

HYLO
105 Bunhill Row
London
EC1Y 8LZ

HYLO



HYLO,
105 Bunhill Row,
London EC1Y 8LZ



258,000 SQ FT

PREMIUM OFFICE SPACE

407 BIKE SPACES

394 LOCKERS

30 SHOWERS

Office **CYCLE PROVISION** Retail

365
BASEMENT
CYCLE STORE

42
EXTERNAL
SHEFFIELD RACKS

26
INTERNAL
SPACES



Platinum
ready



Excellent

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

05

MINUTES WALK FROM
OLD STREET

17,000 SQ FT

RETAIL SPACE

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

06

MINUTES WALK
FROM MOORGATE
(ELIZABETH LINE)

HY-LOUNGE, A **3,207 SQ FT**
DEDICATED BUSINESS LOUNGE
FOR HYLO TENANTS, WITH
MEETING ROOMS, BREAK OUT
SPACE AND TERRACE ACCESS

11,443 SQ FT OF TERRACE
SPACE ACROSS FOUR FLOORS

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

WINDOW-ON-THE-WORLD
VIEWS ACROSS THE CITY

AN AWARD-WINNING BASECAMP FOR BRILLIANCE

Award 01

THE RICS AWARD FOR
THE 'BEST COMMERCIAL
DEVELOPMENT'

With full-fibre connectivity, resilient cyber security systems and a bespoke building app built in as standard, our cutting-edge technology will help you work smarter, not harder.



Award 02

THE SUPREME AWARD
FOR STRUCTURAL
ENGINEERING EXCELLENCE

Commended for using only the most essential strengthening works necessary to save carbon on the extension in our structural retrofit to maximise the building's potential.



Award 03

THE TALL BUILDING
AWARDS NAMED HYLO
'BEST MIXED-USE BUILDING'

We've mixed it up by integrating office, retail and residential. We're helping transform the neighbourhood into an area that is vibrant 24/7 all year round.



Award 04

HYLO WAS ALSO CROWNED
'WINNER OF WINNERS' BY
THE TALL BUILDING AWARDS

We've been recognised for an innovative design and a sustainable approach by re-configuring and extending around the superstructure of the original building.





THE HARD FACTS

▲ HYLO looking onto north side communal terrace

HY

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

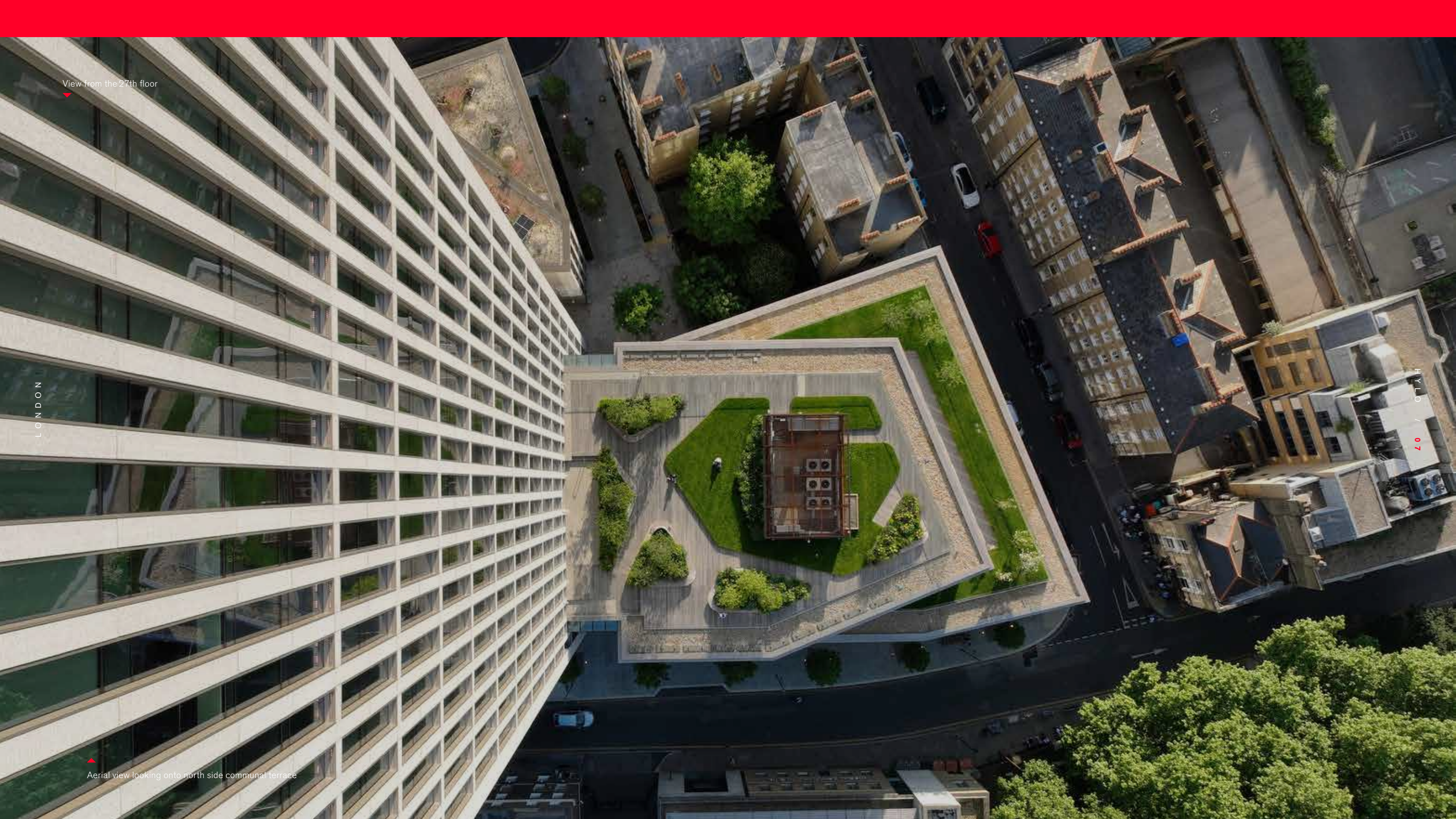
View from the 27th floor

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.

THE PLACE TO

CREATE



View from the 27th floor

L O N D O N

Aerial view looking onto north side communal terrace

H Y L O / 0 2



Gloria, Shoreditch

Trade Coffee
Old StreetBao
Shoreditch

Broadgate Circle

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

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.



Whitecross Street Market

























Look mum, no hands!
Old StreetKennedy's
BarbicanBoxpark
ShoreditchPasta Nostra
Old Street

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.

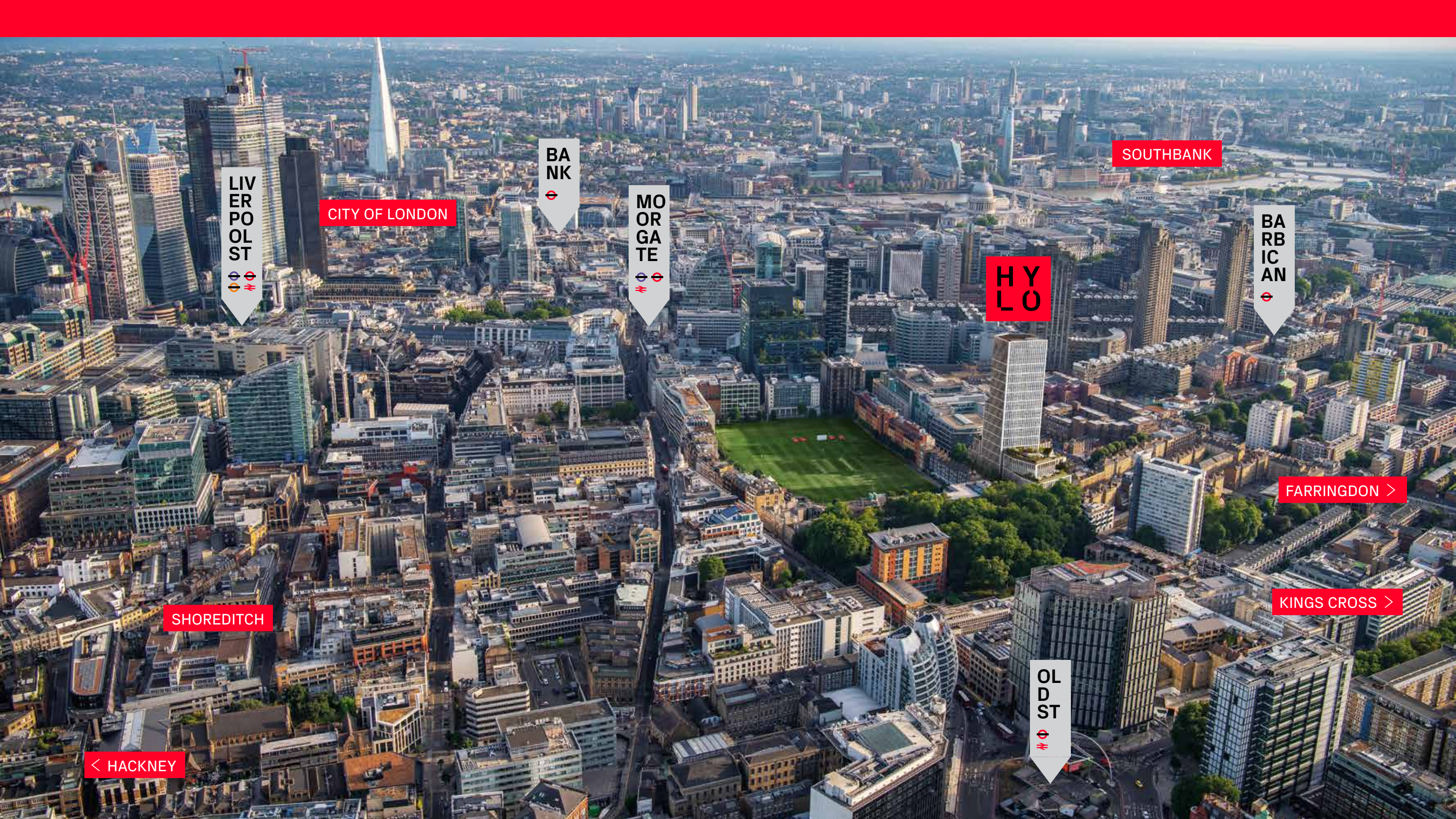
The area now benefits from new connectivity as it becomes a major Crossrail destination. London City Airport can be reached within 38 minutes and all other major London airports in approximately an hour.

	LDN CI TY	ST AN ST ED	HE AT HR OW	GA TW ICK
	38 mins	56 mins	55 mins	50 mins
	VIA NATIONAL RAIL	VIA STANSTED EXPRESS	VIA ELIZABETH LINE	VIA NATIONAL RAIL

LOCAL

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5 mins	6 mins	9 mins	15 mins	8 mins	16 mins	12 mins	21 mins
 WALKING	 WALKING	 WALKING	 WALKING	 VIA CIRCLE LINE FROM MOORGATE	 VIA NORTHERN LINE FROM MOORGATE	 VIA NORTHERN LINE FROM OLD STREET	 VIA NORTHERN LINE FROM MOORGATE
2 mins	3 mins	4 mins	6 mins	4 mins	11 mins	13 mins	16 mins
 CYCLING	 CYCLING	 CYCLING	 CYCLING	 CYCLING	 CYCLING	 CYCLING	 CYCLING

HYLO / 09



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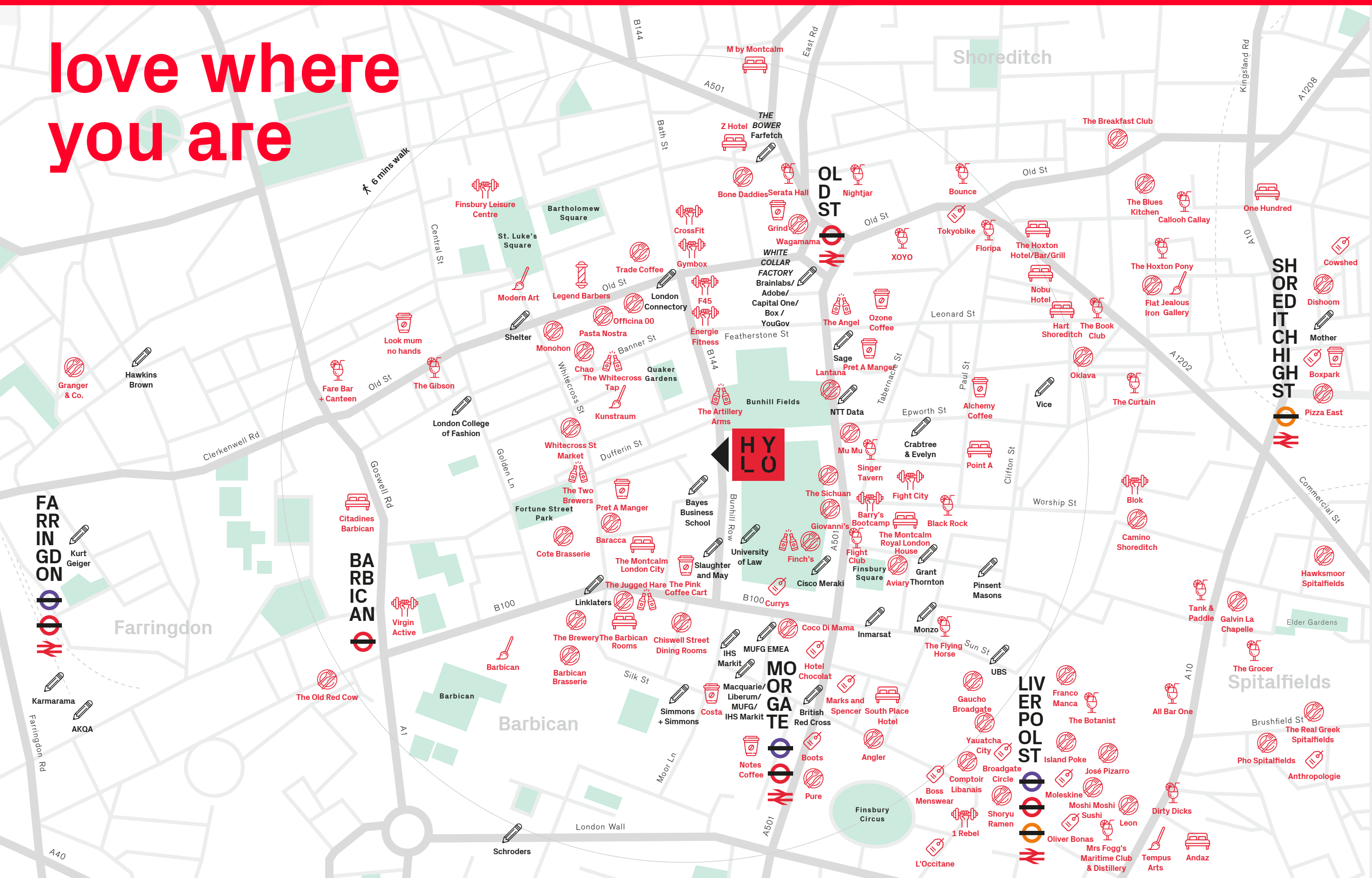


