





HYLO, 105 Bunhill Row, London EC1Y 8LZ



WIRED CERTIFIED

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

06 0 MINUTES WALK FROM MOORGATE FOR THE **NEW ELIZABETH LINE** 

U5 MINUTES WALK FROM

**OLD STREET** 

**COMMUNAL ROOF TERRACE AND** 3,207 SQ FT BUSINESS LOUNGE

11,443 SQ FT OF TERRACE SPACE ACROSS FOUR FLOORS

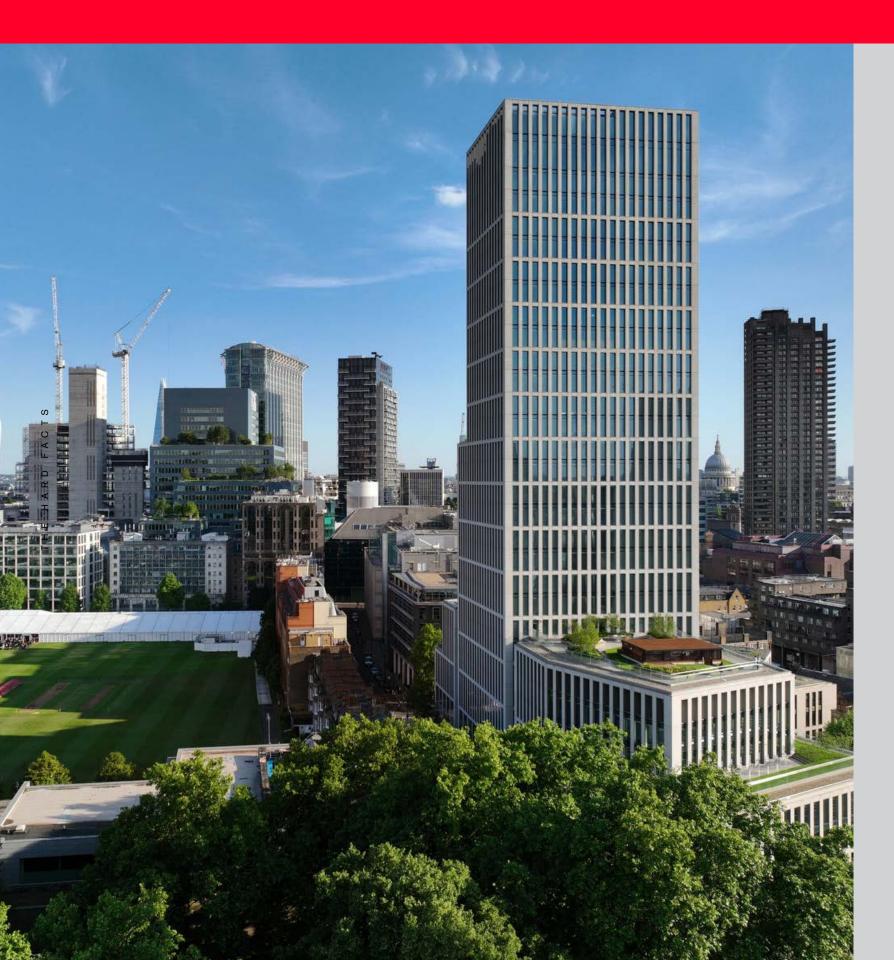
LARGE VOLUME DOUBLE **HEIGHT DESIGN-LED LOBBY** WITH LOUNGE SPACE + CAFÉ

RETAIL SPACE ᇤ SQ

TYPICAL FLOORS OF c24,000 SQ FT AND c6,500 SQ FT WINDOW-ON-THE-WORLD **VIEWS ACROSS THE CITY** 

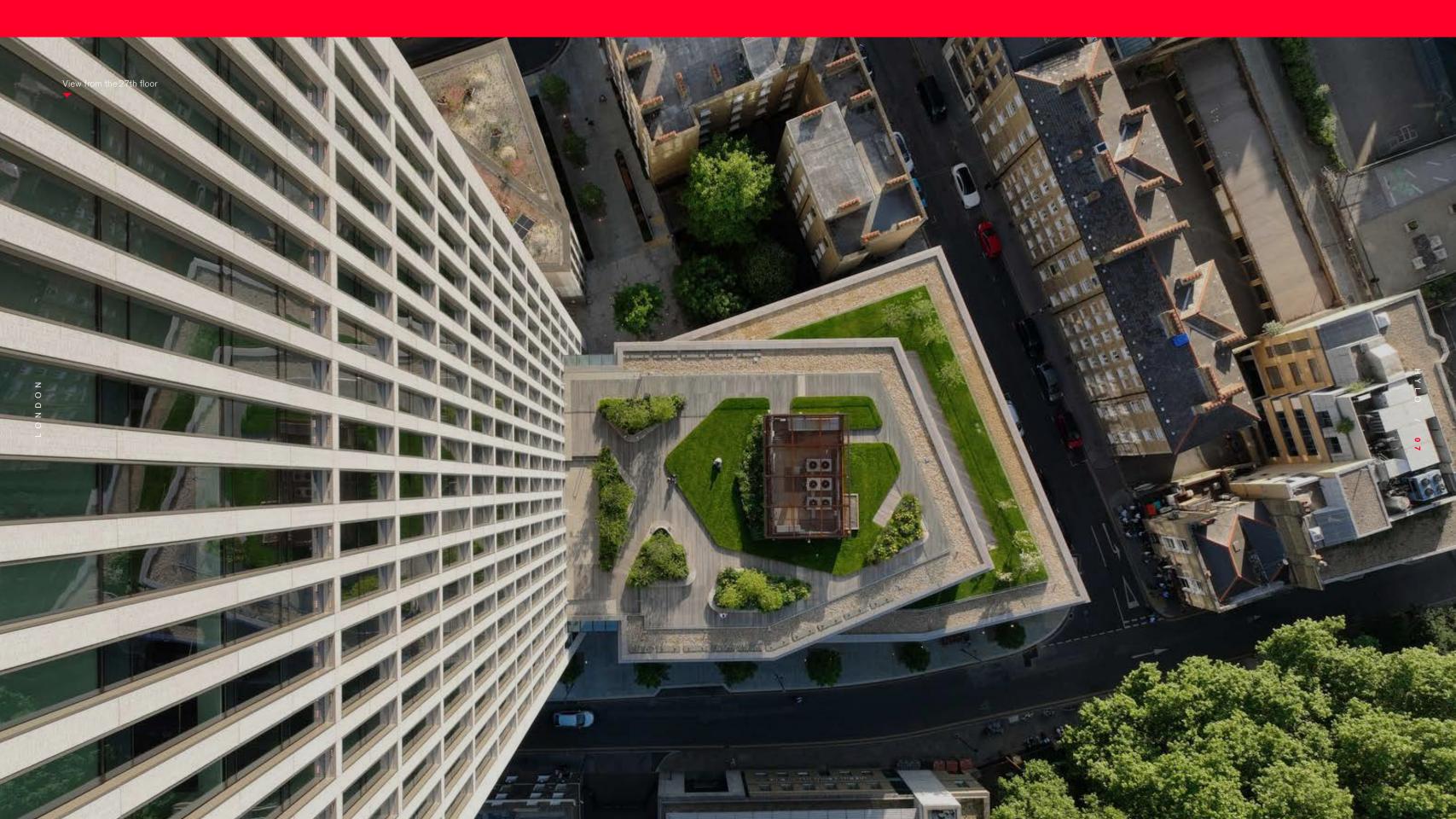
**BREEAM** 

Excellent



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







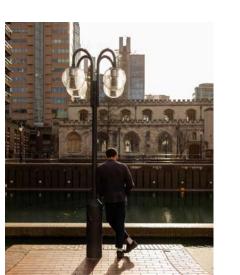
What you will discover from the foot of this basecamp will amaze and inspire your everyday.

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.

















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.

