circula

Showe

Cat A Offices	12I/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: Lighting: 10W/sq m

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

### 5. ELECTRI<mark>CAL S</mark>E VICES

### 5.1 Design Criteria

Cat A office area Reception (desk a Toilets, showers,

10W/sq m
25W/sq m
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

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.

### 6.1 Sprinklers

building will be s 845. Wet risers
east and south

### 6.2 Fire Detect and Alarm

An automatic fire

### 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

### 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

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

3.0kN/sa m Retail areas: 1.0kN/sq m Partition load: 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:

- Electricity - LTHW heating
- Chilled water

of two A3 units.

- Sprinklers Telecoms containment

- Link to fire alarms

Ventilation generally via louvres on façade. Provision for two units to have kitchen

Provision for gas if requested to a max

### 8. SUSTAINABIL

extract risers to podium roof level.

### 8.1 Targets

BRFFA cellent PartL 35% below CO<sub>2</sub> Er

### 8.2 Facilities

Rainwater harvesting.

wide heating Plant, F taic Panel Arr

HYLO / 46 HYLO / 47

Milan Pun Structural Design Engineer





Michael Hynd Associate

# Associate AKT

Maria Montero Rivera
Architect
HCL Architects



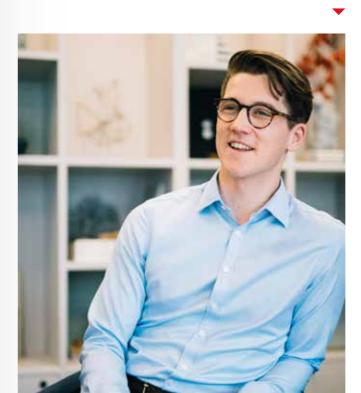
any faces and talents go into a project of this size. Here is a selection of the people we are privileged to work with on the ground.



Architect HCL Architects



**Ben Nurser** Project Manager MACE





Steve Riddell
Managing Director
CIT



Selvei Al-Assadi Senior Associate Stiff + Trevillion

# Hell Heah!

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HYLO, 103-105 Bunhill Row,

**London EC1Y 8LZ** 

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



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