

Compton

*For Rent*  
**105 Bunhill Row  
Old Street EC1**



Fully-fitted office space with  
panoramic views available by way of  
an Assignment or Sublease until  
June 2029/2034

**For Rent**

**24th Floor, Hyla**  
105 Bunhill Row  
Old Street EC1Y

**Size**

6,550 Ft<sup>2</sup>

**Rent**

P.O.A.

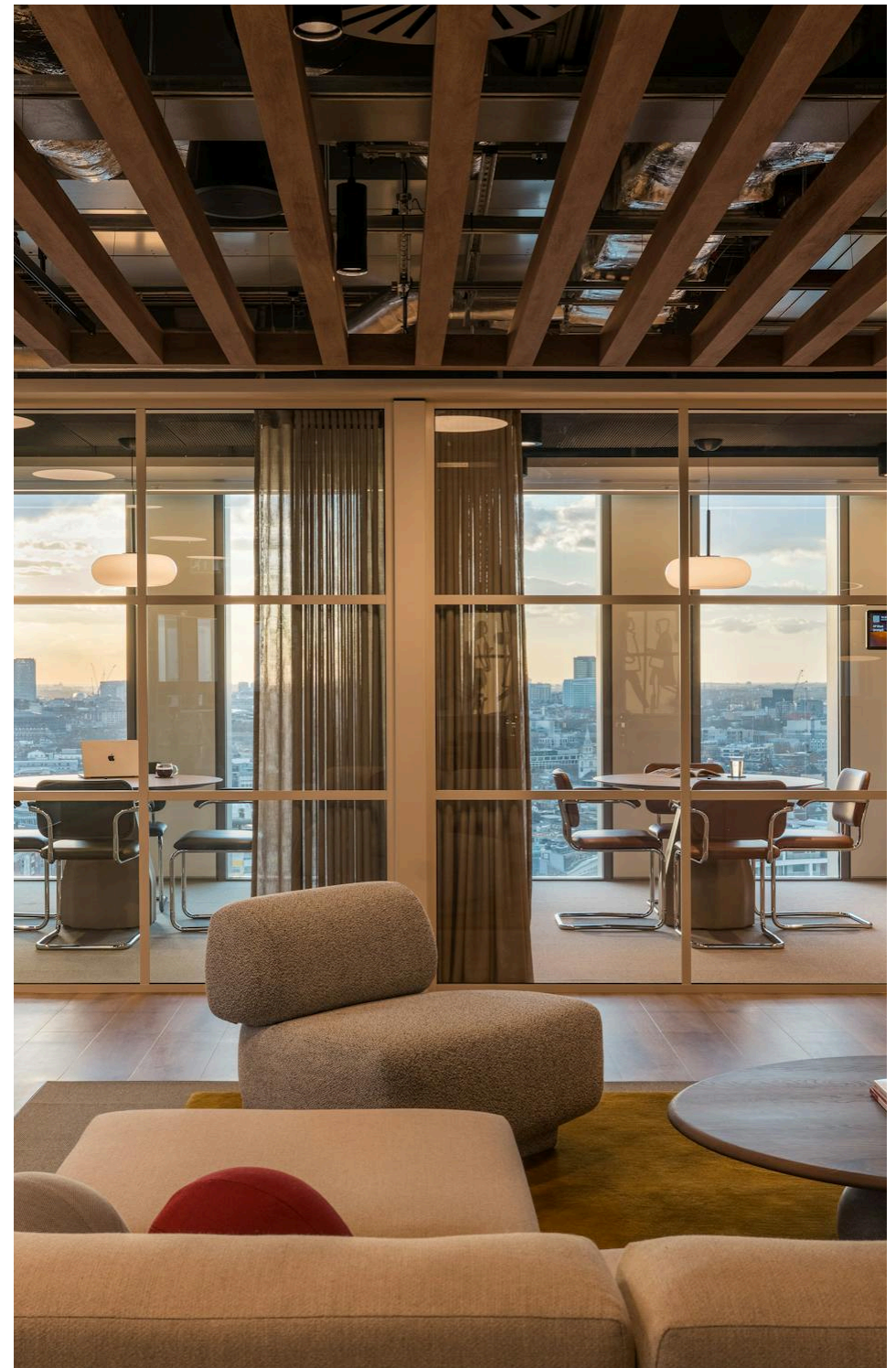
**Fitout**

Fitted

### **Description**

Newly refurbished plug & play office space available for lease by way of an Assignment or Sub Lease until June 2034 (with a Tenant only break clause in June 2029). The office has been fully-fitted to include desks, meeting rooms, phone booths, breakout areas & a kitchenette.