# MO





5 mins \* WALKING

<del>0</del> |

2 mins CYCLING





6 mins

\* WALKING

3 mins CYCLING



LIV

ER

9 mins

\* WALKING

4 mins CYCLING



BA

15 mins

**⊖** VIA NORTHERN LINE

6 mins CYCLING



38 mins NATIONAL

FA

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**→ →** |||

8 mins

4 mins

CYCLING

♦ VIA CIRCLE LINE FROM MOORGATE

**₹ T/** 

56 mins STANSTED **EXPRESS** 

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**ED** 

41 mins ELIZABETH LINE

HE

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**TW** ICK 55 mins

GA

VIA NATIONAL RAIL

## NG





16 mins

♦ VIA NORTHERN LINE FROM MOORGATE

11 mins CYCLING

**→ IIIII** 



12 mins

♦ VIA NORTHERN LINE FROM OLD STREET

13 mins CYCLING

WA

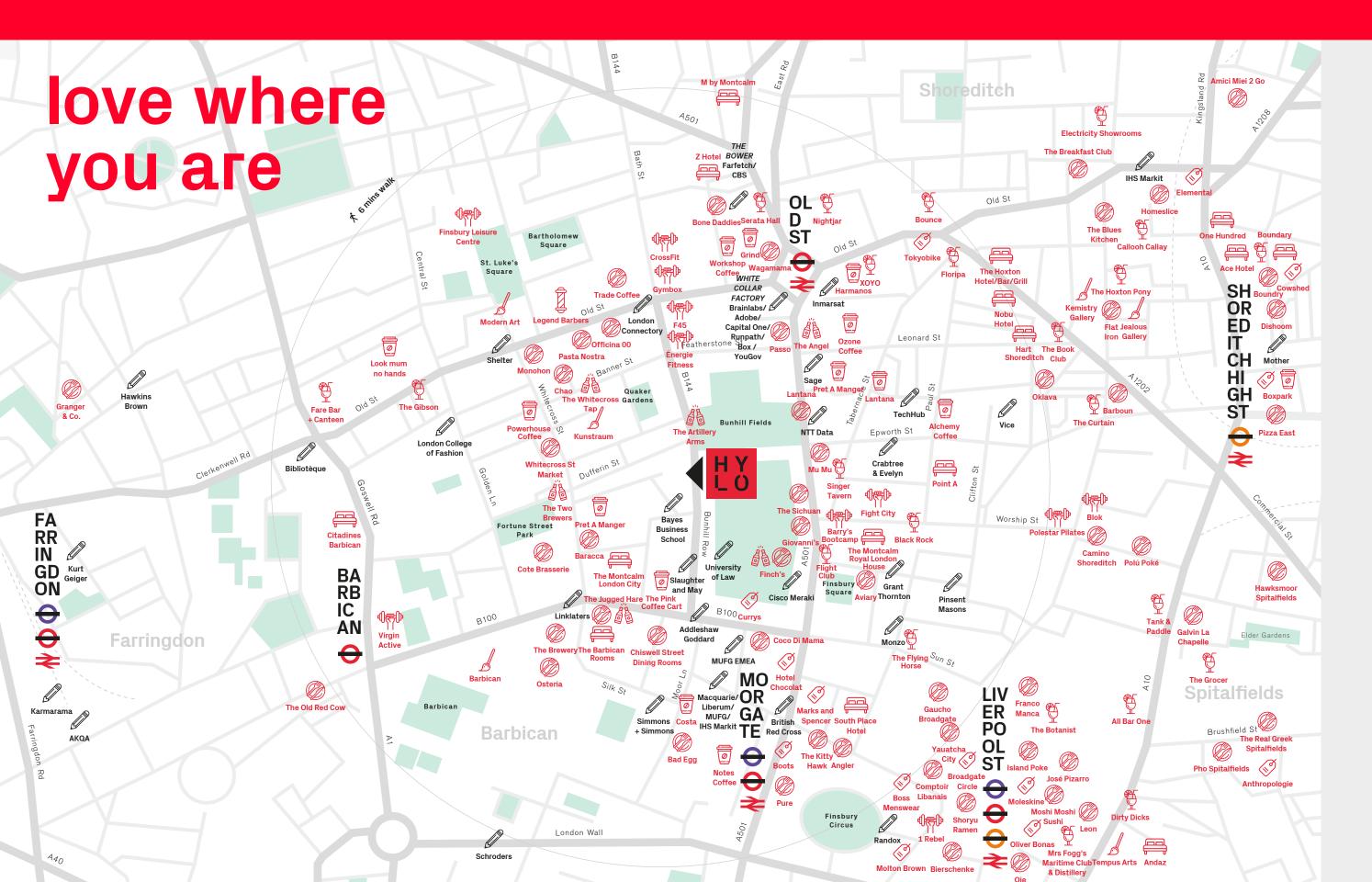




21 mins ♦ VIA NORTHERN LINE FROM MOORGATE

16 mins

CYCLING



### Key



Coffee shops



Pubs



Restaurants



Bars / Clubs



Galleries



Hotels



Shopping



Gym



Local occupiers

DISHOOM





CHISWELL STREET DINING ROOMS

tokyobike





**HOXTON GRILL** 



0 C C U P I

**HAWKSMOOR** 

Linklaters



the hoxton

**GRANGER** &Co.

**BOSCH** 

riliniin Meraki











The BOUNDARY

Project





















SLAUGHTER AND MAY



**BOXPARK** 

NTTData















The Legend **Barbers** 





FINCH'S







REBEL

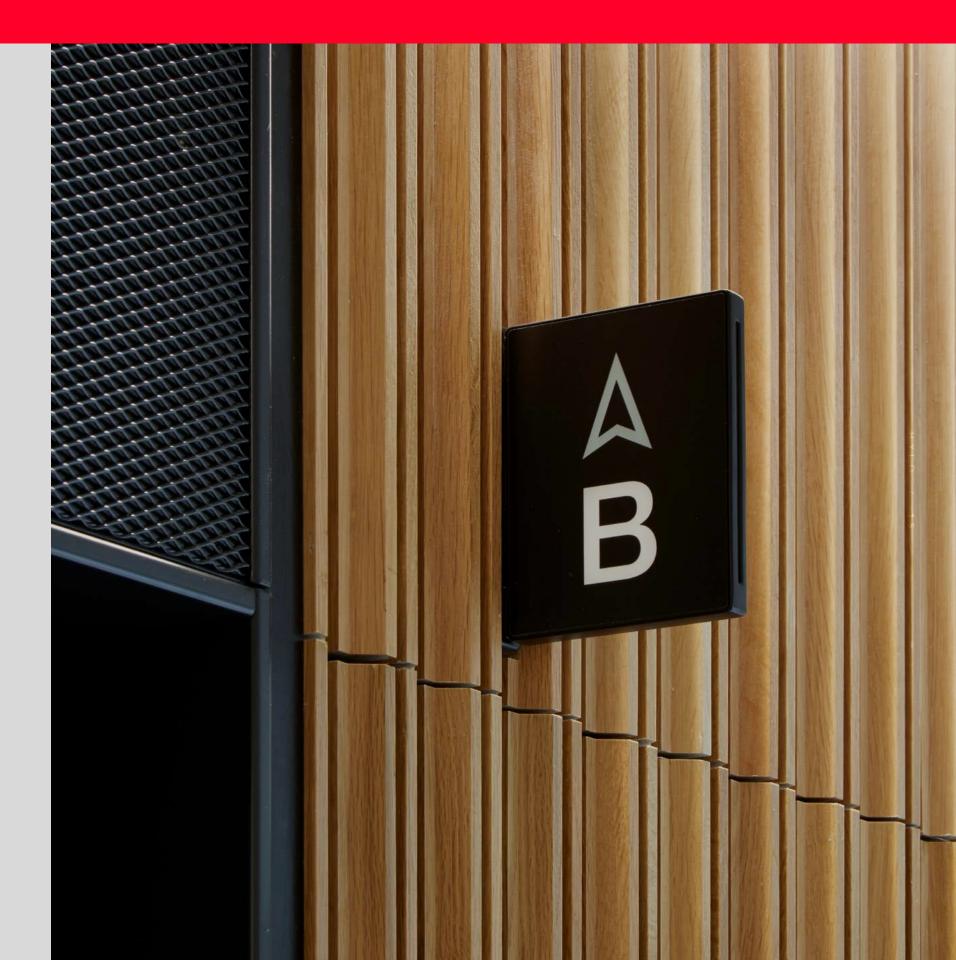