SHOREDITCH










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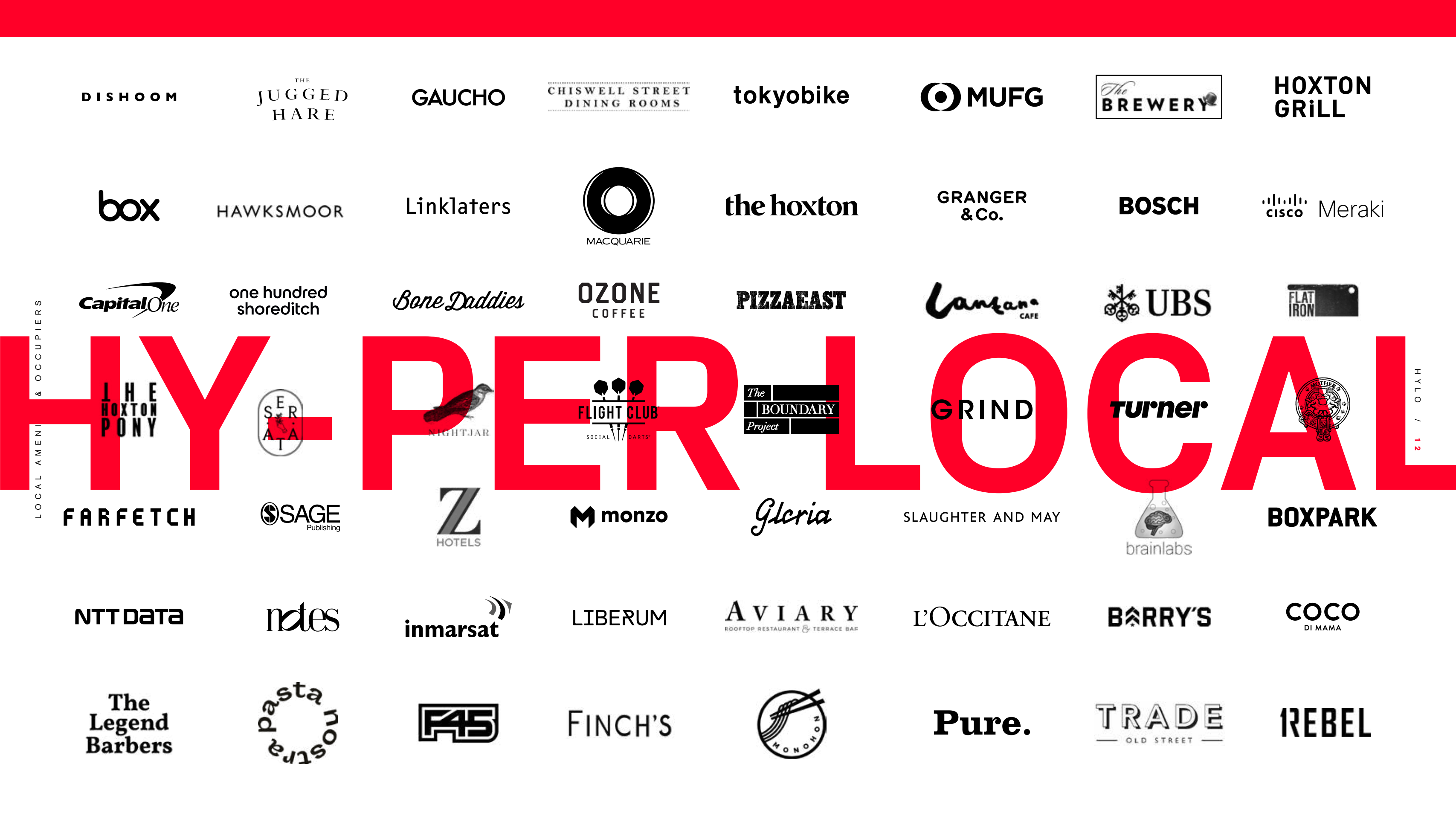
HY
LO

love where you are



Key

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



DISHOOM

THE
JUGGED
HARE

GAUCHO

CHISWELL STREET
DINING ROOMS

tokyobike

MUFG

The
BREWERY

HOXTON
GRILL

box

HAWKSMOOR

Linklaters



the hoxton

GRANGER
& Co.

BOSCH

cisco Meraki

Capital One

one hundred
shoreditch

Bone Daddies

OZONE
COFFEE

PIZZAEAST

Lanzano
CAFE

UBS

FLAT
IRON

HYPERLOCAL

THE
HOXTON
PONY



FLIGHT CLUB
SOCIAL DARTS

The
BOUNDARY
Project

GRIND

turner



LOCAL AMENITIES & OCCUPIERS

HYLO / 12

FARFETCH

SAGE
Publishing

Z
HOTELS

monzo

Glacia

SLAUGHTER AND MAY



BOXPARK

NTT DATA

notes

inmarsat

LIBERUM

AVIARY
ROOFTOP RESTAURANT & TERRACE BAR

L'OCCITANE

BARRY'S

COCO
DI MAMA

The
Legend
Barbers

pasta
nostra

F45

FINCH'S



Pure.

TRADE
— OLD STREET —

REBEL

Built for

collaboration



A new beginning



HYLO offers 258,000 sq ft of premium office space across 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







find your
fuel



External and internal storage for 407 bikes, including 76 Brompton Lockers in the basement



DOWNLOAD
HYLO's Health & Wellbeing brochure [here](#).



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

well, well, well

HYLO / 21

394 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:



DOWNLOAD

HYLO's Health & Wellbeing brochure [here](#).



Gold



Platinum ready

air **water** **light** **fitness** **comfort** **mind**

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

Tenants at HYLO have access to high quality, clear and good-tasting water which encourages proper hydration. The building also has built-in capacity for water filtration systems for future occupants.

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

Intermittent bouts of physical activity are 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.

HYLO is well

Certified to the highest standards

The WELL Building Standard is all about delivering more thoughtful spaces that enhance health and wellbeing.

It's an accreditation backed by the latest scientific research into how to make sure a building like HYLO is committed to caring for the people who use it.

For the people

People are at the heart of HYLO. WELL guidance has been incorporated in the design, making health and wellness the central theme of the building.



Future proof

The accreditation represents a commitment to operational quality so that the building's systems continue to perform for the long term.

Leading the way

Because of the robust standards applied to the whole building, 'credits' can be passed to occupiers in helping to achieve their own WELL fit-out accreditation.

The highest standards

HYLO is green

Cutting carbon from the get-go

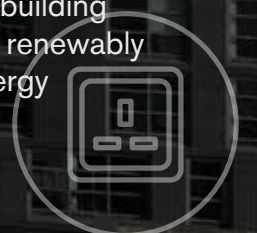
By designing HYLO around the superstructure of the original building, over 2,500 tonnes of CO2 saved.

And that's not even considering the carbon (another 500 to 750 tonnes) that would have been wasted if the building was demolished and re-built from scratch.

Plus, given that the original structure has been strengthened, a further 13 storeys have been added allowing the building to expand and avoid developing a new one to meet the occupancy needs.

By doing so, over a typical 10 year lease, a carbon saving of around 25% is estimated compared to leasing a new building.

All- electric building powered by renewably sourced energy



HYLO is smart

All the essentials covered

Up to 10gbps hyper-fast connectivity



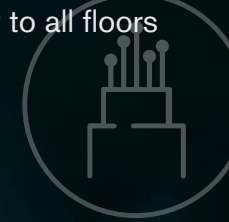
On floor WiFi and mobile telecommunications if required



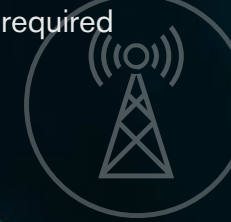
Super-fast guest WiFi in public spaces that's free and safe



