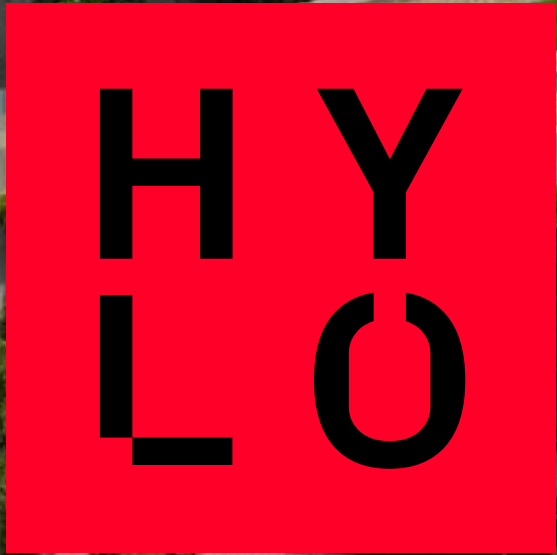


HYLO  
105 Bunhill Row  
London  
EC1Y 8LZ



HYLO,  
105 Bunhill Row,  
London EC1Y 8LZ

C O N T E N T S



258,000 SQ FT  
PREMIUM OFFICE SPACE

407 BIKE SPACES  
394 LOCKERS  
30 SHOWERS

Office CYCLE PROVISION Retail

365 BASEMENT CYCLE STORE

42 EXTERNAL SHEFFIELD RACKS

26 INTERNAL SPACES



Platinum ready



Excellent

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

05

MINUTES WALK FROM OLD STREET

17,000 SQ FT RETAIL SPACE

TYPICAL FLOORS OF c24,000 SQ FT AND c6,500 SQ FT

06

MINUTES WALK FROM MOORGATE (ELIZABETH LINE)

HY-LOUNGE, A 3,207 SQ FT DEDICATED BUSINESS LOUNGE FOR HYLO TENANTS, WITH MEETING ROOMS, BREAK OUT SPACE AND TERRACE ACCESS

11,443 SQ FT OF TERRACE SPACE ACROSS FOUR FLOORS

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

WINDOW-ON-THE-WORLD VIEWS ACROSS THE CITY

# AN AWARD-WINNING BASECAMP FOR BRILLIANCE

## Award 01

THE RICS AWARD FOR  
THE 'BEST COMMERCIAL  
DEVELOPMENT'

With full-fibre connectivity, resilient cyber security systems and a bespoke building app built in as standard, our cutting-edge technology will help you work smarter, not harder.



## Award 02

THE SUPREME AWARD  
FOR STRUCTURAL  
ENGINEERING EXCELLENCE

Commended for using only the most essential strengthening works necessary to save carbon on the extension in our structural retrofit to maximise the building's potential.



## Award 03

THE TALL BUILDING  
AWARDS NAMED HYLO  
'BEST MIXED-USE BUILDING'

We've mixed it up by integrating office, retail and residential. We're helping transform the neighbourhood into an area that is vibrant 24/7 all year round.



## Award 04

HYLO WAS ALSO CROWNED  
'WINNER OF WINNERS' BY  
THE TALL BUILDING AWARDS

We've been recognised for an innovative design and a sustainable approach by re-configuring and extending around the superstructure of the original building.





THE HARD FACTS

▲ HYLO looking onto north side communal terrace

# HYLO

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

View from the 27th floor

**T**here is something exciting about working in this part of the capital. A short walk in any direction reveals new inspiration.

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.

THE PLACE TO

# CREATE

View from the 27th floor

LONDON

Aerial view looking onto north side communal terrace

HYLO / 07





Gloria, Shoreditch



Trade Coffee  
Old Street



Bao  
Shoreditch



Broadgate Circle

# Feel

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.