collaboration

## Anew

YLO offers 258,000 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.













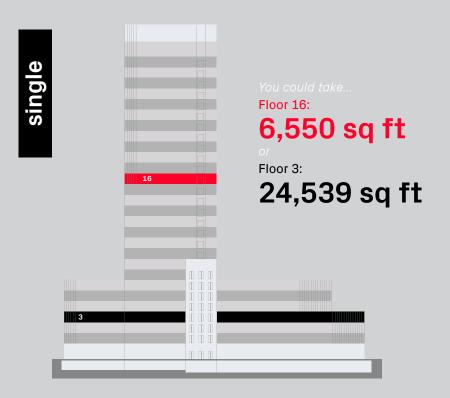


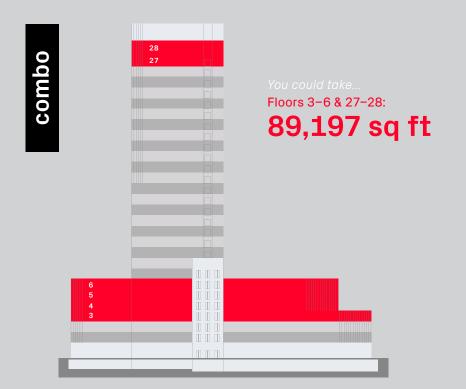


### SCHEDULE OF AREAS

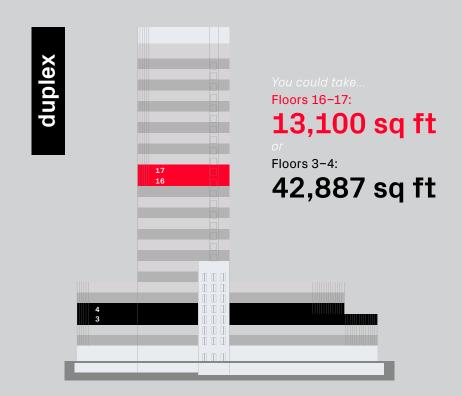
Floor	Use	sq ft	sq m	Terrace	sq ft
28	Office	5,712	531		
27	Office	5,977	555	•••••••••••••••••••••••••••••••••••••••	
26	Office	6,040	561	-;△ຸ່-	420
25	Office - Under Offer	6,551	609	•	
24	Office	6,550	609	•	
23	Office	6,550	609	•	
22	Office	6,550	609	•	
21	Office - Let	6,550	609	•	
20	Office - Let	6,550	609	•	
19	Office	6,550	609	•••••••••••••••••••••••••••••••••••••••	
18	Office	6,550	609		
17	Office - Under Offer	6,550	609		
16	Office - Under Offer	6,550	609	-¤-	452
15	Office	7,101	660		
14	Office	7,101	660		
13	Office	7,100	660		
12	Office	7,100	660		
11	Office - Under Offer	7,091	659		
10	Office - Under Offer	5,664	526		
9	Office - Under Offer	7,088	658		
8	Office - Under Offer	6,842	636		
7	Office	3,457	321	- <del>\</del> \\	3,250
	Business Lounge	3,207	298	- <del>\</del> \\	4,500
6	Officer	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	Office	13,548	1,259		
Ground	Retail*	10,335	960		
	Reception	5,846	543		
Basement	Retail*	6,477	602	······································	
TOTAL OFFICE		197,878	18,383	······································	
TOTAL RETAIL*		16,942	1,574		