Ready installed full-fibre connectivity to all floors



Instant access to telecom providers if required



Building-wide fully resilient, fully managed, cyber secure network

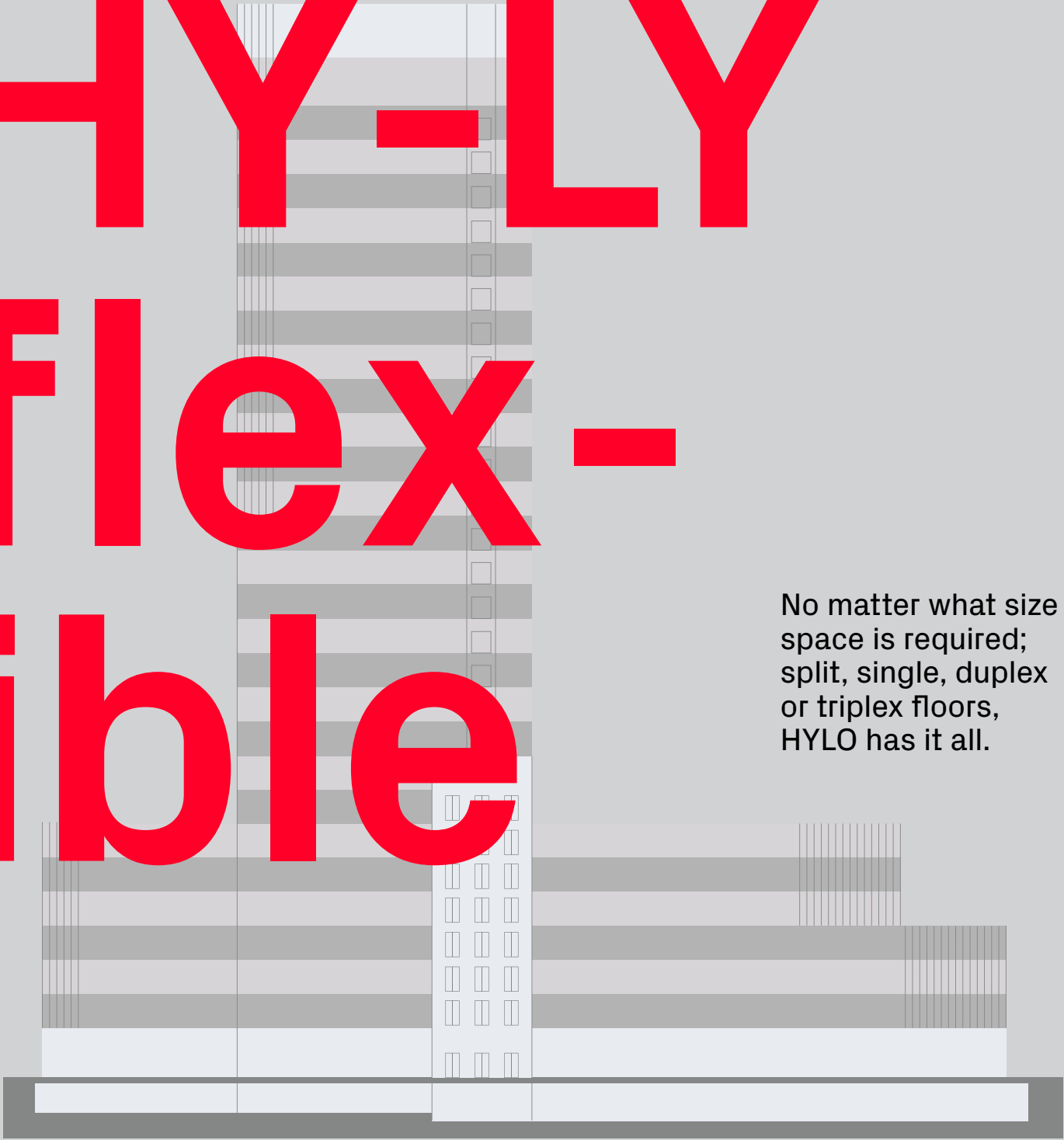


Full integration with BMS to enable Smart "bolt on" services



HY-LO flex- ible

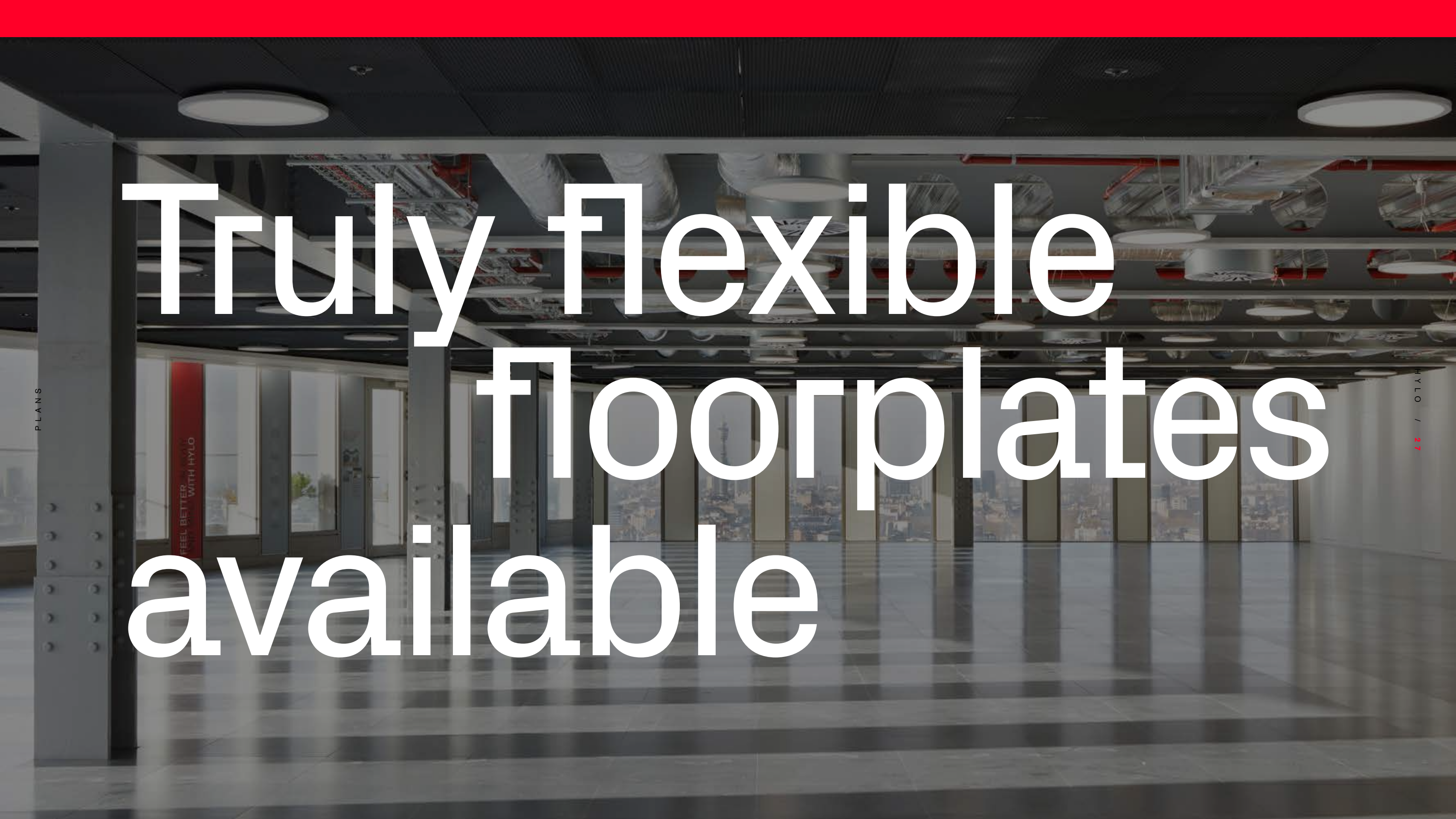
No matter what size space is required; split, single, duplex or triplex floors, HYLO has it all.



SCHEDULE OF AREAS

Floor	Use	sq ft	sq m	Terrace	sq ft
28	Office	5,712	531		
27	Office	5,977	555		
26	Office	6,040	561		420
25	Office – Let	6,551	609		
24	Office	6,550	609		
23	Office – Under offer	6,550	609		
22	Office – Let	6,550	609		
21	Office – Let	6,550	609		
20	Office – Let	6,550	609		
19	Office – Let	6,550	609		
18	Office – Let	6,550	609		
17	Office – Let	6,550	609		
16	Office – Let	6,550	609		452
15	Office – Let	7,101	660		
14	Office – Let	7,101	660		
13	Office – Let	7,100	660		
12	Office – Let	7,100	660		
11	Office – Let	7,091	659		
10	Office – Let	5,664	526		
9	Office – Let	7,088	658		
8	Office – Let	6,842	636		
7	HY-LOUNGE	3,207	298		4,500
	Office	3,457	321		3,250
6	Office	16,264	1,511		
5	Office	18,357	1,706		
4	Office	18,348	1,705		2,821
3	Office	24,539	2,279		
2	Office	24,484	2,275		
1 South	Office	8,797	817		
1 North	Office – Let	13,548	1,259		
Ground	Retail*/Office	10,335	960		
	Reception	5,846	543		
Basement	Retail*	6,477	602		
TOTAL OFFICE		156,645	14,553		
TOTAL RETAIL*		16,812	1,562		

*Retail reflected in Gross Internal Areas (GIA)

