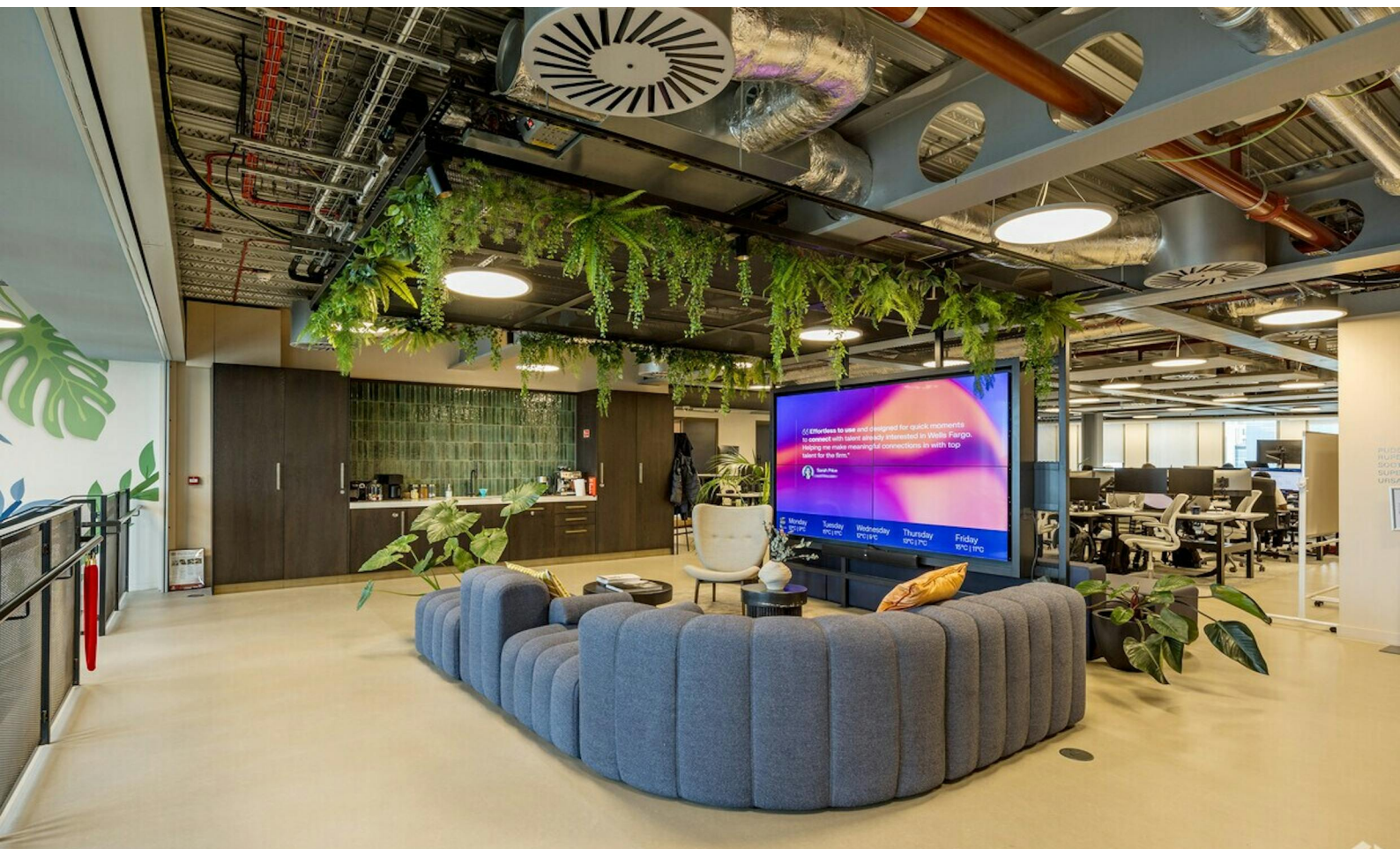




Hylo, 105 Bunhill Row, London, EC1Y 8LZ

Superb HQ Office for a Leading Tech / Ai Company within Shoreditch Triangle close to Liverpool Street Station.

Summary

Tenure	To Let
Available Size	8,000 to 13,100 sq ft / 743.22 to 1,217.03 sq m
Rent	£90 per sq ft
Service Charge	£18 per sq ft
Business Rates	Upon Enquiry
EPC Rating	A

Key Points

- Floor to ceiling windows
- Fully Fitted
- Open Plan with Collaboration Zones
- EPC A
- 10 x Meeting Rooms
- Executive Offices
- Ideal for Leading Tech or Ai Company
- Best fitted floor in Shoreditch

Summary

Available Size	8,000 to 13,100 sq ft
Rent	£90 per sq ft
Business Rates	Upon Enquiry
Service Charge	£18 per sq ft
VAT	Applicable
EPC Rating	A

Description

The best fitted out office CAT A+ in Shoreditch available close to Liverpool Street Station. The building is already the leading property for Tech and has a vast array of reputable tenants which includes TikTok and Sage to name a few.

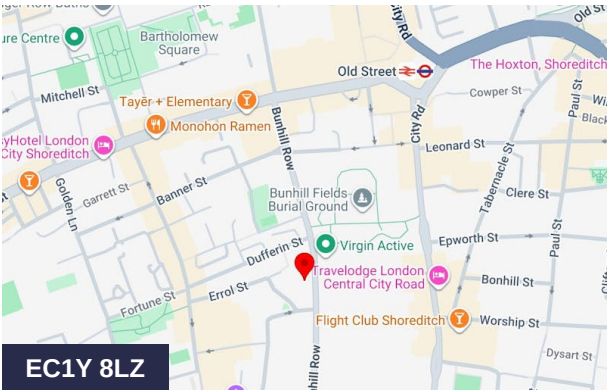
Location

Located in the Heart of Shoreditch within Shoreditch Triangle close to Liverpool Street Station on Elizabeth Line.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
21st - 20th and 21st available together with interconnecting stairwell	13,100	1,217.03	Available
Total	13,100	1,217.03	



Viewing & Further Information

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