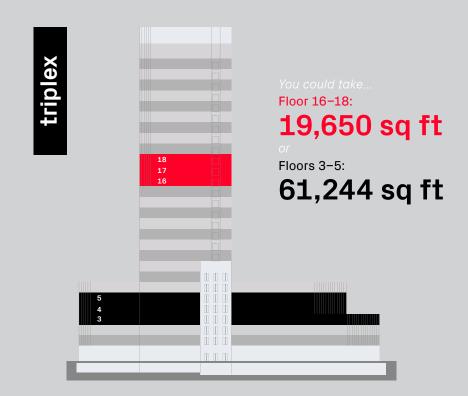
<sup>\*</sup>Retail reflected in Gross Internal Areas (GIA)





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





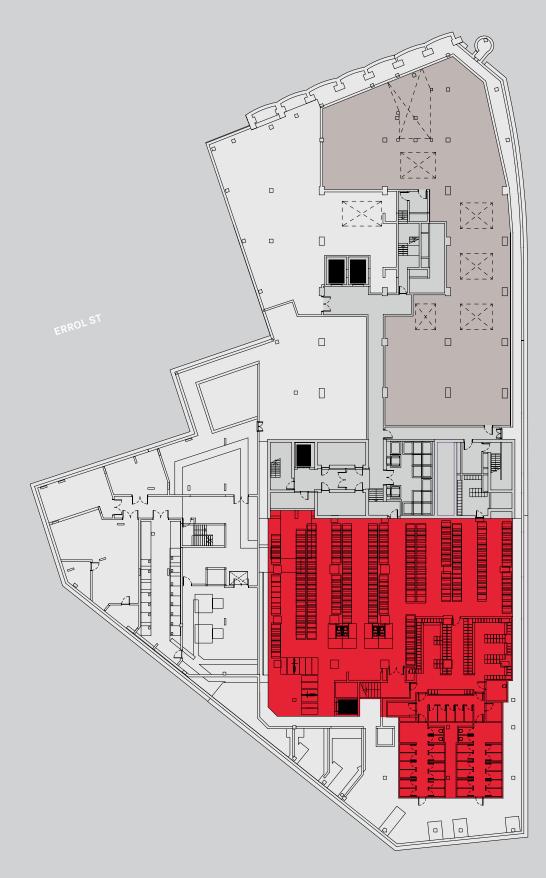


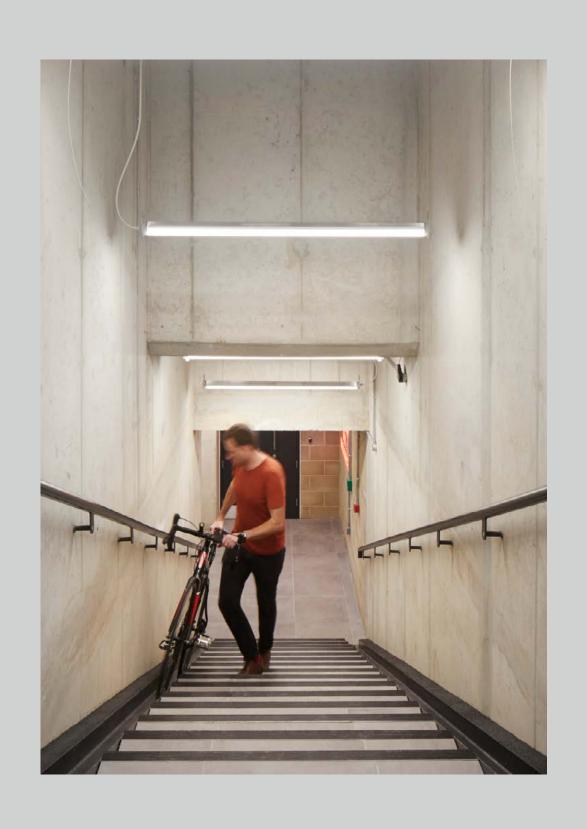
Basement RETAIL: 6,477 SQ FT / 602 SQ M

Bike Store / End of Trip Facilities

Lifts

Retail







### 

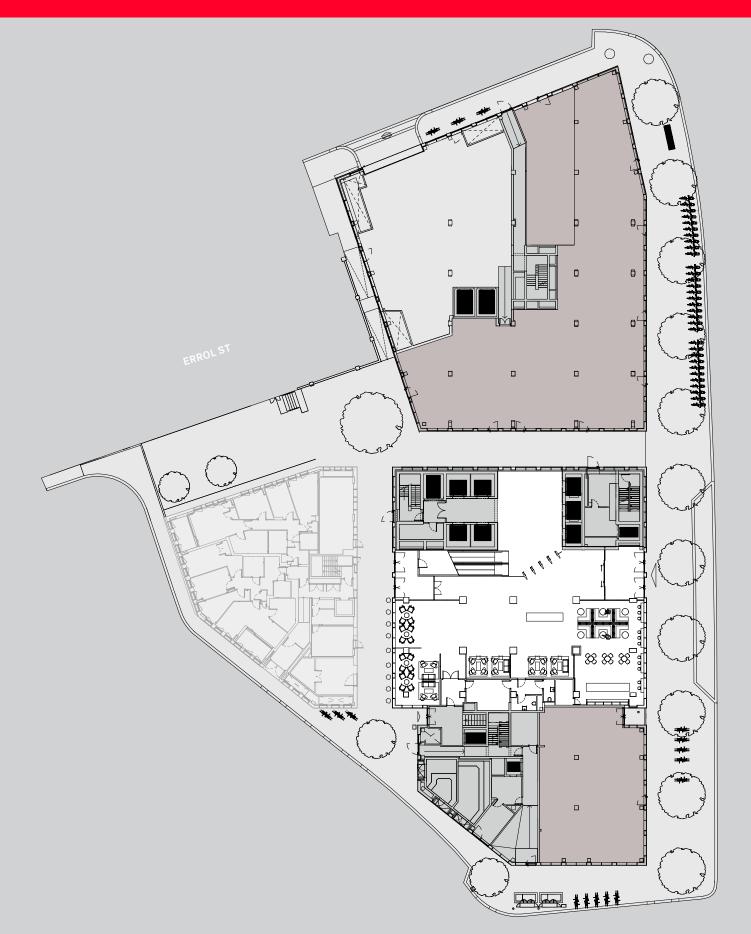
Ground floor

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





Retail

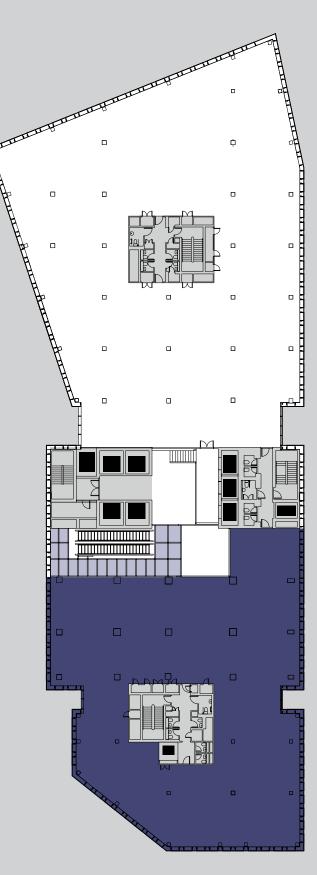




FIOOF 1
13,548 SQ FT /1,259 SQ M

Office Core Lifts Affordable

\* First floor incorporates escalator landing zone.