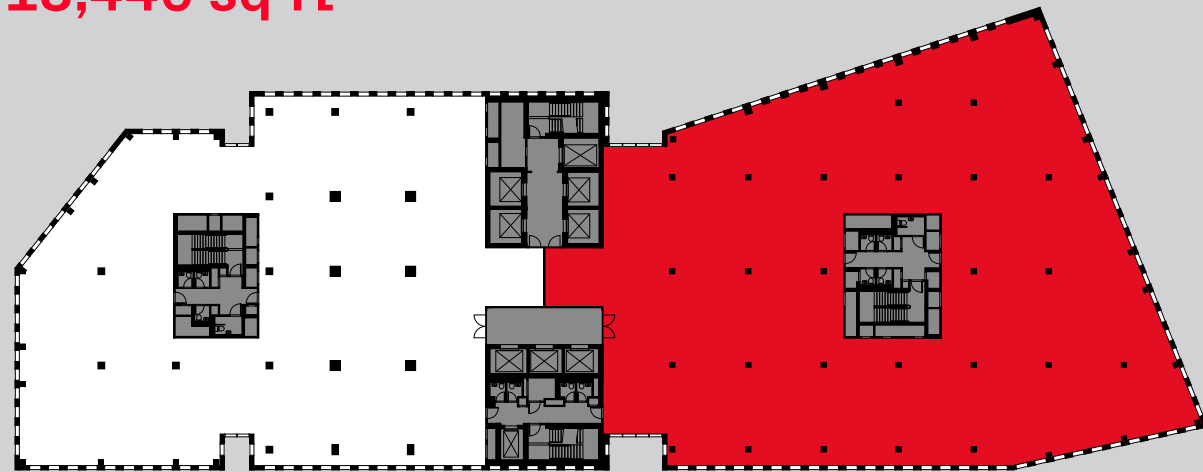


Truly flexible floorplates available

3rd Floor split

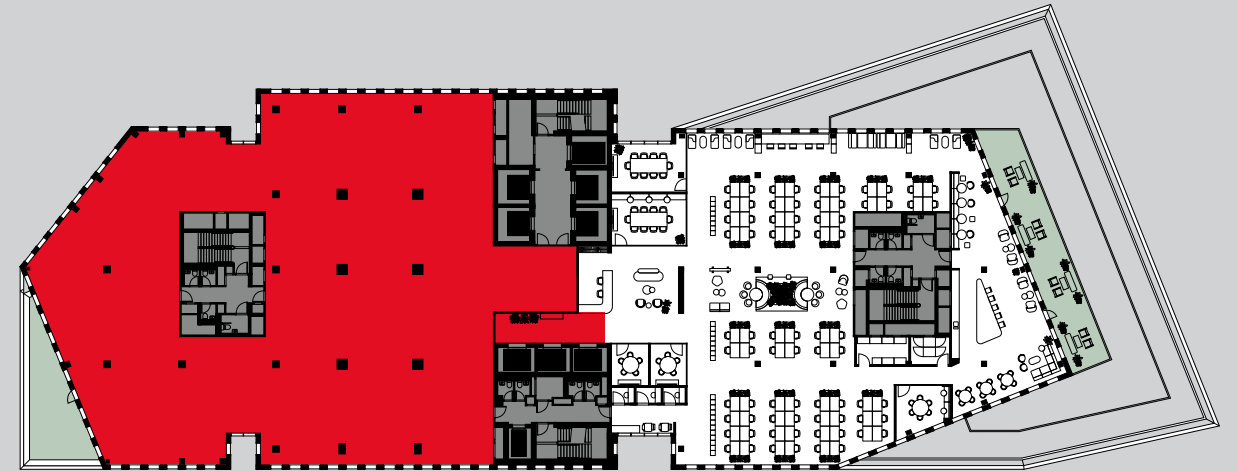
Tenant A:
10,300 sq ft

Tenant B:
13,440 sq ft



4th Floor split

Space plan:
8,200 sq ft

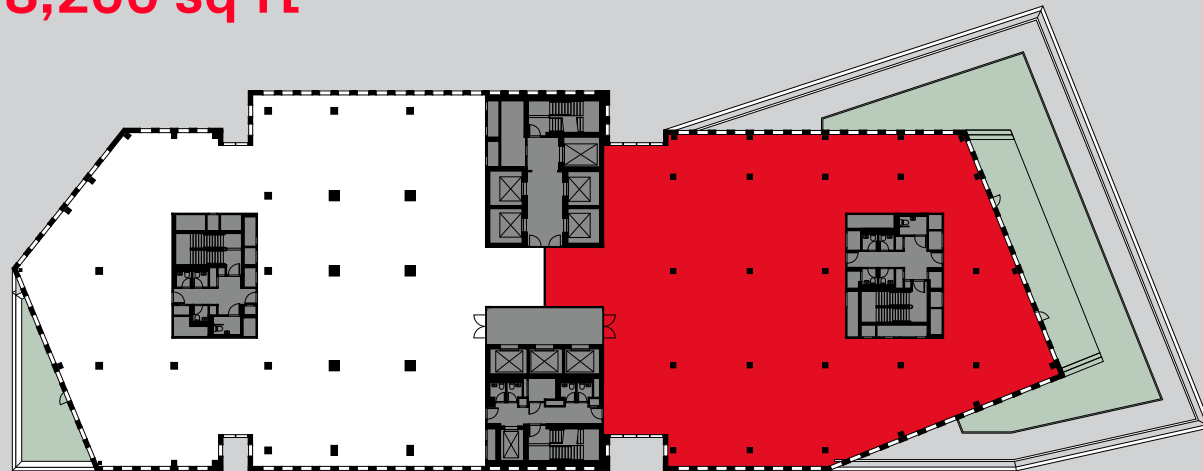


Truly Flexible floorplates available

4th Floor Option 1

Tenant A:
9,815 sq ft

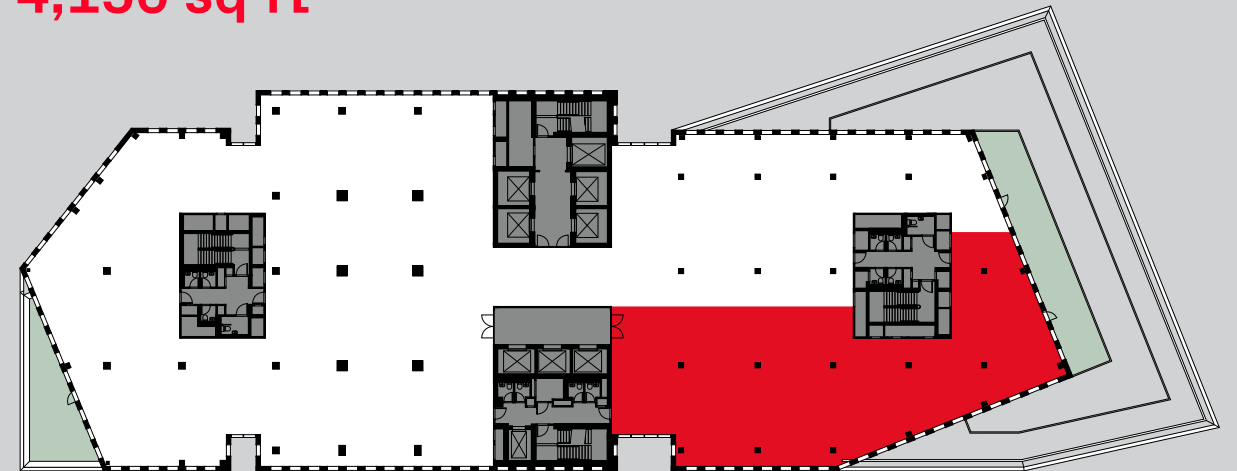
Tenant B:
8,200 sq ft

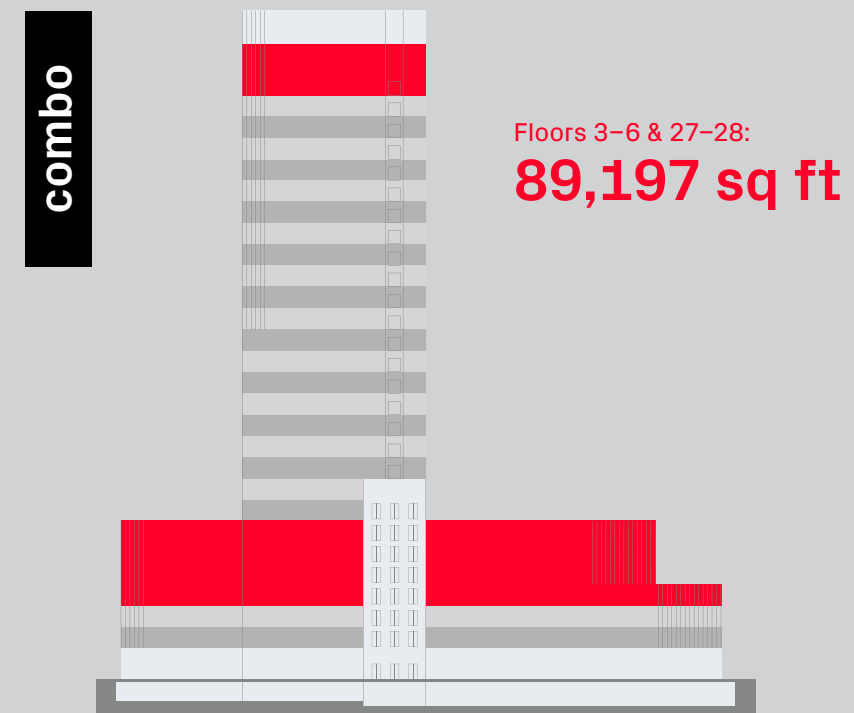
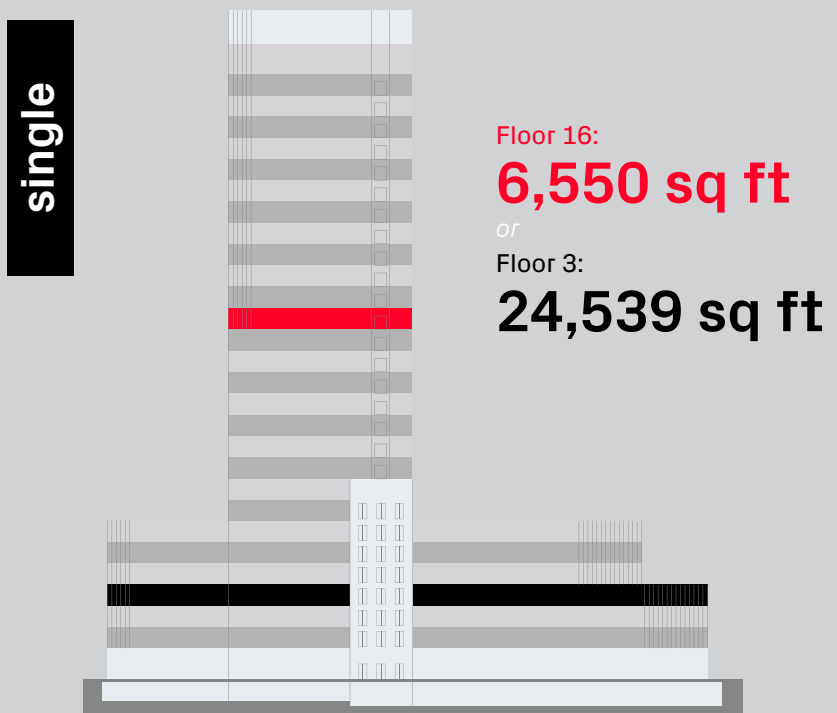


4th Floor Option 2

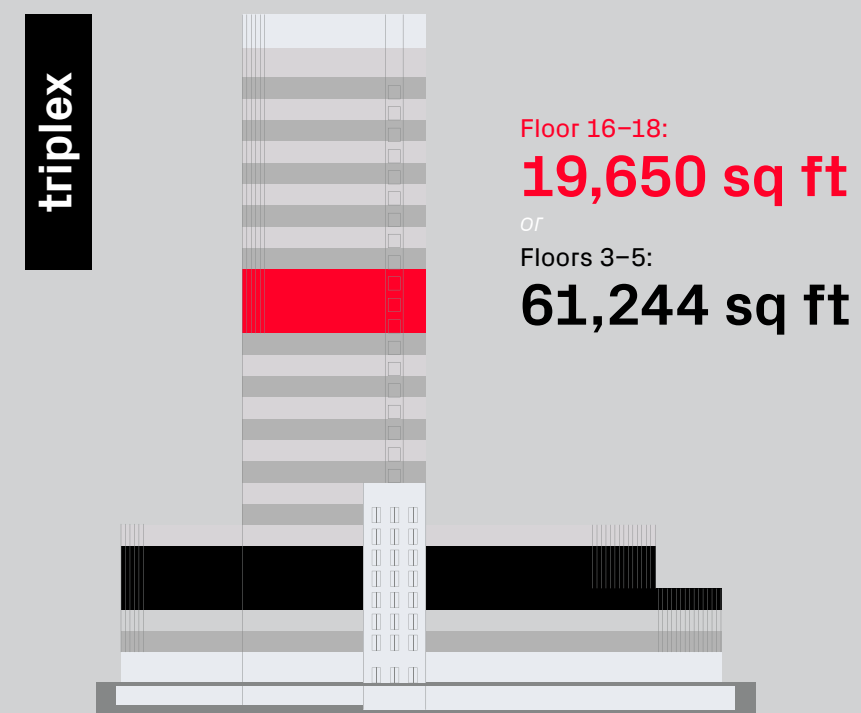
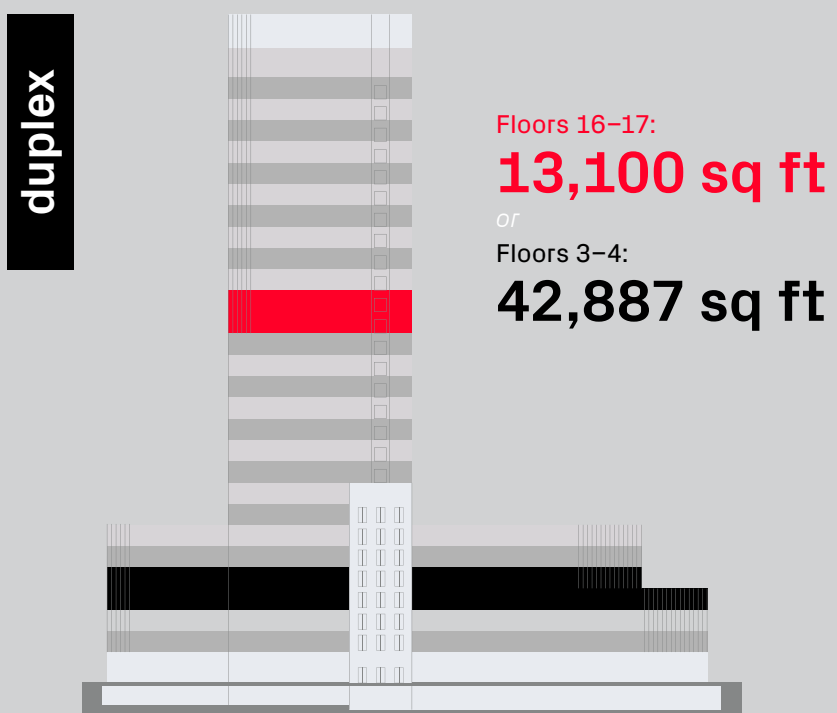
Tenant A:
14,300 sq ft

Tenant B:
4,150 sq ft





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





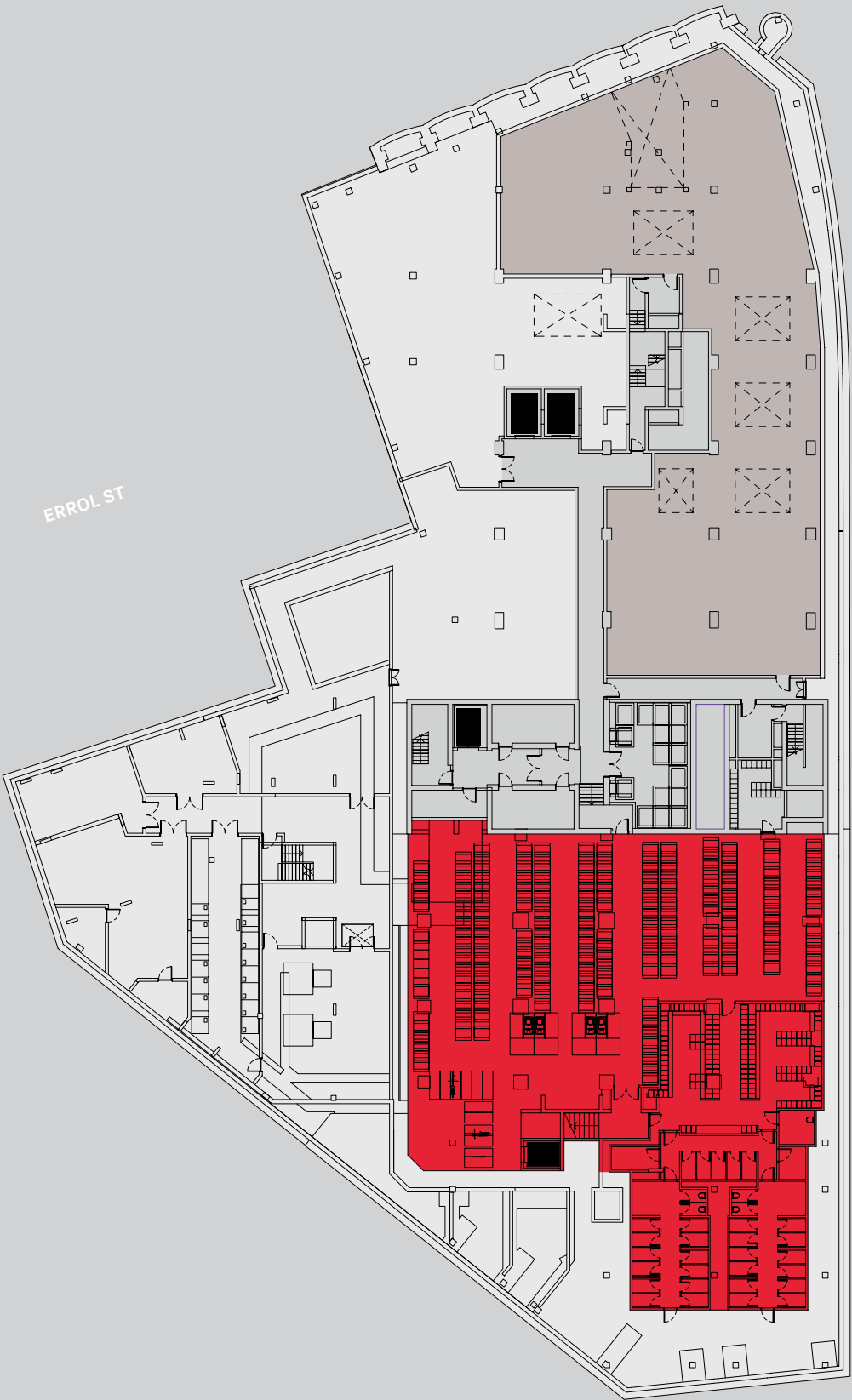
B

Basement

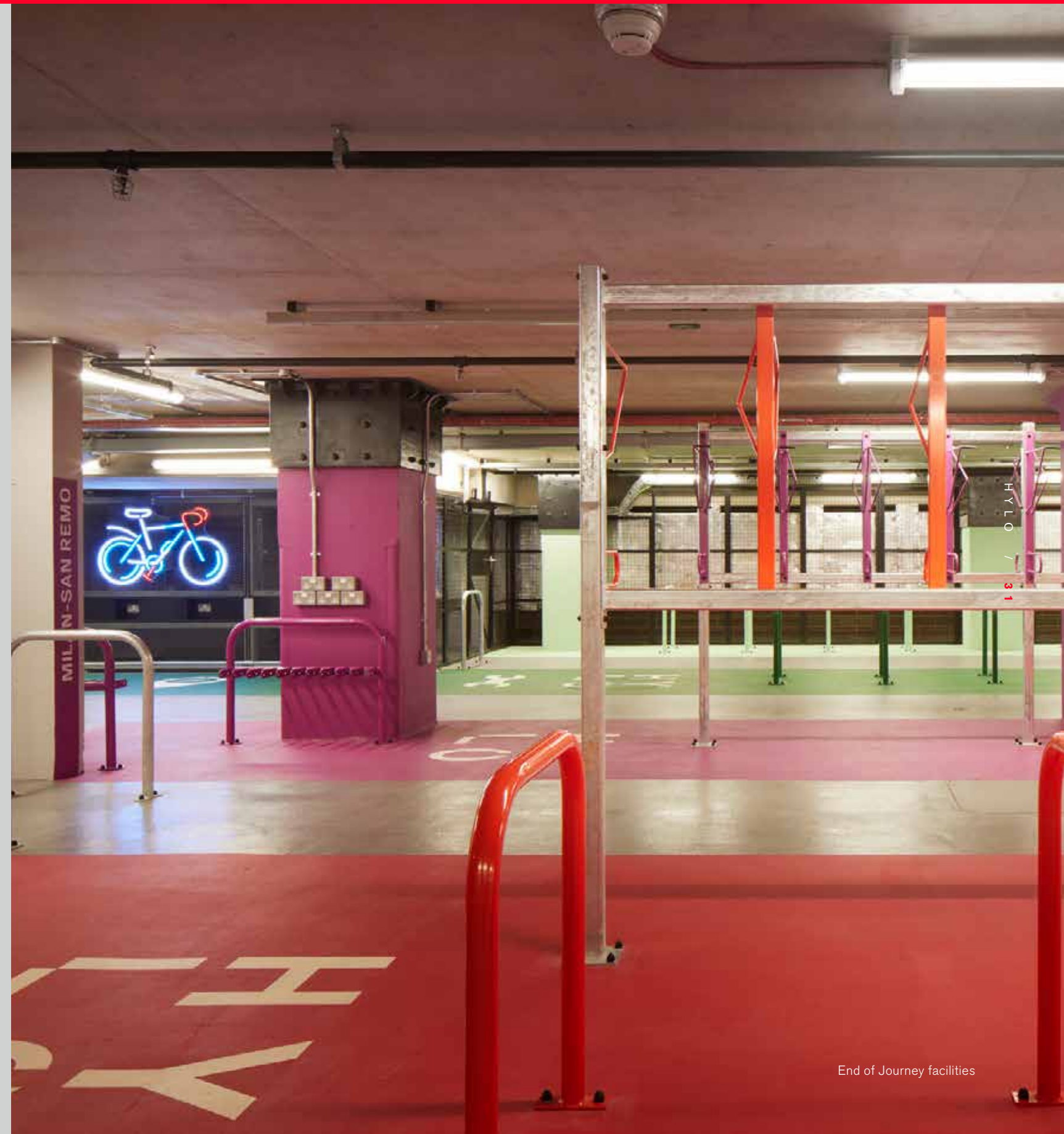
RETAIL: 6,477 SQ FT / 602 SQ M

CYCLE SPACES	407
SHOWERS	30
LOCKERS	394

- Bike Store / End of Trip Facilities
- Lifts
- Retail
- Core



Floor plans not to scale. For indicative purposes only.



