H Y L O





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:



# T nes COMTO

GOLD



**PLATINUM READY** 





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.

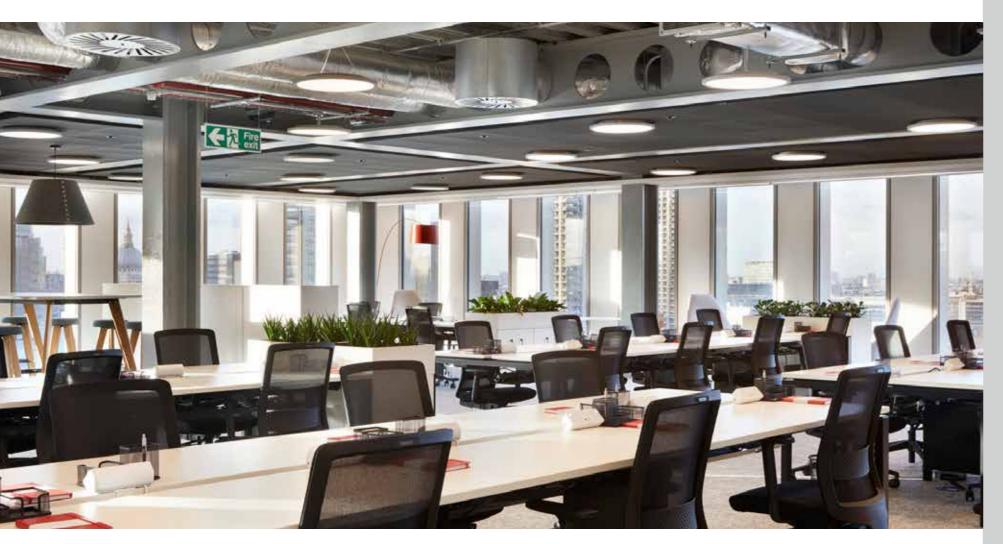
Maximum sunlight boosts mental health and glare control enhances visual comfort. Systems including daylighting and enhanced colour quality will lead to reduced fatigue and better productivity.

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.







HYLO / 05

#### 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

#### 2.1 Building Entrance

Large glazed automatic doors will lead directly from Bunhill Row to reception. will provide sh ce. Post ar cycles

# 2.2 Office Reception

# a<mark>nd L</mark>ift Lobbies

ooke design eption area will ating reception g, amenity eting 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 mezzanine 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, ther cycle hire stati ent on 30 shower cul 12 male, 12 female,

and 6 unisex), rs, and drying rooms are provi t to the cycle

# 2.5 Loading Bay

The loading ba the office and ret apacity 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.

1.524m (5 foot) grid to suit existing

structure. This will allow offices on either 3.048m (10 foot) or 4.572m

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

Toilets and heating and cooling services

Means of escape is based on occupancy

Raised floor zone (including floor panel):

Slab to Slab FFL – Soffit

30

3600mm

3.3 Office Floor Nominal

(Storev)

335

4800n

of MEP

2485mm

2630mm

3700mm

on all floors (except L28 3650mm)

All target floor to ceiling/soffit

construction tolerances.

3.4 Cat A Offices

Floors L1-28

Walls L1-28

HYLO / 06

height dimensions are subject to

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.

gap detailing or expressed concrete.

Ceilings Typical Podium L1–L6:

Ceilings Typical Tower L7-L15:

Concrete soffit and exposed services

with plasterboard margin to perimeter.

Concrete Super Structure

Concrete Super Structure

Painted flush MDF skirtings with shadow

Core walls exposed concrete on L1-L15

Concrete soffit and exposed services with

an option to provide a plasterboard margin.

Perimeter plasterboard margin at 2450mm

are based on an occupancy level of 1

person per 8 sq m throughout.

of 1 person per 6 sq m.

Dimensions

115mm

Level

L28

All toilets will be unisex superloos.

80% utilisation on a floor by floor basis

3.1 Planning Grid

(15 foot) modules.

## Steel Super Structure Profiled steel deck soffit with plasterboard

margin to perimeter and a zoned steel mesh suspended ceiling.

Ceilings Typical Tower L16-L28:

#### 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

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# 3.7 Toilets / Toilet

**Lobbies Finishes** 

## Floors

Large format porcelain tiles.

#### Walls



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.

## 4.1 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 Winter:

#### Internal design conditions

Summer: Winter: Circulation and toilets (heating only): Showers and changing rooms: $24^{\circ}C \pm 2^{\circ}C$ 

## Ventilation rates

Cat A Offices	12
	(+10% for mee
Reception:	12
Toilets:	8ac
Showers and	12ac
changing rooms	s: 10a

# Heat gains

Small power equipment: Lighting:

#### Noise

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

#### Future tenant kitchen

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

# 5. ELECTRICAL SERVICES

#### 5.1 Design Criteria

Cat A office areas Reception (desk a Toilets, showers, o Stairs:

### Electrical Loadings

Lighting: Small power (locally): Small power:

# 5.2 Lighting

circuit breakers.

5.4 Meterina

and print-out via the BMS.

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.

# 5.5 Voice/Data

Duplicate communications/data risers to

each demise will be provided equipped

with cable trays for fibre cable from

tenants' voice/data requirements.

incoming telecom rooms, to allow for

5.6 Emergency Lighting

vith integral battery packs to meet

BS5266 recommendations and the

requirements for means of escape.

5.7 Emergency Power

over 3% of the net lettable area.

part of tenant fit out.

6.1 Sprinklers

6.2 Fire Detec

and Alarm

ring main supply.

A generator will be installed to provide

back-up power to life safety equipment.

an allowance for podium office tenants'

comms room backup of 500W per sq m

It is envisaged that tenants' SERs on tower

levels would have battery powered UPS as

The building has power resilience via a

e building will be

845. Wet rise

east and so

red to

ded ir

The life safety generator will also provide

Incorporated within the primary luminaries

30°C db. 20°C wb -4.0°C saturated

> 23°C + 2°C  $21^{\circ}C \pm 2^{\circ}C$ 18°C ± 2°C

21/s/person ting rooms) 21/s/person c/hr extract c/hr extract c/hr supply

25W/sq m 10W/sq m

> NR38 NR40 NR45

10W/sq m 25W/sq m 15W/sq m

5.3 Low Voltage Installation Rising main bus bars systems for

tenants' loads with tenants' distribution boards including small power miniature

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

# 7.2 Floor Loading

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

# 7.3 Ground Floor Retail Space

FFL to structural soffit 4700mm

100mm allowance for tenants' finishes in addition to the 4700mm

# 7.4 Basement 1 Retail Space

Basement FFL to structural soffit 3170mm generally 2700mm under loading bay and adjacent area

# 7.5 Retail Services

Water - capped off and meter at the site boundary by Water Authority

Electricity - via local isolator and check meter

LTHW heating - valved/capped and check metered

Chilled water - valved/capped and check metered

Sprinklers - valved/capped with flow switch

# UST

# 8.1 Targets

BREE CO2 35% be FPC

# 8.2 Facilities

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

6.4 CCTV System

the

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.

6.3 Access Control System

A card/fob type access control system

linked to external doors and the security

access system will be installed

## 6.5 Lightning Protection

A lightning protection system to BS EN62305 will be installed.

# 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.



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



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