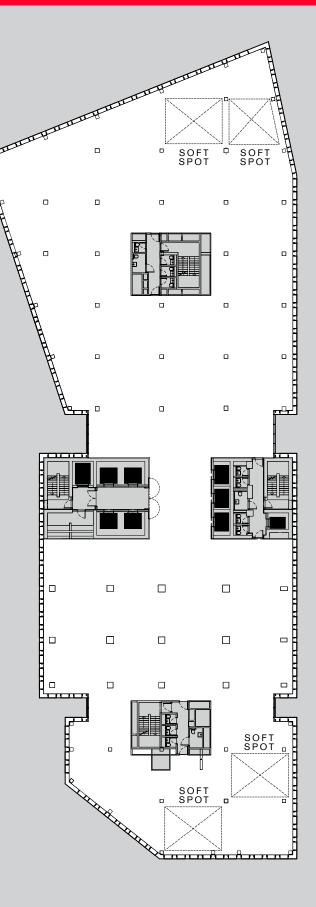


Typical floor 2-3\*

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

Lifts

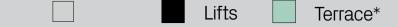
\* First floor incorporates escalator landing zone.



### 4. — 6

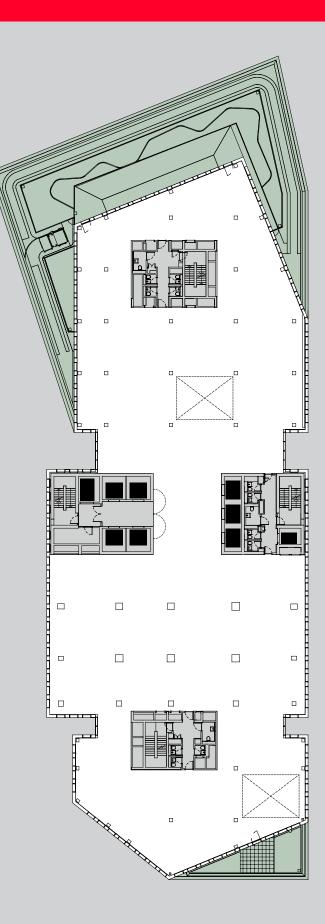
Typical floor 4–6\*

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

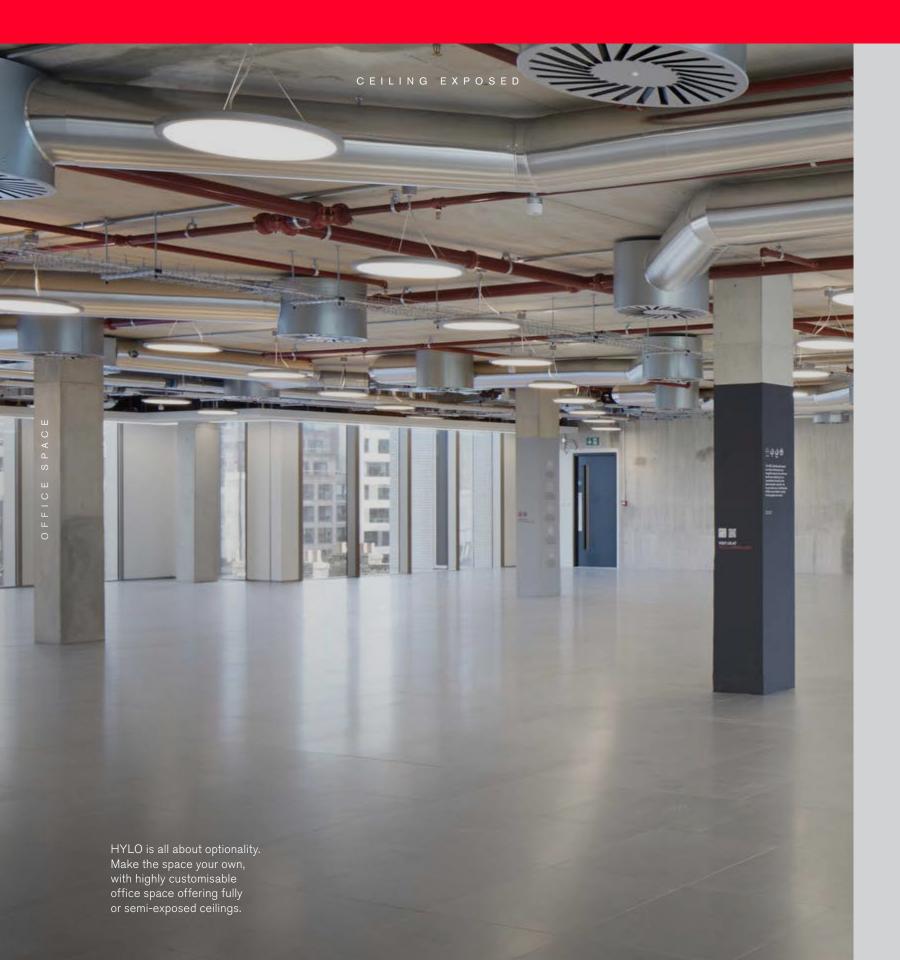


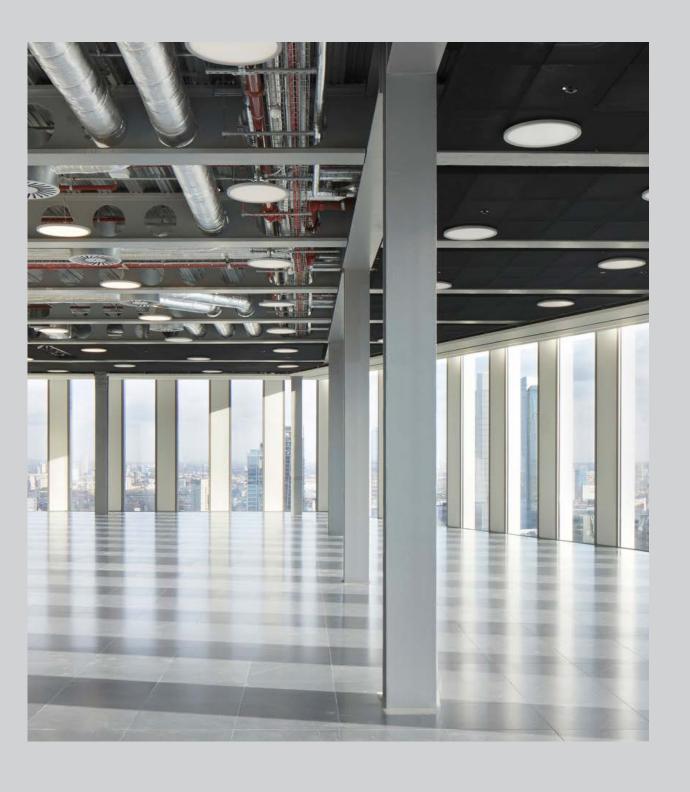
 $^{\star}$  Terrace on fourth floor only. Level 6 is currently under offer.