G

Ground floor

RECEPTION: 5,846 SQ FT / 543 SQ M
RETAIL: 10,335 SQ FT / 1,562 SQ M

- Reception
- Core
- Lifts
- Retail

Floor plans not to scale. For indicative purposes only.





▲
HYLO reception and communal lobby

HY-LOUNGE

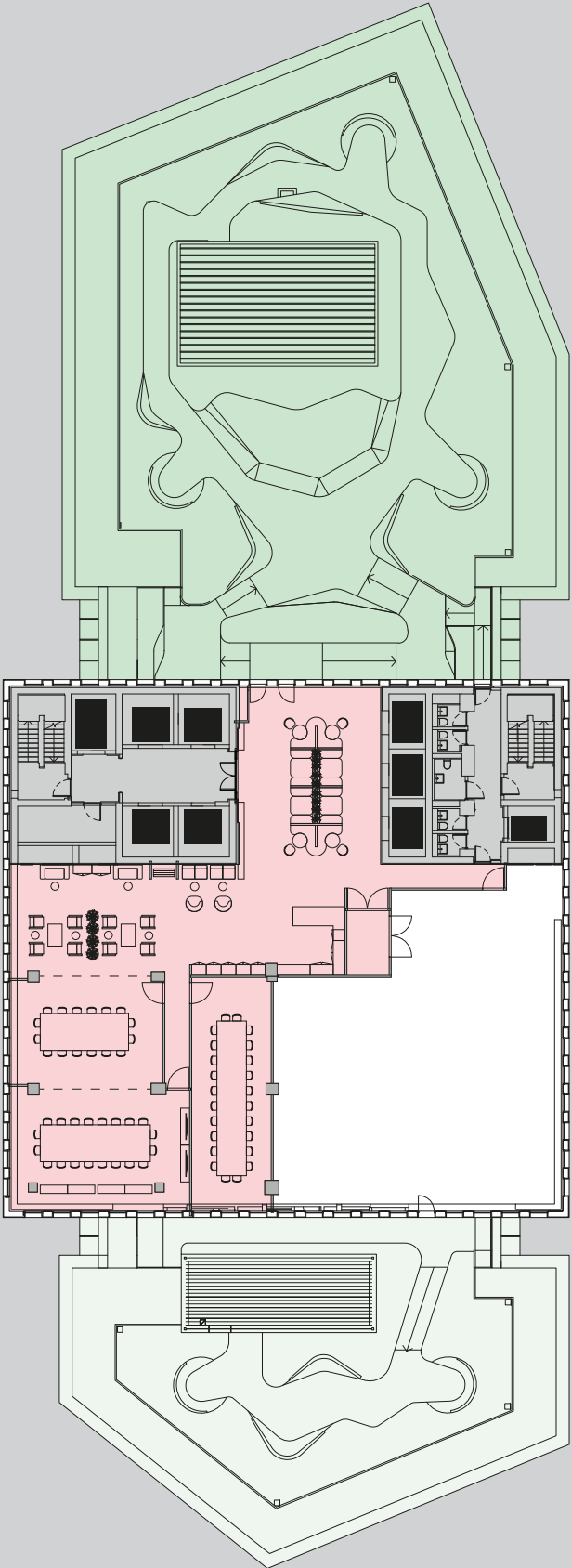
On level 7, the HY-Lounge is a new 3,000 sq ft state-of-the-art multi-purpose event, meeting and lounge space, with direct access to a 4,500 sq ft landscaped roof garden.

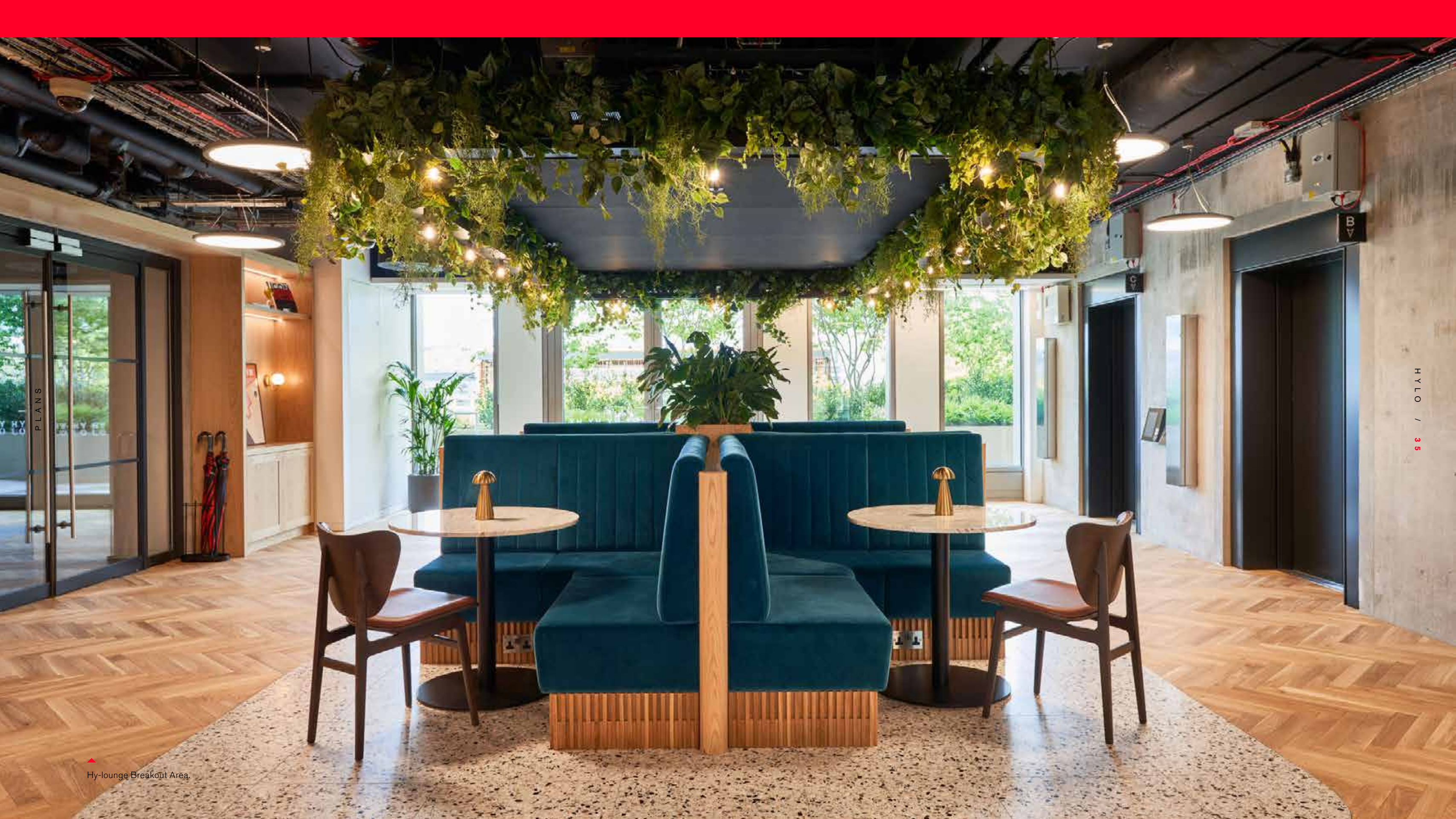
HY-Lounge

3,207 SQ FT / 298 SQ M

24P MEET	1
20P MEET	1
16P FOCUS	1
40P+ AUDITORIUM	1
TEAPOINT	1
2P BREAKOUT	8
3-4P BREAKOUT	6

- Office
- HY-Lounge
- HY-Lounge Communal Terrace
- Office Private Terrace
- Core
- Lifts





Multiple soft breakout areas
for collaborative working or a quiet
zone for creativity.

PLANS

▲
Hy-lounge Breakout Area.

Bookable private meeting rooms
of various sizes, managed via the
HYLO app.

P L A N S

H Y L O / 37

2-3

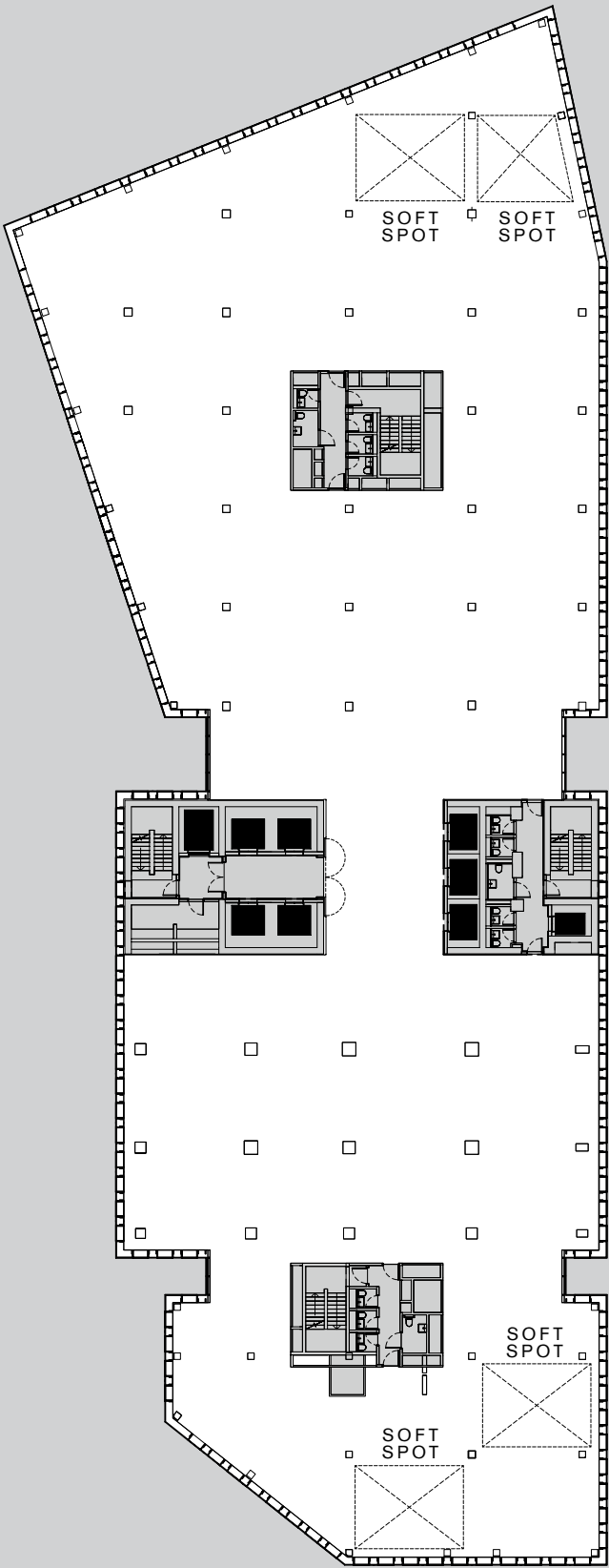
Typical floor 2-3*

24,484 SQ FT / 2,275 SQ M – 24,539 SQ FT / 2,279 SQ M

Office Core Lifts

* First floor incorporates escalator landing zone.

Floor plans not to scale. For indicative purposes only.



BUNHILL ROW





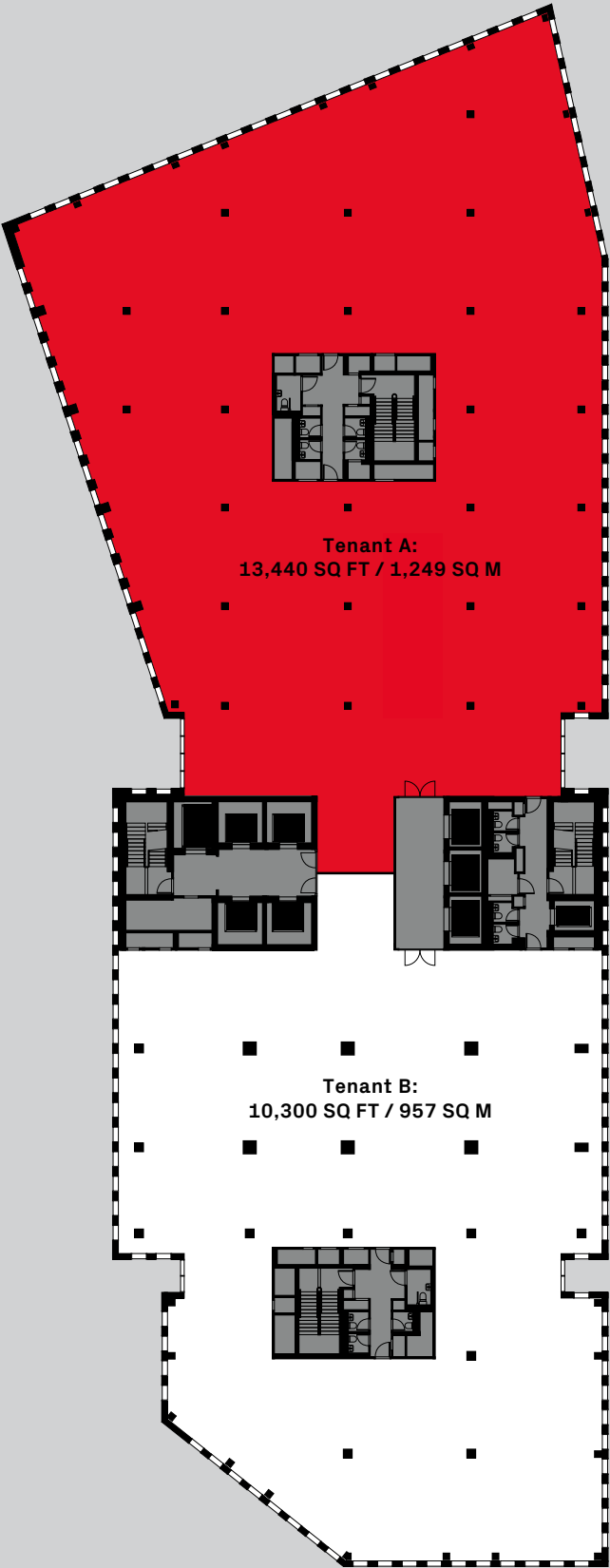
3

Split floorplate

Tenant A: 13,440 SQ FT / 1,249 SQ M
Tenant B: 10,300 SQ FT / 957 SQ M

 Office  Core  Lifts

* First floor incorporates escalator landing zone.
Floor plans not to scale. For indicative purposes only.