Whitecross Street Market

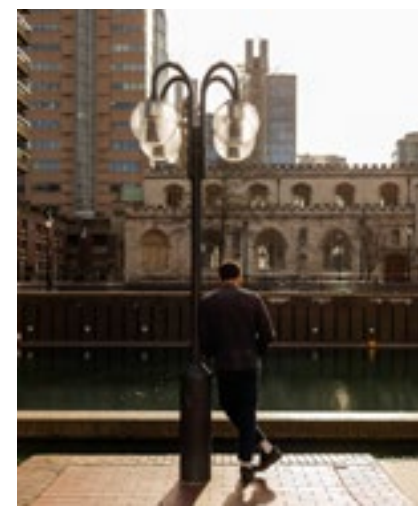


Look mum, no hands!  
Old Street

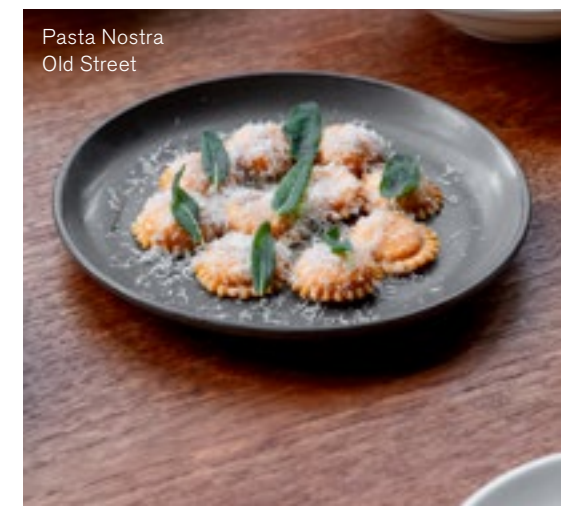
Kennedy's  
Barbican



Boxpark  
Shoreditch



# buzz



Pasta Nostra  
Old Street



**S**erved by three key London stations – Old Street, Liverpool Street and Moorgate – HYLO is your key to fast and easy access in, out and around the capital.

The area now benefits from new connectivity as 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.



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15 mins  
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8 mins  
VIA CIRCLE LINE  
FROM MOORGATE

4 mins  
CYCLING

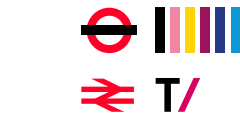
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FROM MOORGATE

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21 mins  
VIA NORTHERN LINE  
FROM MOORGATE