Floor plans not to scale. For indicative purposes only.



HILL ROW





7th floor

OFFICE: 3,457 SQ FT / 321 SQ M BUSINESS LOUNGE: 3,207 SQ FT / 298 SQ M

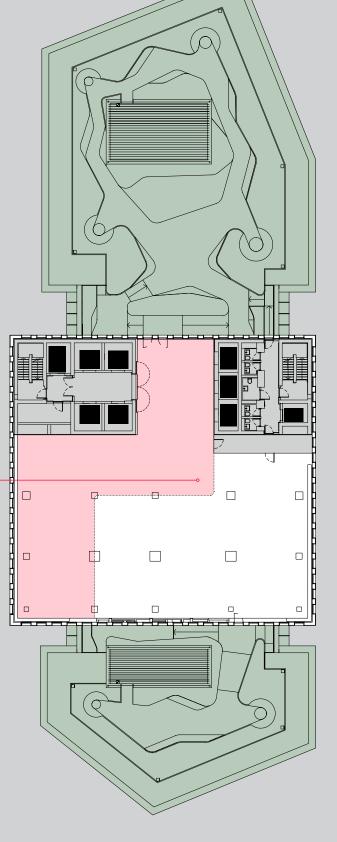
Office

Lifts

Теггасе

Business Lounge





Floor plans not to scale. For indicative purposes only.

\* Level 7 is currently under offer.

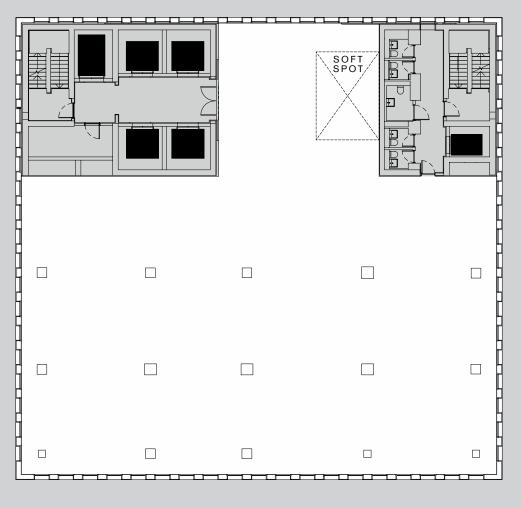




Typical floor 12–15

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

Office Core Lifts



UNHILL ROM

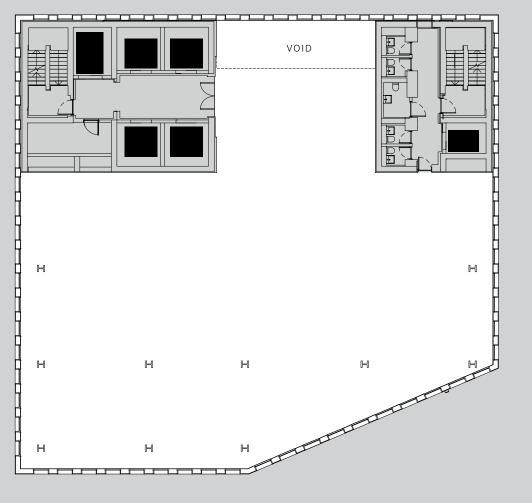


### 18-25

Typical floor 18–25

6,550 SQ FT / 609 SQ M

Office Core Lifts

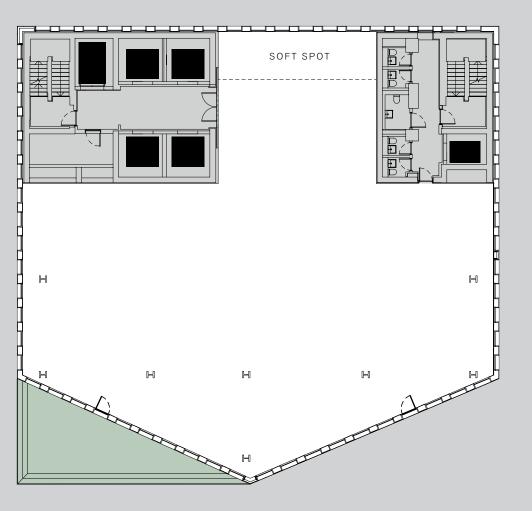


UNHILL ROW

26th Floor

6,040 SQ FT / 561 SQ M TERRACE: 420 SQ FT / 39 SQ M

Office Core Lifts Terrace

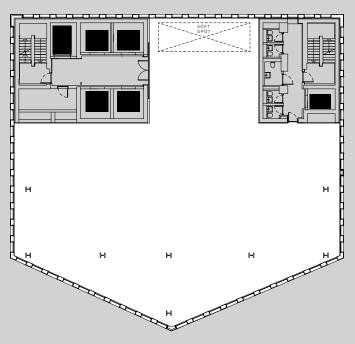




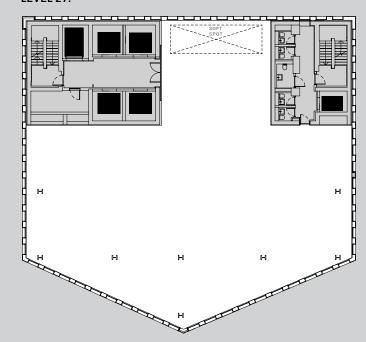
5,977 SQ FT / 555 SQ M + 5,712 SQ FT / 531 SQ M