4-6

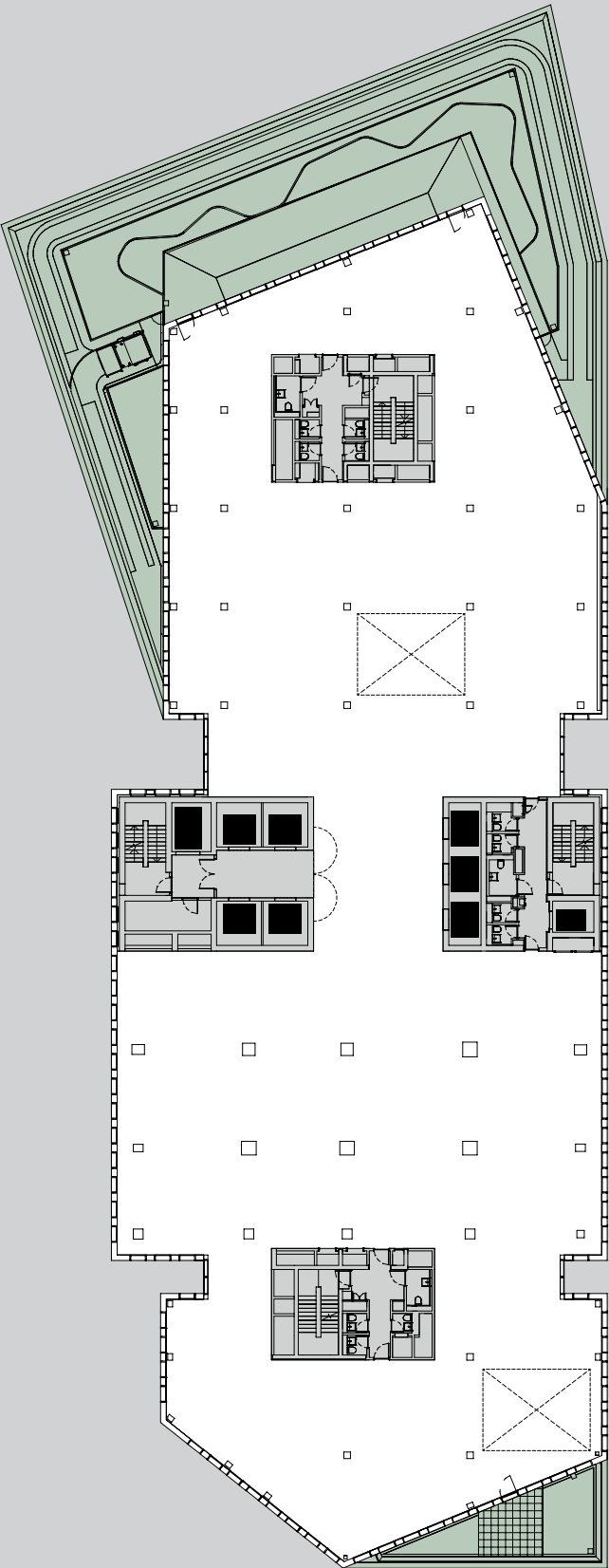
Typical floor 4-6*

18,348 SQ FT / 1,705 SQ M – 16,264 SQ FT / 1,511 SQ M
TERRACE: 2,821 SQ FT / 262 SQ M

- Office
- Core
- Lifts
- Terrace*

* Terraces on fourth floor only.

Floor plans not to scale. For indicative purposes only.





CEILING EXPOSED

OFFICE SPACE

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



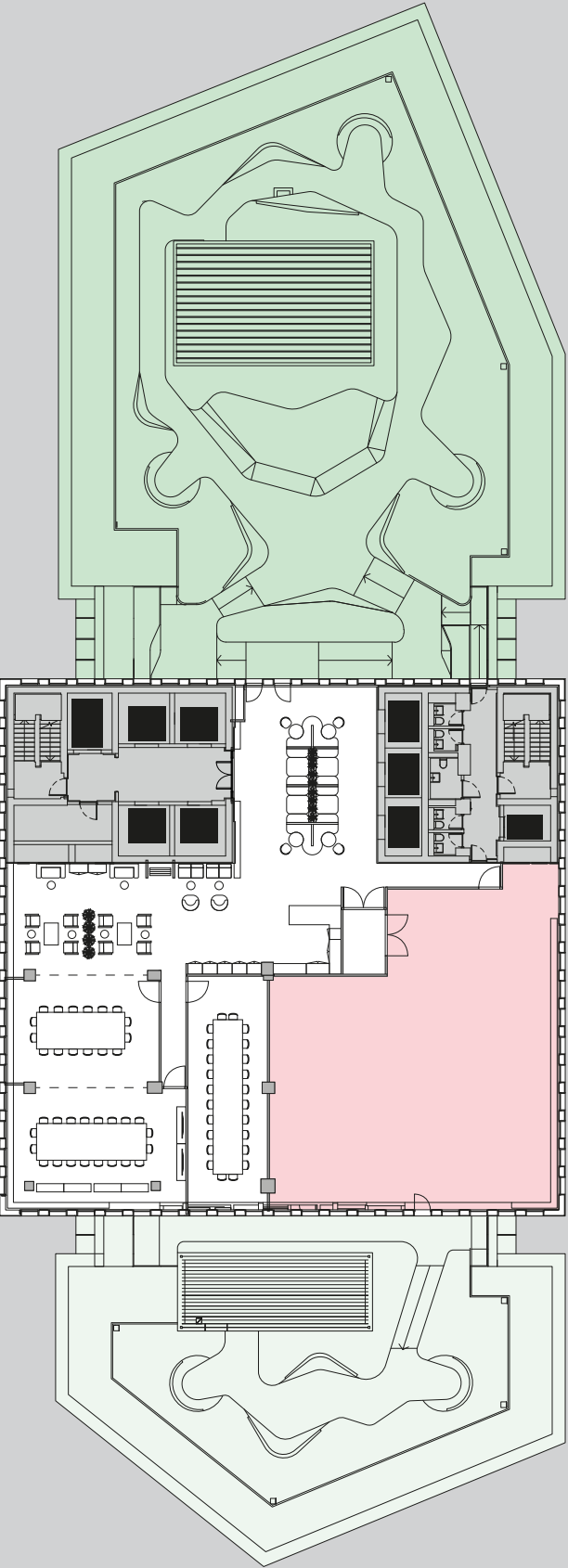
HYBRID CEILING

7

7th floor

OFFICE: 3,457 SQ FT / 321 SQ M




- Office
- HY-Lounge
- Lifts
- Core
- HY-Lounge Communal Terrace
- Office Private Terrace

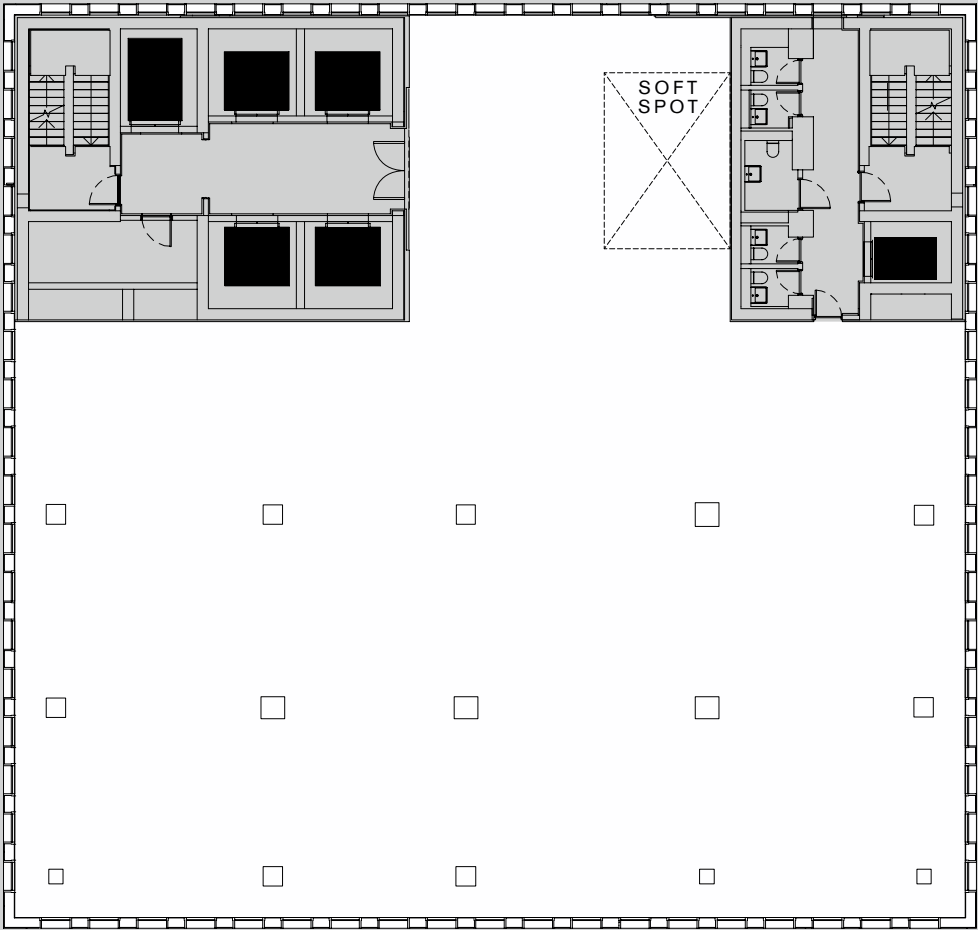


12-14

Typical floor 12-14

7,100 SQ FT / 660 SQ M – 7,101 SQ FT / 660 SQ M

 Office  Core  Lifts



TYPICAL FITTED FLOOR

Fully fitted and furnished / Glass fronted meeting rooms / Breakout spaces / Communal tea point / Audio Visual / IT coordination / Comms room with dedicated cooling / Panoramic views