Located at 103 – 105 Bunhill Row, HYLO rises 28 storeys above Old Street, pinpointing its enviable and well connected location. Tenants have access to a tenant lounge, communal terrace and cafe offering, as well as a range of notable facilities. HYLO provides a platform for both start-ups and global brands alike with a workspace promoting flexibility and flooded with natural light.



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*For Rent*

**24th Floor, Hylø**  
105 Bunhill Row  
Old Street EC1Y

*24th Floor Office Space*

**Size**

6,550 Ft<sup>2</sup>

**Rent**

P.O.A.

**Fitout**

Fitted



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24th Floor, Hylø  
105 Bunhill Row  
Old Street EC1Y

24th Floor Office Space



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24th Floor Office Space



24th Floor Office Space

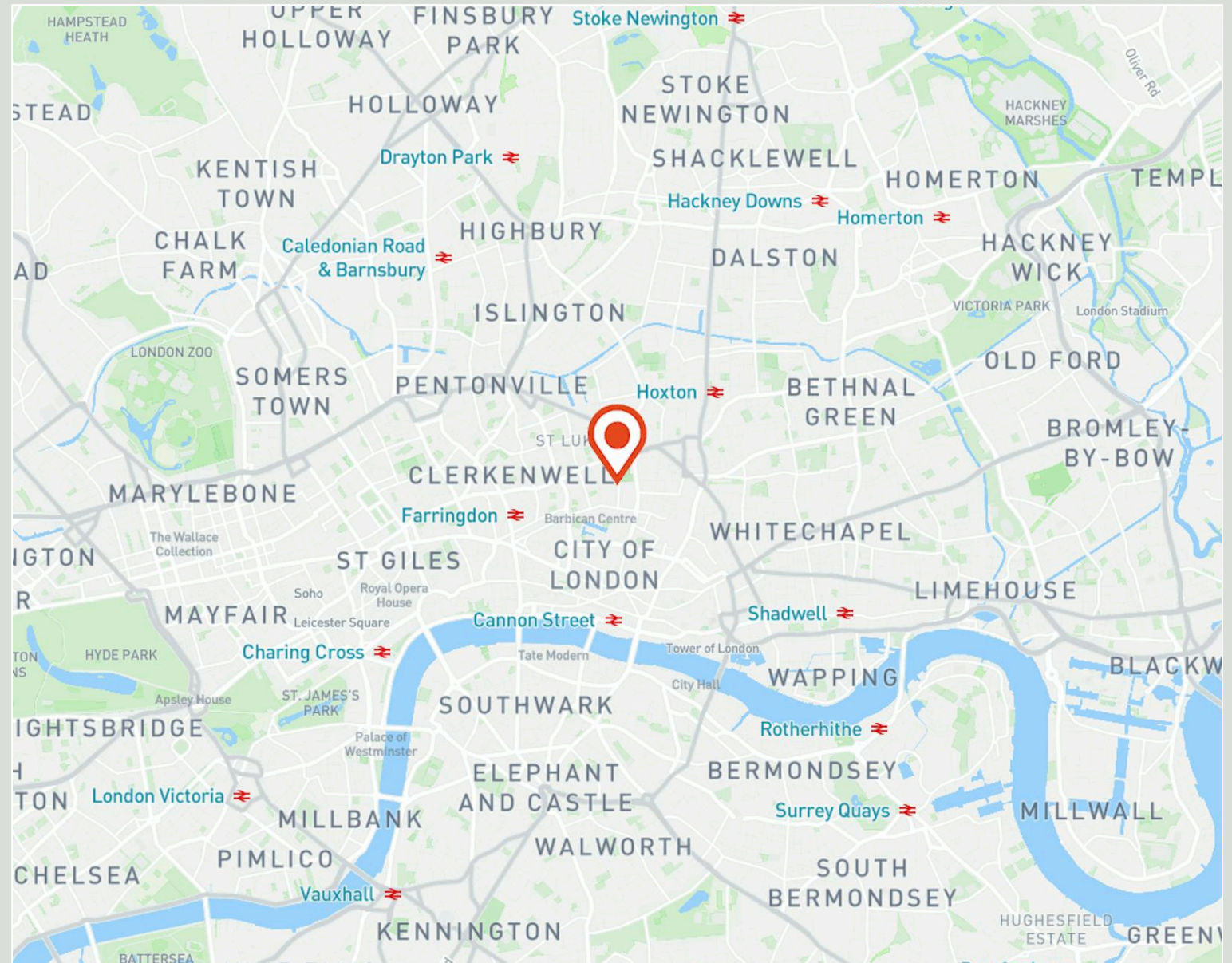
For Rent

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105 Bunhill Row  
Old Street EC1Y

Location

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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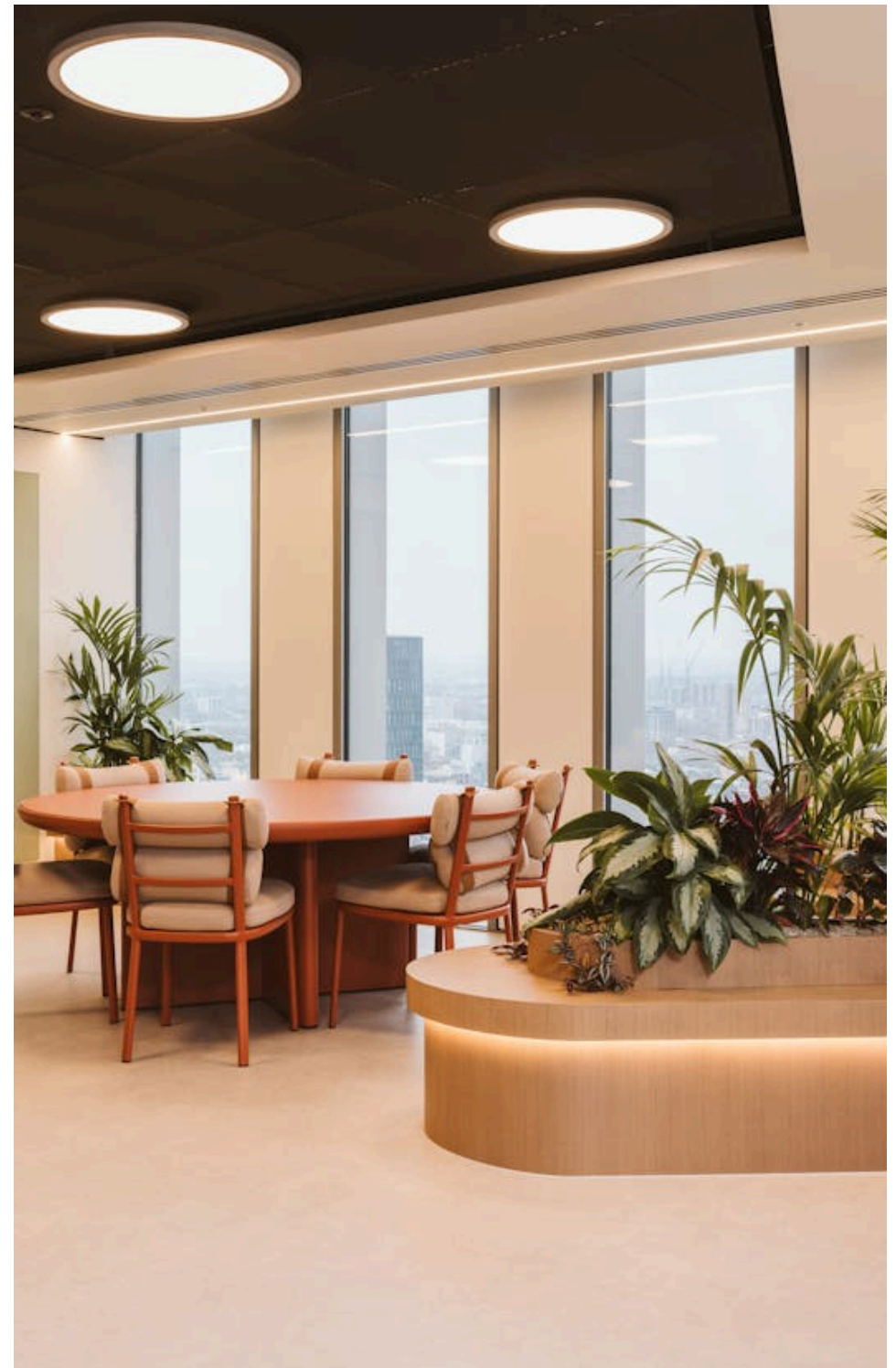
24th Floor Office Space