Office Core Lifts

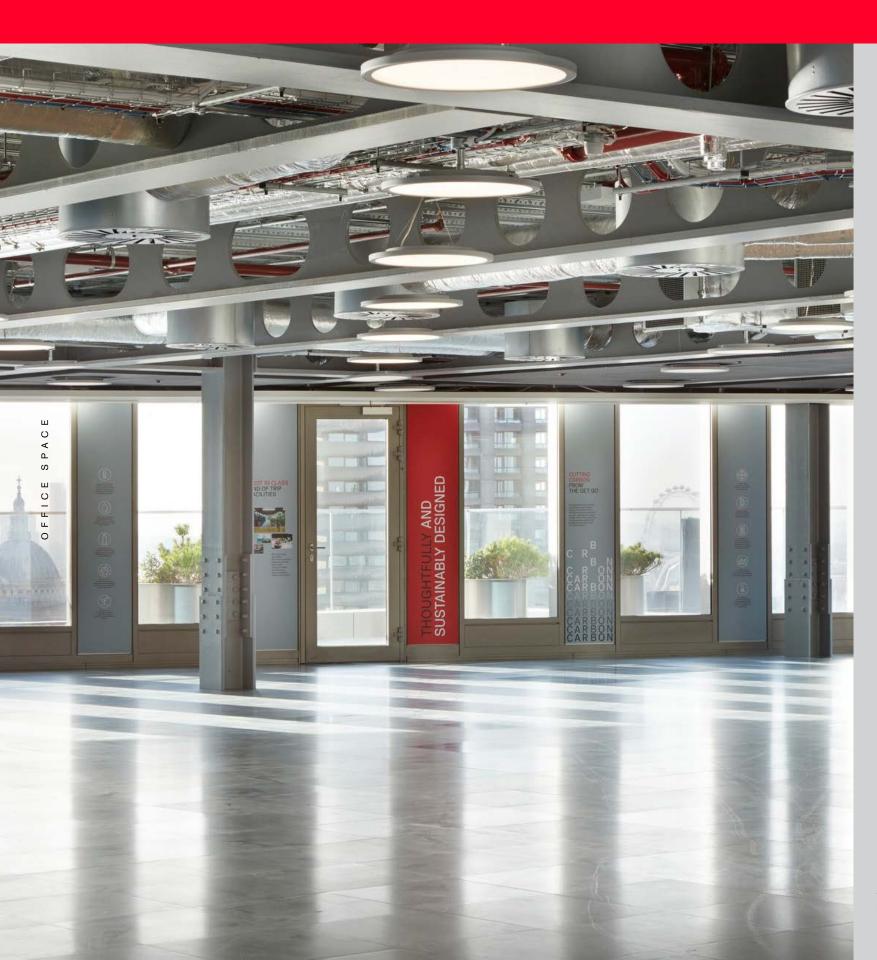


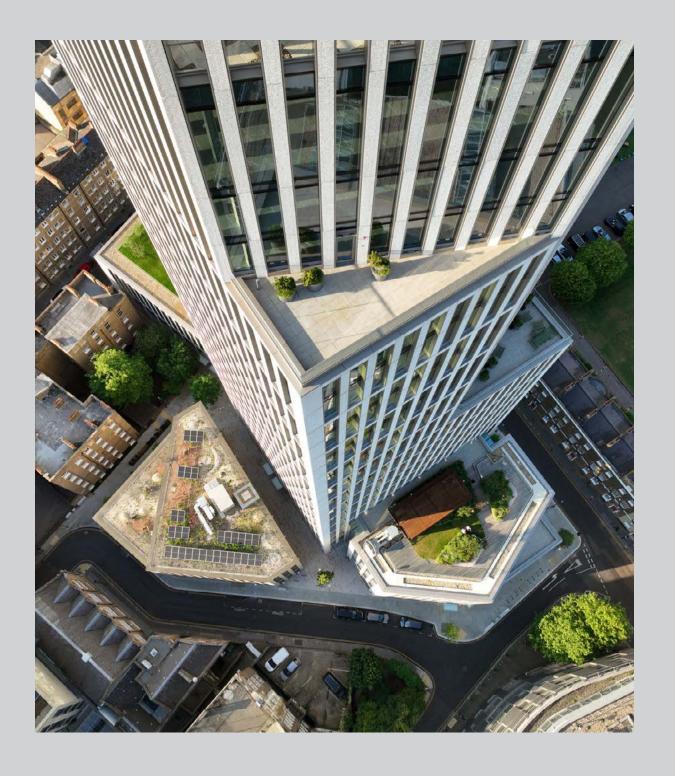


LEVEL 27:



UNHILL ROW





Level 26 Private Terrace

# Legal / Corporate

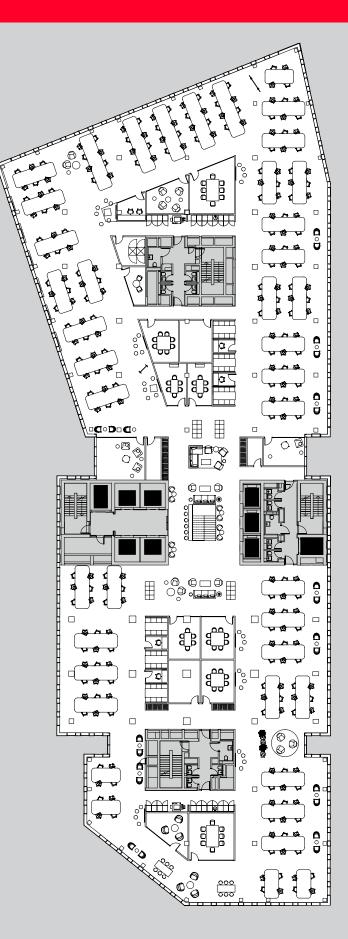
24,484 SQ FT / 2,275 SQ M

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





Floor plans not to scale. For indicative purposes only.





## 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	-

Lifts

ONFILL ROS

Floor plans not to scale. For indicative purposes only.

Cat B option

Fully fitted and furnished / Glass fronted meeting rooms / Breakout spaces / Communal tea point / Audio Visual / IT coordination / Comms room with dedicated cooling / Access to private South facing terrace / Panoramic views.











6,550 SQ FT / 609 SQ M

OPEN PLAN (1600MM DESK)	58
16P BOARDROOM	1
6P MEETING ROOM	1
5P ZOOM POD MEETING ROOMS	2
4P MEETING SPACES	2
2P INFORMAL MEETING SPACES	3
PHONE BOOTHS	2
TEAPOINT	1
COPY AREA	1
COMMS ROOM	1
END OF DESK BANK STORAGE UNITS	7
COLLABORATION TABLE STORAGE UNITS	2
LOCKED SET	1