TYPICAL TOWER FLOORPLATE

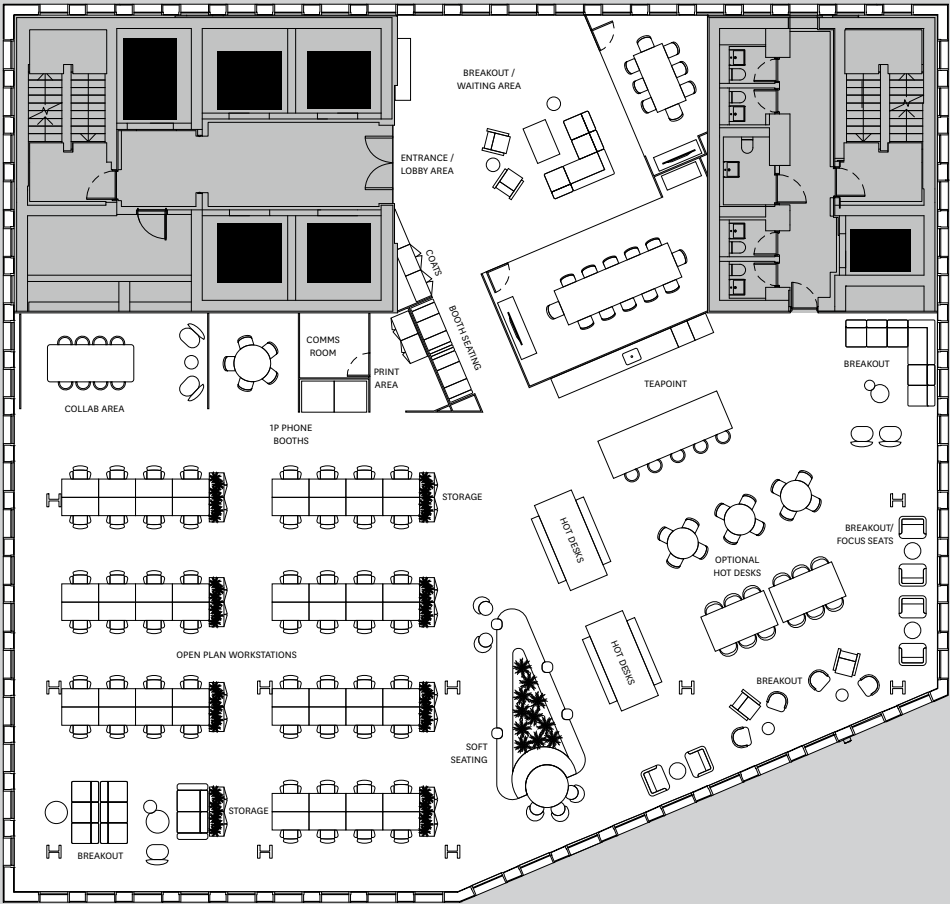
PLANS

6,550 SQ FT / 609 SQ M

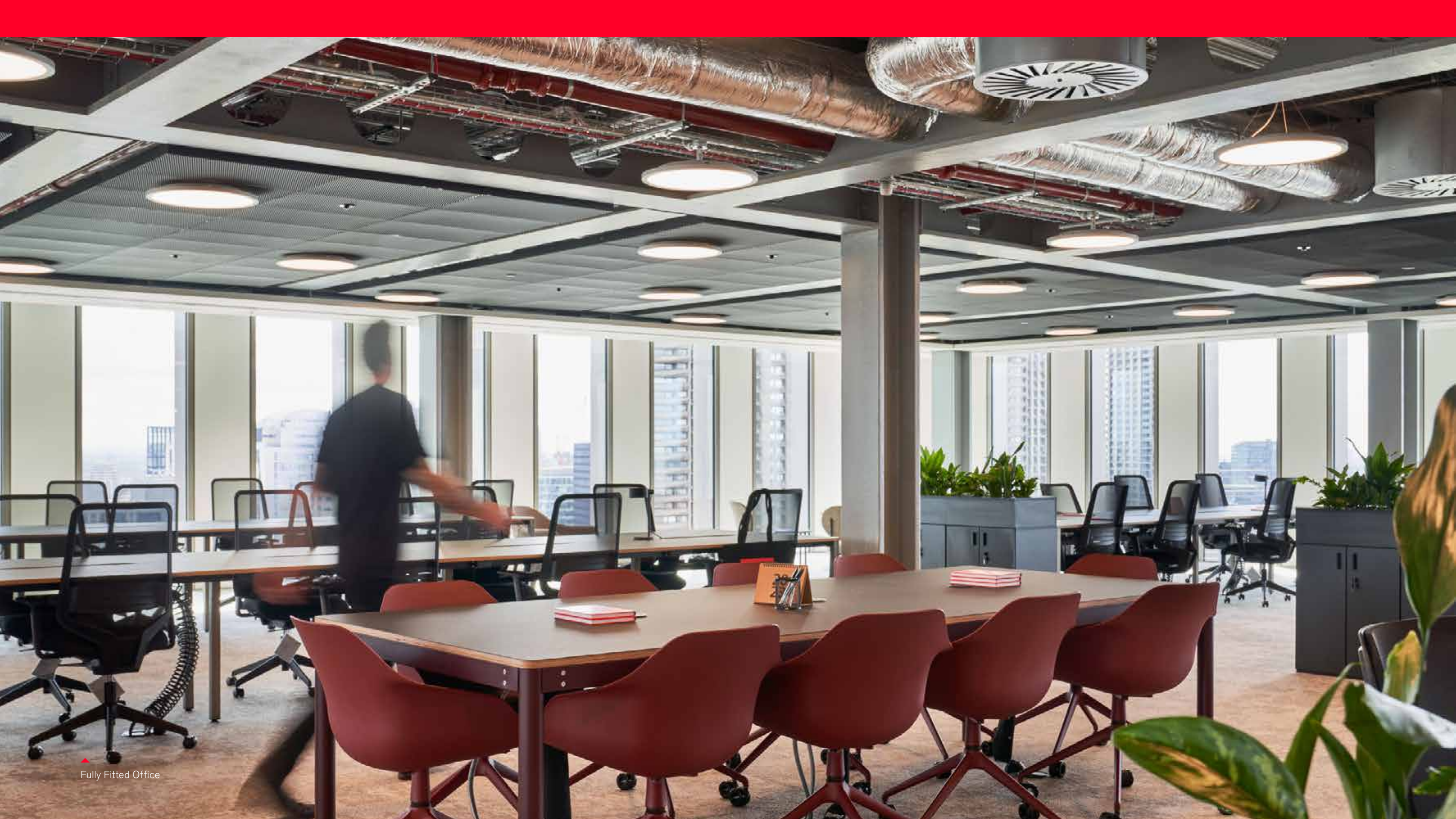
DESKS (1200 X 800)	56
HOT DESKS	16
12P MEETING ROOM	1
8P MEETING ROOM	1
4-8P COLLABORATION AREAS	6
PHONE BOOTHS	2
TEAPOINT	1
TEAPOINT SEATS	30
>4P SOFT SEAT BREAKOUT AREAS	2
PRINT AREA	1
COMMS ROOM	1

Office Core Lifts

Floor plans not to scale. For indicative purposes only.



BUNHILL ROW





OFFICE SPACE

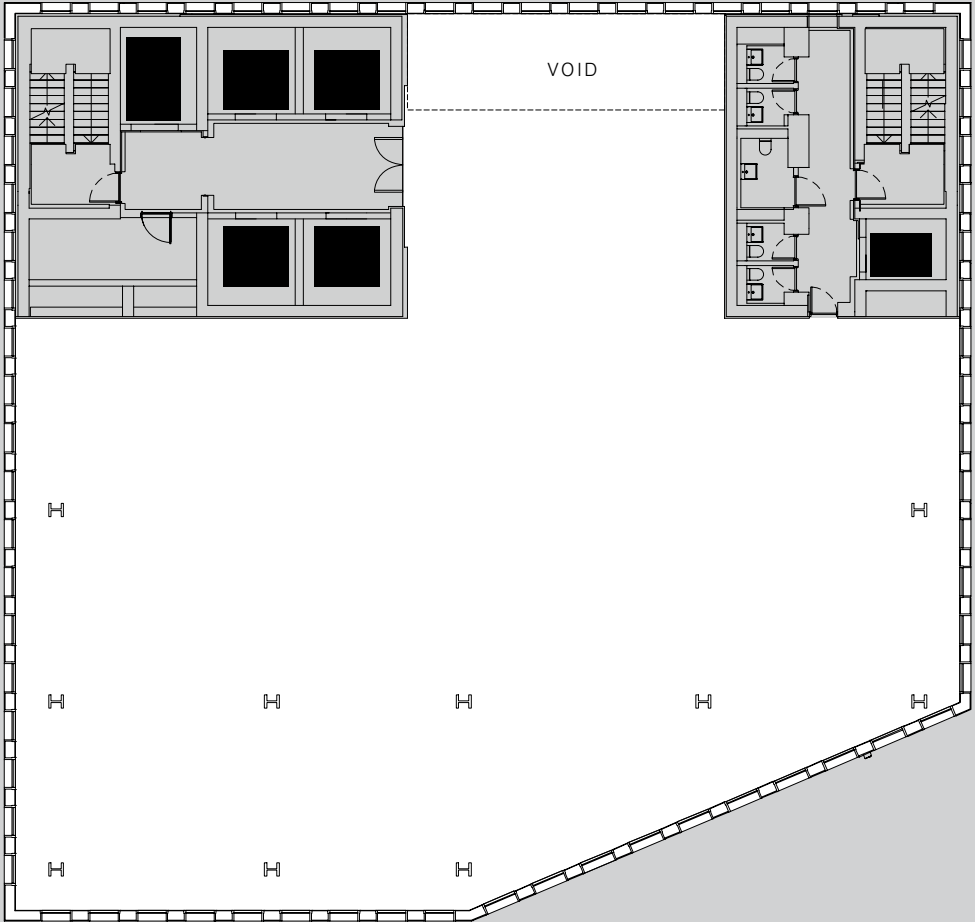




19-24

Typical floor 19-24
6,550 SQ FT / 609 SQ M

- Office
- Core
- Lifts



BUNHILL ROW



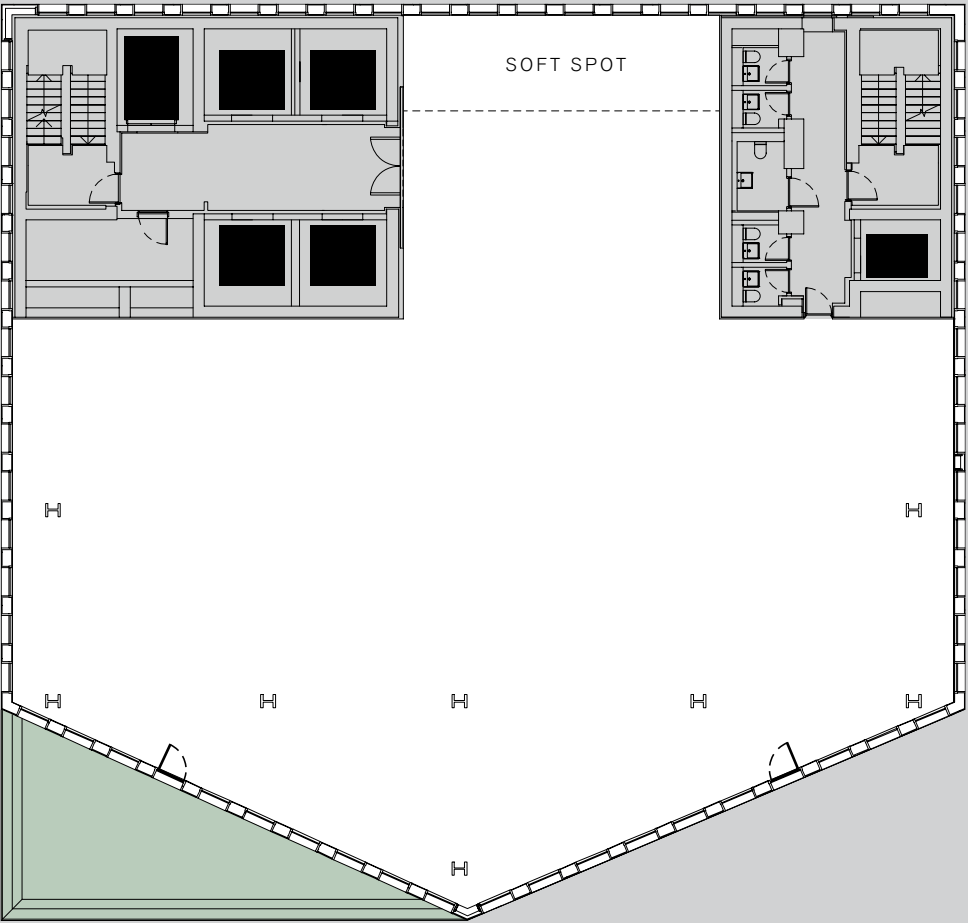
26

26th Floor

6,040 SQ FT / 561 SQ M

TERRACE: 420 SQ FT / 39 SQ M

-  Office
-  Core
-  Lifts
-  Terrace






BUNHILL ROW



27-28

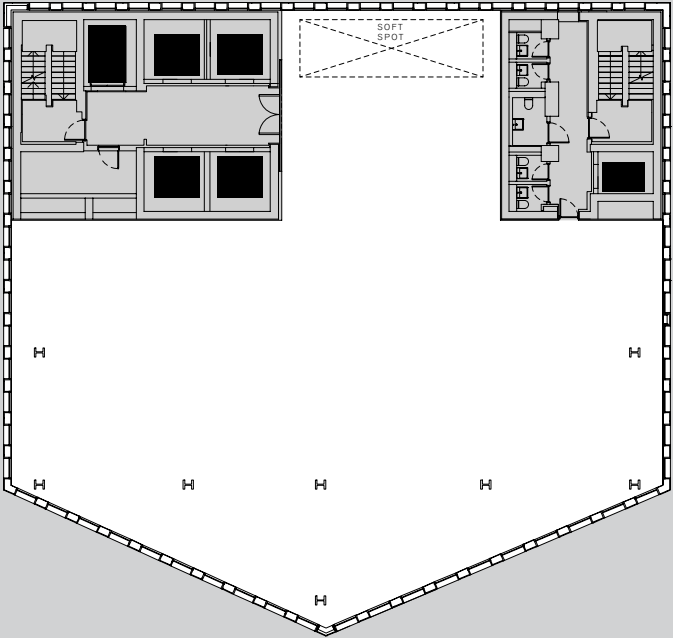
Duplex Floors 27-28

5,977 SQ FT / 555 SQ M + 5,712 SQ FT / 531 SQ M

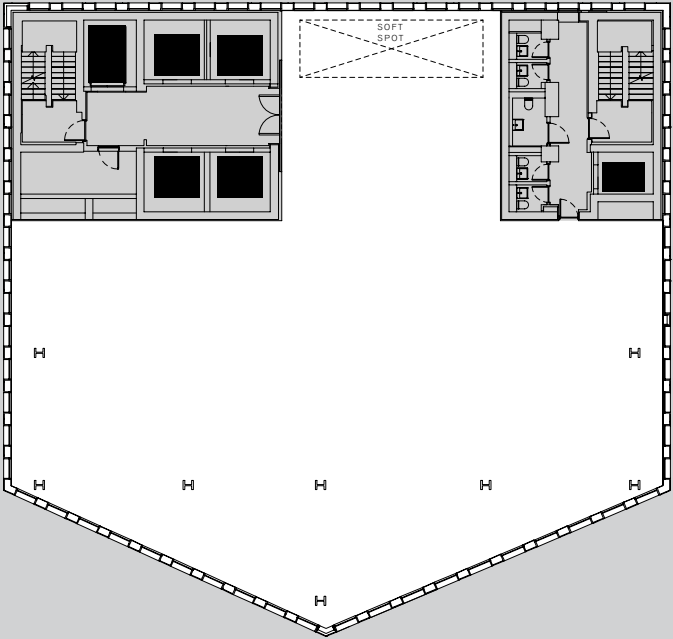
 Office  Core  Lifts

Floor plans not to scale. For indicative purposes only.

