

**fisher
german**

Hylo, 105 Bunhill Row

London EC1Y 8LZ

20th and 21st Floors

Leasehold | Office
Plug & Play

6,550 - 13,100 Sq.ft (608 - 1,217 Sq.m)



To Let | £90.00 psf



Key information



Passing Rent

£90.00 per sq ft
pa excl



Service Charge

£16.69 per sq ft pa
excl



Business Rates

£27.43 per sq ft
(y/e April 2026)



EPC Rating

A

Hylo, 105 Bunhill Row

6,550 - 13,100 Sq.ft (608 - 1,217 Sq.m)

Location

HYLO is located adjacent to the HAC grounds, between Moorgate and Old Street, providing quick access to the City and the City Fringe. Liverpool St station is also under a 10 minute walk away, providing access across Central London. London City and Stansted airports can be reached in under 40 minutes, whilst all major London airports can be reached within 1 hour.

Description

HYLO provides best in class office space. There is an impressive spacious reception, extensive end of journey facilities and communal roof garden. The Tenant business lounge is available with communal terraces and event space available.

The building is BREEAM Excellent, EPC A, WiredScore Platinum and WELL Gold.

The 20th and 21st floors are available fully fitted and furnished to a high specification, with exposed services, large break out area and several meeting rooms. The floors are interconnected via a staircase, however they can be taken separately.

Amenities



Tower
building



Transport
links



Shared
facilities



Exposed
ceiling



24/7
access



Towel
service



High quality
fitout



Floor to
ceiling
windows



End of
journey
facilities

Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
21 st Floor	6,550	608.5
20 th Floor	6,550	608.5
Total	13,100	1,217

Nearest Stations

Old Street Underground Station: 0.3 miles - 6 min walk

Moorgate Underground Station: 0.4 miles - 7 min walk

Liverpool Street Station: 0.7 miles - 13 min walk



Further information

Passing Rent

£90.00 per sq ft pa excl

Business Rates

Estimated at £27.43 per sq ft pa excl.

Service Charge

£16.69 per sq ft pa excl.

Lease Terms

Available by way of assignment to May 2032, with tenant only break option in May 2027, or alternatively via sublease until May 2027.

New lease on a floor by floor basis will be considered.

EPC

The EPC rating is A.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewings

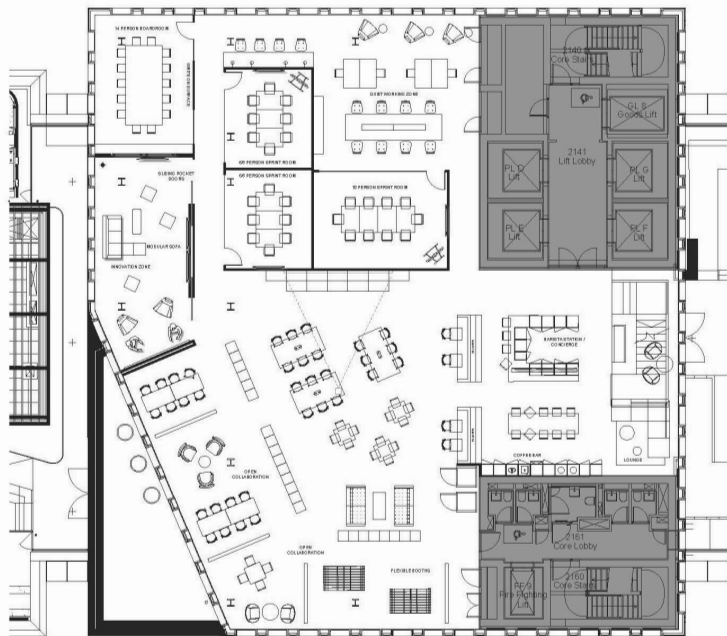
Strictly by prior arrangement with the joint sole agents Fisher German LLP, and Compton.