Office Core Lifts Terrace

THE BOARDERSON

WITCHEN AND SICHARD

RICHEN AN

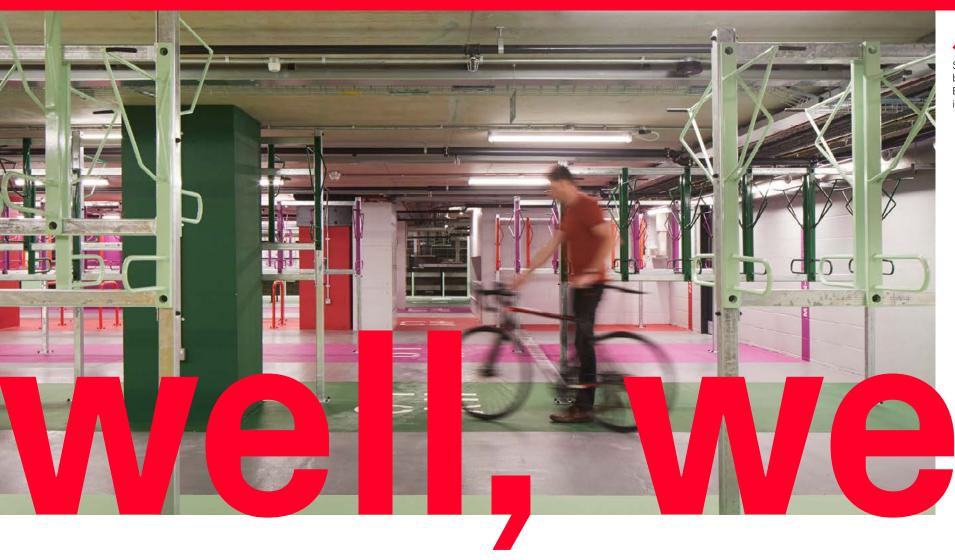








# Find your Color of the second second



Storage for 379 bikes including 76 Brompton Lockers in the basement





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

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:









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 occupiers.

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.

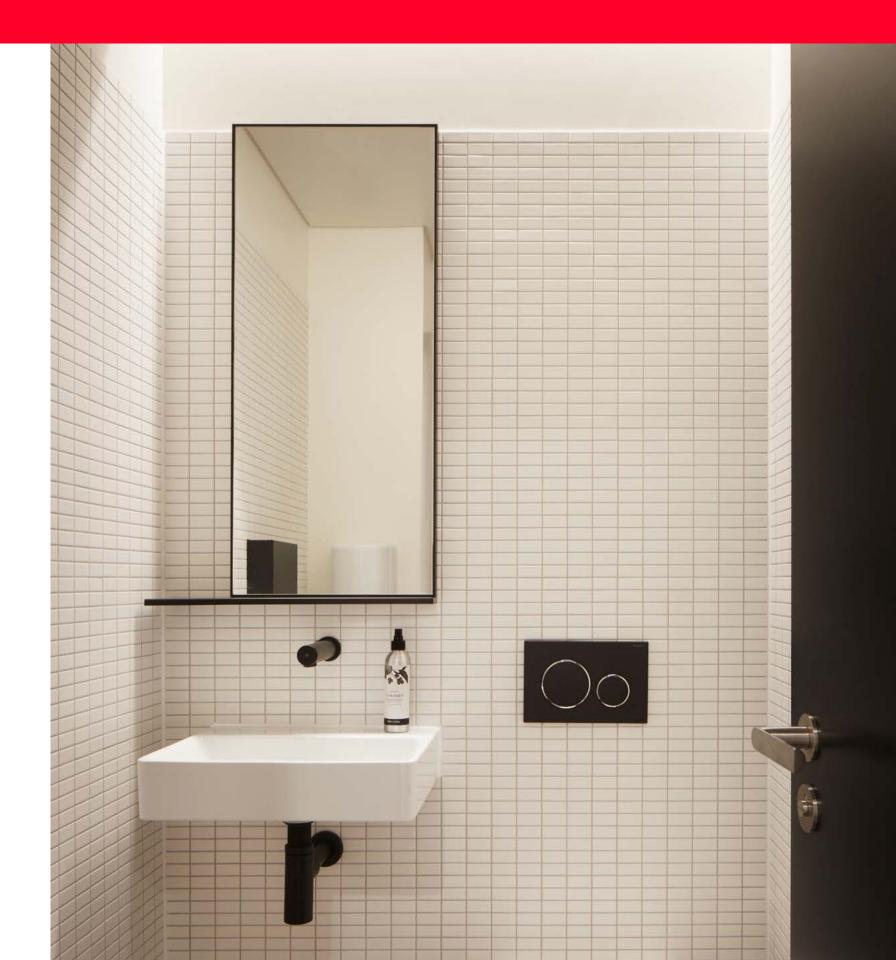
Intermittent bouts of physical activity are encouraged at HYLO by accessible nearby green spaces and nearby gym facilities.

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.







#### 1.3 Floor Loading

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

# REC

#### 2.1 Building Entrance

zed automat rom Bunhill Row elter and ive canopy prov he entrance. Pos courier is via the cycles nce 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

#### **Podium lifts**

Serve levels 1-7 from the ground floor recention.

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

1.0kN/sq m 2No Escalators travelling between ground and mezzanine level.

#### Goods lift

A 2000kg goods li including basem

#### Fire Fighting

A 13-person (100 efighting lift serves all floors h

#### 2.4 Cyclists' Facilities and Showers

379 secure cycle in the basement acce 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), 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

#### 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.

#### 3.1 Planning Grid

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

#### Occupancy Level

n per 8 sq m floors 1 to

nd heating and cooling ed on an occupancy leve er 8 sg m throughout.

are unisex superloo

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):

#### Slab to Slab Soffit (Storey)

L1-15	3350mm	2930mm
L16-27	3350mm	3045mm
L28	4800mm	4250mm

	underside of MEP	Ceiling	
L1-27	2600mm	2550mm	Ī
 L28	3700mm	3600mm	Ī

FFL to

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

Level FFL to

#### 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

#### 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

ap detailing frames with sh frames to ris doors and cor

oated frames: full height sealed e glazed.

#### 3.5 Wired Score Level

#### 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.

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

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

#### **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.

#### 4.1 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 ion unit

ig of LT nd chilled water allows h podium level and a ancies

#### .2 Cat A Offices Performance

#### <mark>tern</mark>al desi<mark>gn co</mark>nditions

30°C db, 20 -4.0°C sat

#### 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	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 nains

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).

#### 5.1 Design Criteria Lighting

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

#### **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

rical services d oution allows cies on each podium level and n tower levels

metering for tenants' and la all with remote reading and via t

#### 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 backup 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.

#### 6.1 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

s been installed.

#### Retail Units

arranged in two space has f subdivis o six units. The n end hav ct rear access to g bay. The units are provided with sho front glazing and completed to shell and core.

#### 7.2 Floor Loading

Retail areas: 3.0kN/sq m 1.0kN/sa 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 are provided. These will include:

- Electricity
- LTHW heating - Chilled water
- Sprinklers
- Telecoms containment

- Link to fire alarms

risers to podium roof level.

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

#### 8.1 Targets

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

#### 8.2 Facilities

and coo r (CHP) taic Panel Arra vater h

# 275,000 sq ft of

# Hell Yeah!

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



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