LEVEL 28:



LEVEL 27:



BUNHILL ROW

OFFICE SPACE

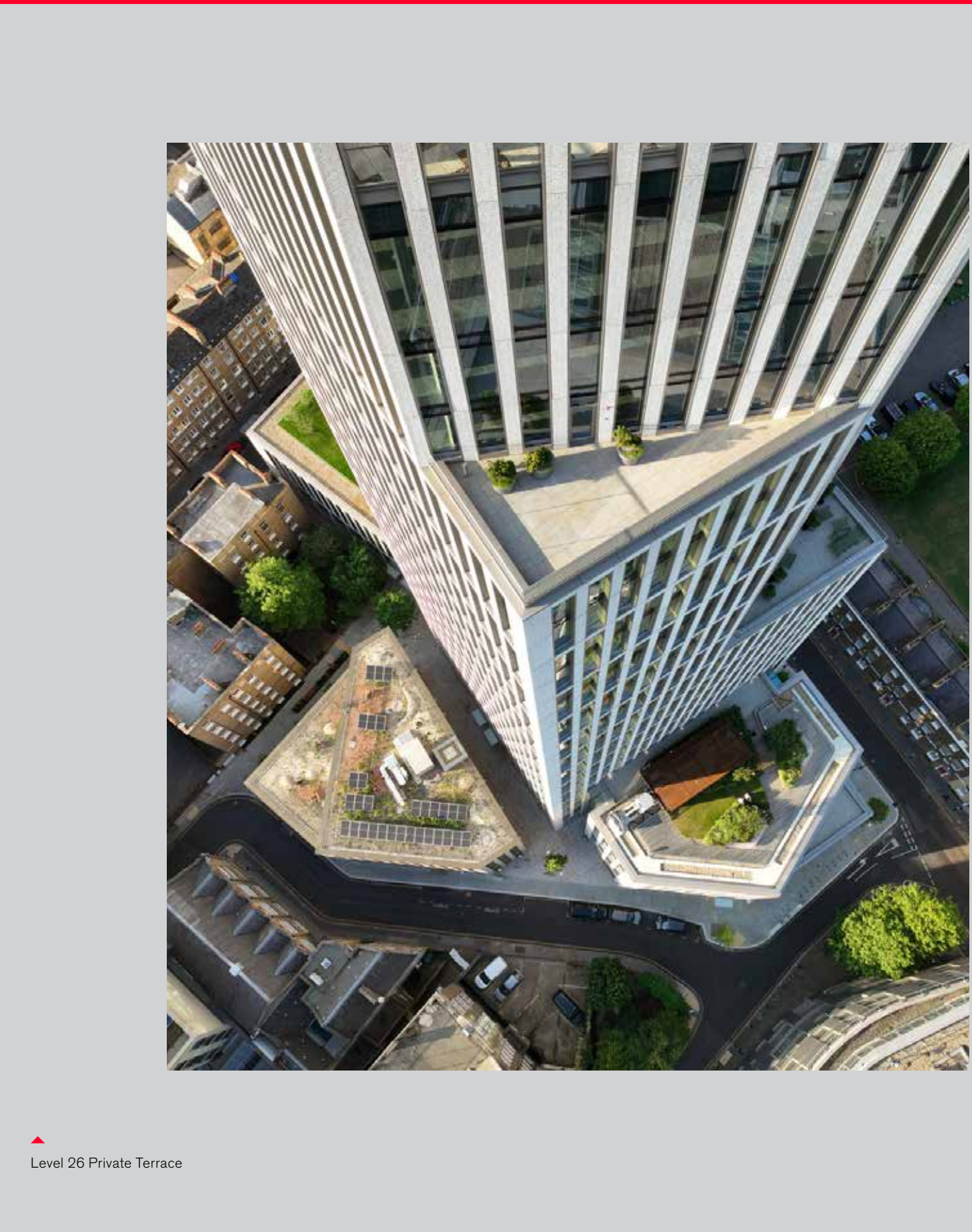
THOUGHTFULLY AND SUSTAINABLY DESIGNED

Access to Level 26 Private Terrace

OFFICE SPACE

THOUGHTFULLY AND SUSTAINABLY DESIGNED

Access to Level 26 Private Terrace



▲
Level 26 Private Terrace

▲
Level 26 Private Terrace

SPACE PLANS

LEVEL 2

Legal / Corporate

24,484 SQ FT / 2,275 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.



BUNHILL ROW



LEVEL 3

P L A N S

S P A C E P L A N S

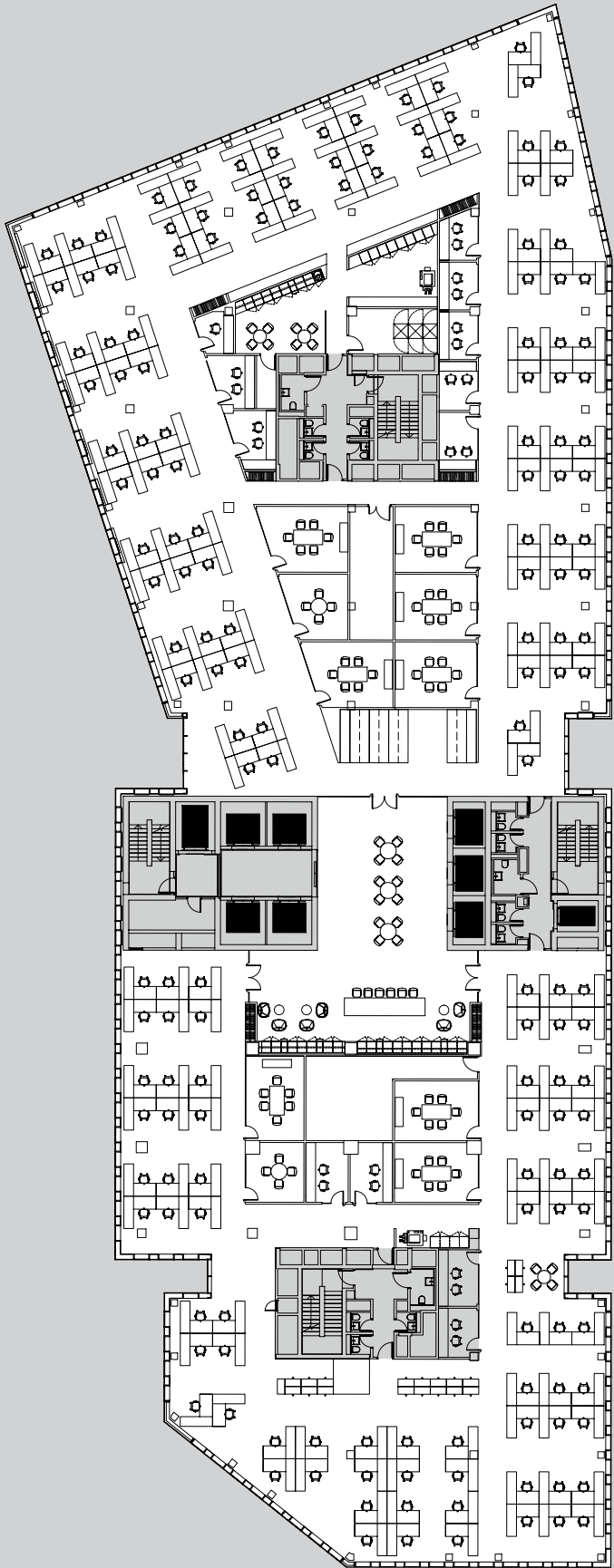
TMT / Creative

24,539 SQ FT / 2,278 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.



BUNHILL ROW



LEVEL 4

PLANS

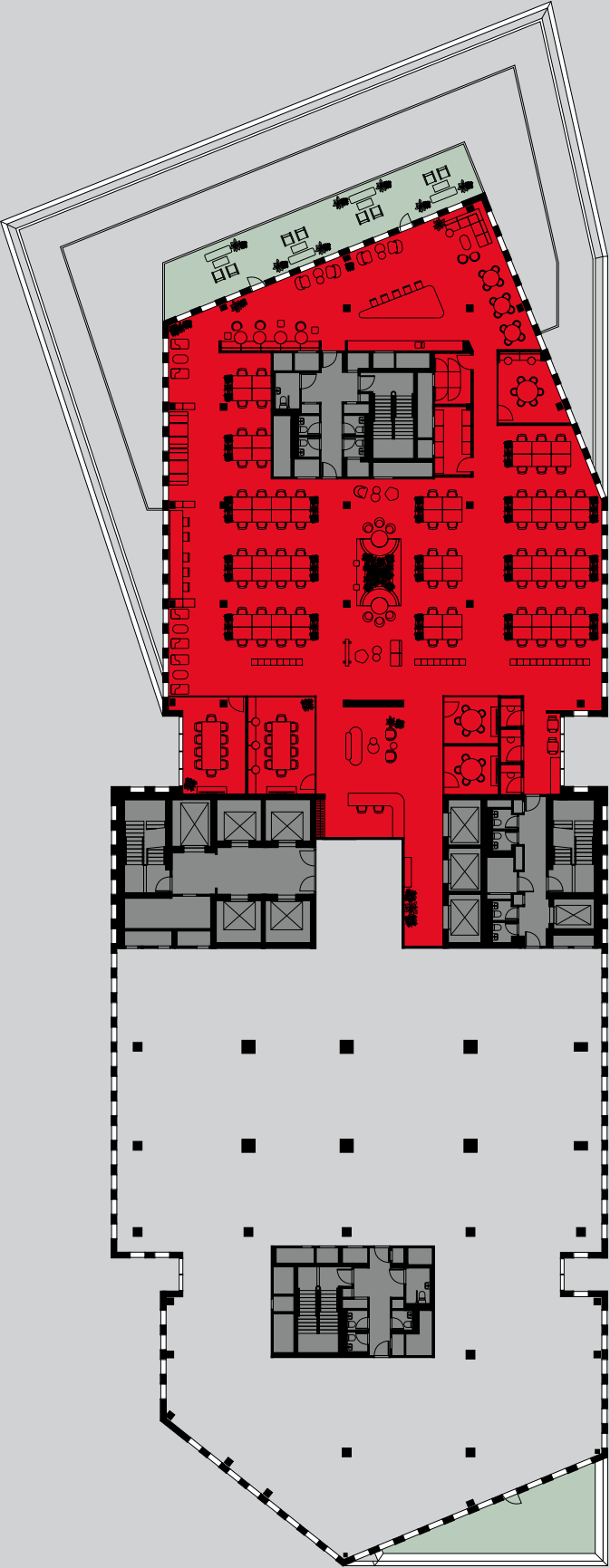
Split floorplate

8,200 SQ FT / 762 SQ M

FIXED DESKS (1200MM X 800MM)	74
RECEPTION	5P WAITING AREA
10P MEET	2
8P MEET	0
6P MEET	1
5P MEET	2
4P MEET	0
1P FOCUS	3
4P BOOTHS	0
FOCUS POINT	17
BREAKOUT/COLLAB	34P
PRINT POINT	1
COMMS	1
COATS (1200MM)	2

- Office
- Core
- Lifts
- Terrace

Floor plans not to scale. For indicative purposes only.



1. FABRIC AND CAPACITY

1.1 Superstructure

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

1.2 Façade

The façades are comprised of fixed high-performance double-glazing set in bronze finished aluminium framing. These are 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 lead directly from Bunhill Row to reception. A protective canopy provides shelter and defines the entrance. Post and courier entrance is via the cycles entrance on Lamb's Buildings.

2.2 Office Reception and Lift Lobbies

The reception area is a bespoke design incorporating reception, waiting, amenity, and meeting areas.

The reception desk is 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 is incorporated throughout defining level changes, columns and to areas where artwork can be displayed. Light also illuminates the ceiling surfaces maximising the perception of volume.

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

Discreet security gates have been 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 are integrated 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

365 secure cycle spaces are provided in the basement accessed from the street and reception via a lift and a 'Dutch ramp' staircase. A further 42 spaces are provided externally for visitors.

A further provision of 26 dedicated internal cycle spaces for retail are available.

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), 394 lockers, and drying rooms are provided in the basement adjacent to the cycle storage.

2.5 Loading Bay

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

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

2.6 Parking

Two on-street disabled parking spaces are available.

2.7 Back of House Facilities

A post and fire control room is provided at ground floor, in addition to a manager's office, other store rooms and staff facilities.

2.8 Refuse

A central basement waste, recycling and storage area with compacting facilities is provided, which can 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 allows 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 are 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)	Soffit
L1–15	3350mm	2930mm
L16–27	3350mm	3045mm
L28	4800mm	4250mm

Level	FFL to underside of MEP	FFL to Ceiling
L1–27	2600mm	2550mm
L28	3700mm	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) are supplied by central plant and on tower floors (L7–L28) via local ceiling mounted heat recovery ventilation units.

Metering of LTHW and chilled water allows 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 (heating only):	18°C ± 2°C
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 changing rooms:	12ac/hr extract 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 incorporates high efficiency low energy LED fittings arranged to give a standard service illumination of 400–500lux, compatible with CIBSE LG7 guide. Lighting is 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 allows 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 are 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 has been installed to provide back-up power to life safety equipment.

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

Tenants' SERs on tower levels will 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 has been 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 provides monitoring of landlord's areas internally including entrances and exits. External areas in the immediate vicinity are also covered.

6.5 Lightning Protection

A lightning protection system to BS EN62305 has been installed.

7. RETAIL AREAS

7.1 Retail Units

The retail space has been arranged in two areas capable of subdivision up to six units. The units at the north end have direct rear access to the loading bay. The units are 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 are 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
EPC:	A rating

8.2 Facilities

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

258,000 sq ft of Hell Yeah!

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