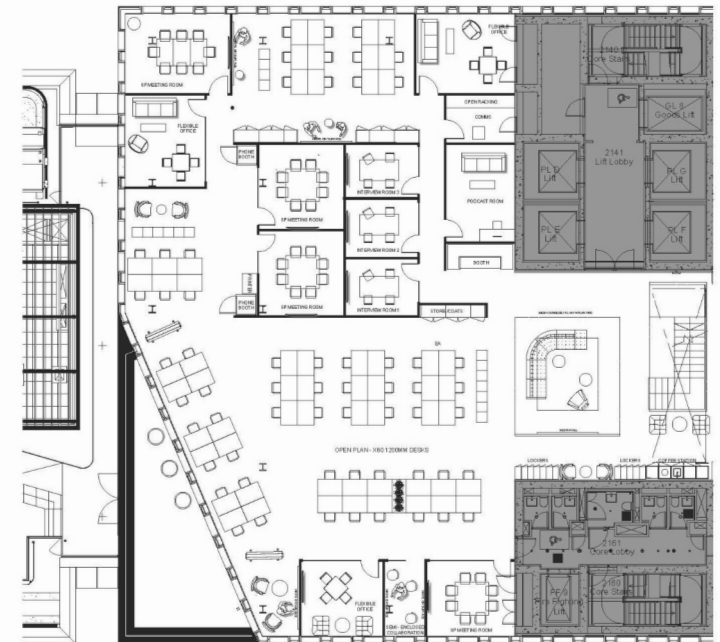


Floorplans

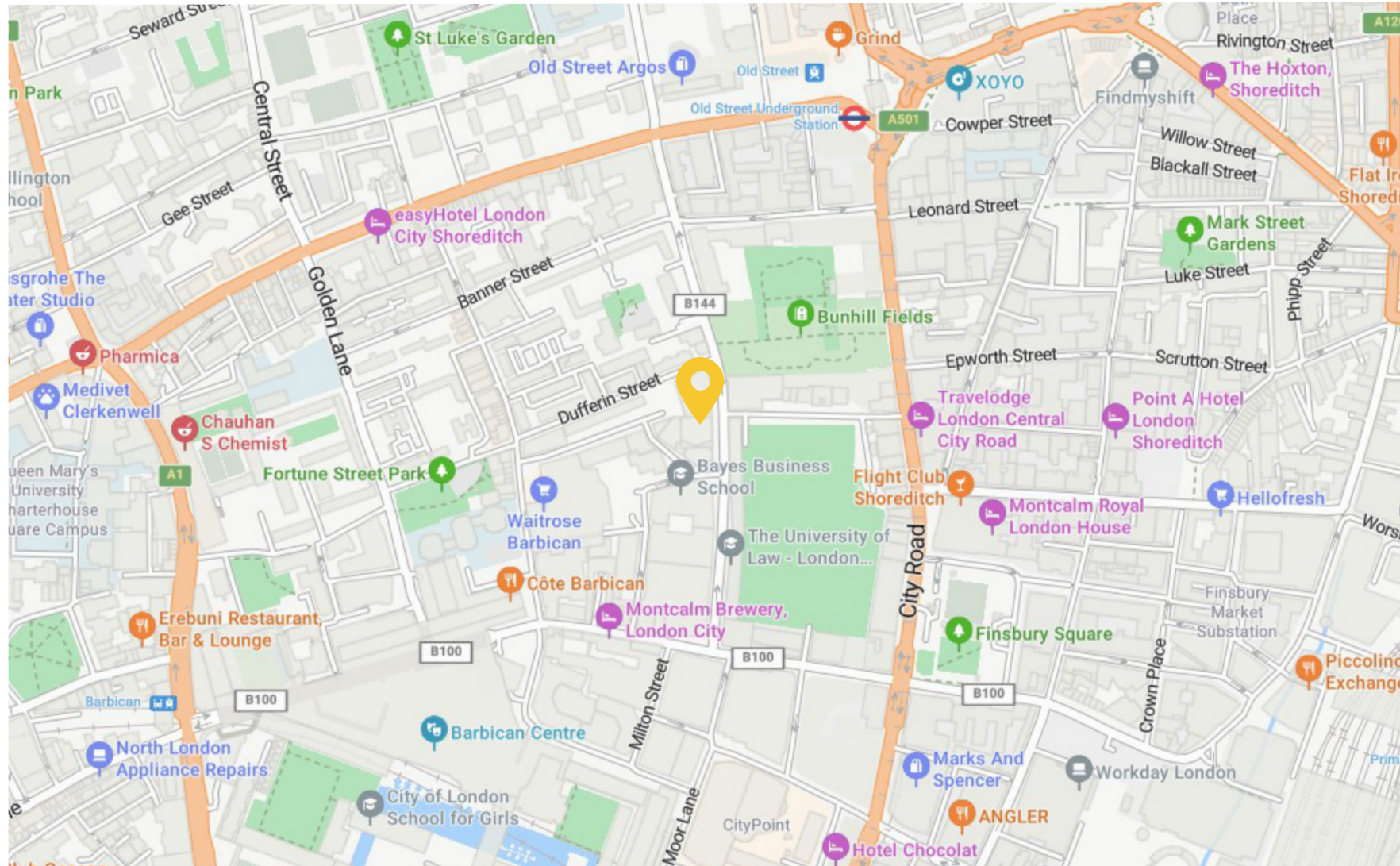
Level 20 General Arrangement



Level 21 General Arrangement



Location Map



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Particulars dated October 2025. Photographs dated 2025.



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