16 mins  
CYCLING

HYLO / 09



LIVERPOOL ST  
🚇  
🚝

CITY OF LONDON

BANK  
🚇

MOORGATE  
🚇  
🚝

SOUTHBANK

HYLO

BARBICAN  
🚇

FARRINGDON >

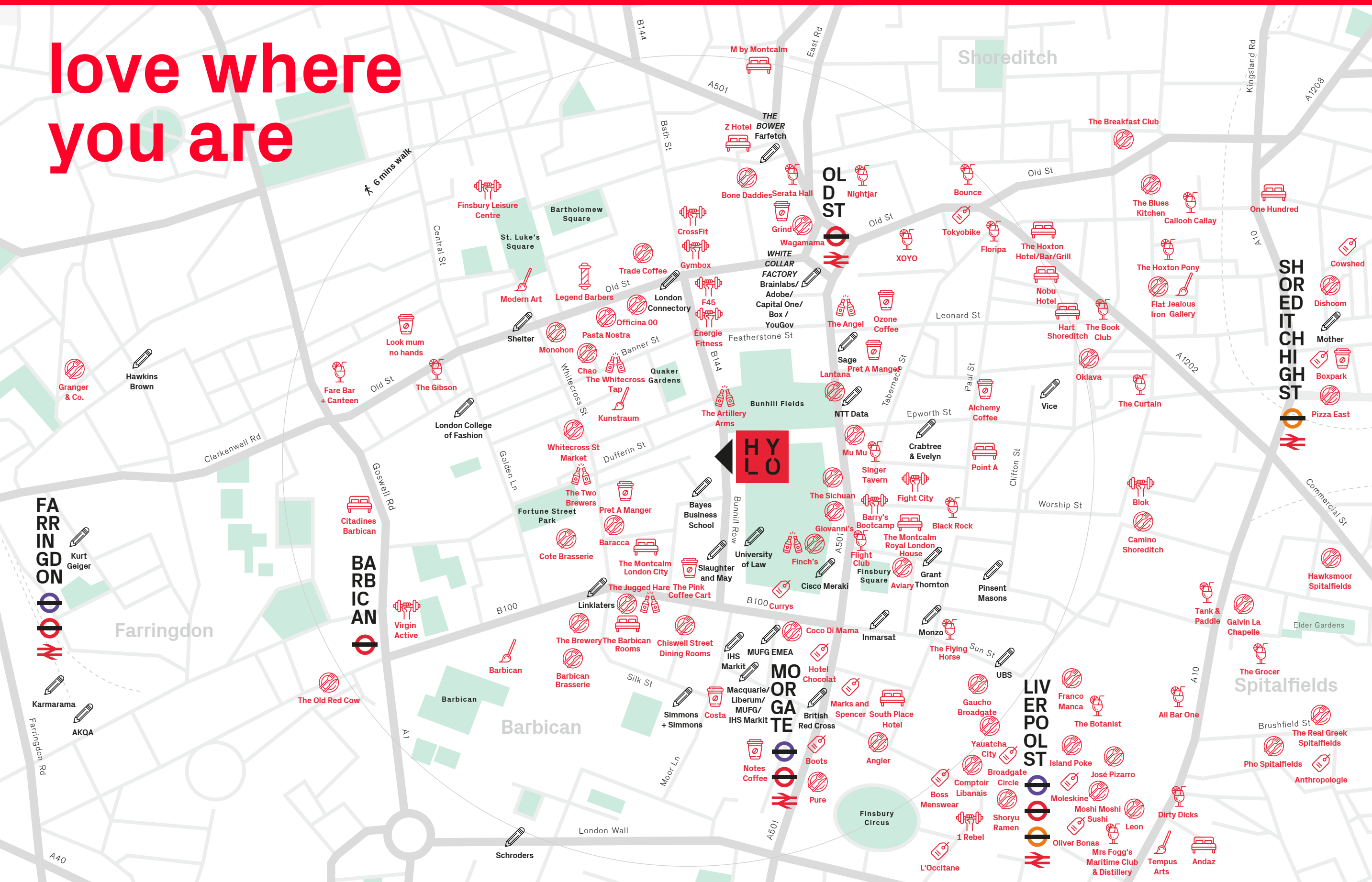
KINGS CROSS >

OLD ST  
🚇  
🚝

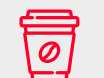








SHOREDITCH

< HACKNEY

# love where you are



## Key

-  Coffee shops
-  Pubs
-  Restaurants
-  Bars / Clubs
-  Galleries
-  Hotels
-  Shopping
-  Gym
-  Local occupiers

DISHOOM

THE JUGGED HARE

GAUCHO

CHISWELL STREET DINING ROOMS

tokyobike

MUFG

The BREWERY

HOXTON GRILL

box

HAWKSMOOR

Linklaters



the hoxton

GRANGER & Co.

BOSCH

cisco Meraki

Capital One

one hundred shoreditch

Bone Daddies

OZONE COFFEE

PIZZAEAST

Lanzano CAFE

UBS

FLAT IRON

# HYPERLOCAL

LOCAL AMENITIES & OCCUPIERS

THE HOXTON PONY



FLIGHT CLUB SOCIAL DARTS

The BOUNDARY Project

GRIND

turner



HYLO / 12

FARFETCH

SAGE Publishing

Z HOTELS

monzo

Gloria

SLAUGHTER AND MAY



BOXPARK

NTT DATA

notes

inmarsat

LIBERUM

AVIARY BODDITOP RESTAURANT & TERRACE BAR

L'OCCITANE

BARRY'S

COCO DI MAMA

The Legend Barbers

pasta nostra

F45

FINCH'S



Pure.

TRADE OLD STREET

REBEL

**Built for**

**collaboration**



# A new beginning

BUILDING

**H** YLO offers 258,000 sq ft of premium office space across 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.

HYLO / 14









Platform to

# panoramic





LEVEL 7 COMMUNAL TERRACE

H X L O / 1 9



find your  
**fuel**



External and internal storage for 407 bikes, including 76 Brompton Lockers in the basement



**DOWNLOAD**  
HYLO's Health & Wellbeing brochure [here](#).



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

# well, well, well

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:



**DOWNLOAD**  
HYLO's Health & Wellbeing brochure [here](#).



Gold



Platinum ready



# fitness



# comfort



# mind



# air

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.



# water

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.



# light

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.

HYLO is well

**Certified to the highest standards**

The WELL Building Standard is all about delivering more thoughtful spaces that enhance health and wellbeing.