For Rent

**24th Floor, Hyla**  
105 Bunhill Row  
Old Street EC1Y

## Amenities

- Available by way of an Assignment or Sub Lease until June 2034. There is a Tenant only break clause in June 2029
- Fully Fitted to include Desks, Meeting Rooms, Phone Booths, Breakout Areas & a Kitchenette
- Video and audio production rooms and editing suite
- Multiple Open Collaboration / flexible booth areas
- Multiple meeting rooms varying in size
- Ability to add further desks & chairs
- Fibre and cabling in situ
- Panoramic views
- Access to a communal Tenant lounge and terrace on level 7
- Secure cycle spaces and showers
- Manned Reception
- Passenger lifts

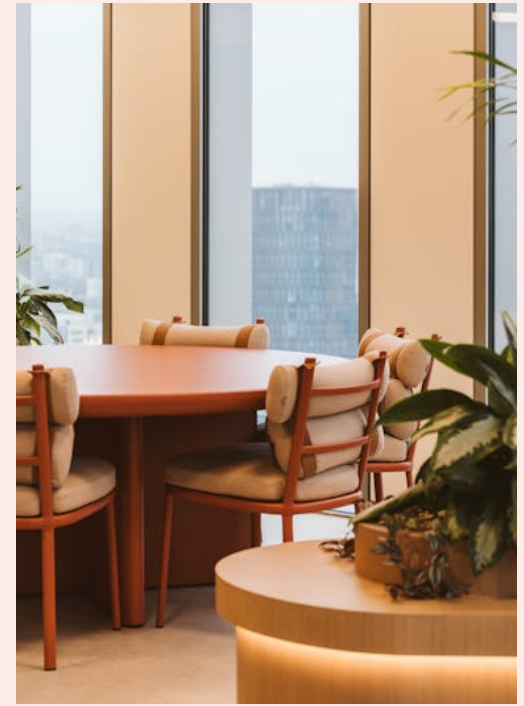


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*24th Floor Office Space*



*24th Floor Office Space*

For Rent

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Old Street EC1Y

Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
24th	6,550	-	£27.50	£16.69	£44.19	£24,120.38	£289,444.50	Available

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**HY-LOUNGE - a new exclusive private club Tenant lounge.**

Based on Level 7, 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 private 4,500 sq ft landscaped roof garden. Reserved exclusively for HYLO's occupants.

**Tenure**

Assignment

**Availability**

Available Immediately. Available by way of an Assignment or Sublease until June 2034. There is a Tenant only break clause in June 2029.

**Legal Costs**

Each party to bear their own costs

**VAT**

Applicable

**Content**

Watch the Film  
(click button)



Contact Us

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All appointments to view must be arranged via sole agents, Compton, through:



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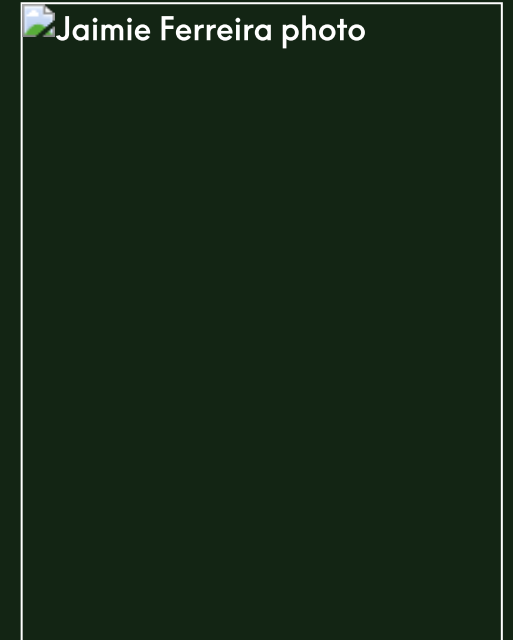
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