It's an accreditation backed by the latest scientific research into how to make sure a building like HYLO is committed to caring for the people who use it.

**For the people**

People are at the heart of HYLO. WELL guidance has been incorporated in the design, making health and wellness the central theme of the building.



**Future proof**

The accreditation represents a commitment to operational quality so that the building's systems continue to perform for the long term.

**Leading the way**

Because of the robust standards applied to the whole building, 'credits' can be passed to occupiers in helping to achieve their own WELL fit-out accreditation.

# The highest standards

HYLO is green

# Cutting carbon from the get-go

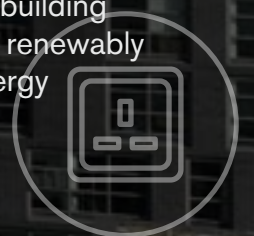
By designing HYLO around the superstructure of the original building, over 2,500 tonnes of CO2 saved.

And that's not even considering the carbon (another 500 to 750 tonnes) that would have been wasted if the building was demolished and re-built from scratch.

Plus, given that the original structure has been strengthened, a further 13 storeys have been added allowing the building to expand and avoid developing a new one to meet the occupancy needs.

By doing so, over a typical 10 year lease, a carbon saving of around 25% is estimated compared to leasing a new building.

All- electric building powered by renewably sourced energy





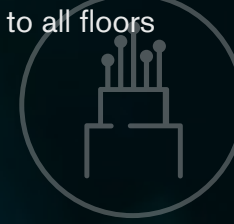
HYLO is smart

# All the

Super-fast guest WiFi in public spaces that's free and safe



Ready installed full-fibre connectivity to all floors



Instant access to telecom providers if required



Up to 10gbps hyper-fast connectivity



On floor WiFi and mobile tele-communications if required



# essentials

# covered



Building-wide fully resilient, fully managed, cyber secure network



Full integration with BMS to enable Smart "bolt on" services



# HY-LO flex- ible



No matter what size space is required; split, single, duplex or triplex floors, HYLO has it all.

SCHEDULE OF AREAS

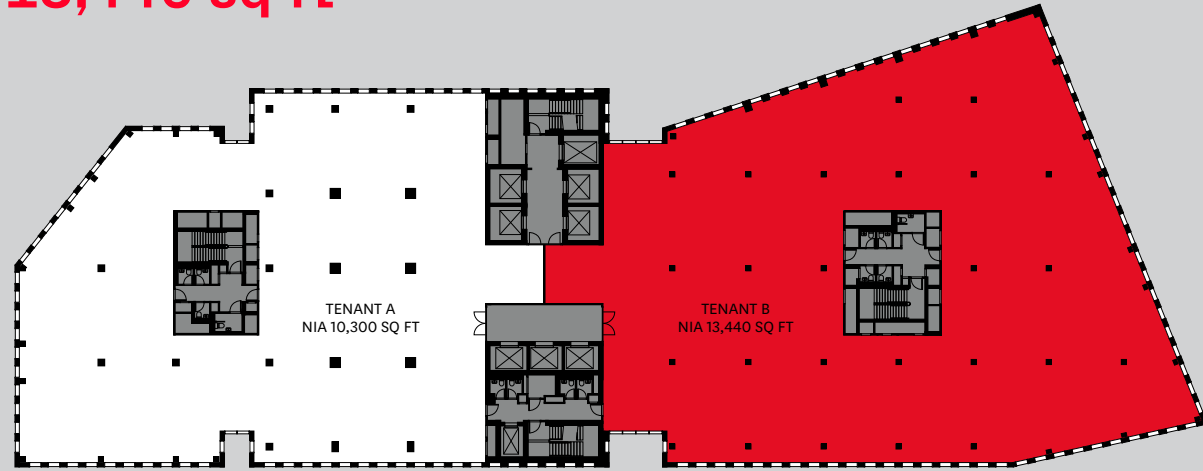
Floor	Use	sq ft	sq m	Terrace	sq ft
<b>28</b>	<b>Office</b>	<b>5,712</b>	<b>531</b>		
<b>27</b>	<b>Office</b>	<b>5,977</b>	<b>555</b>		
<b>26</b>	<b>Office</b>	<b>6,040</b>	<b>561</b>	☀	<b>420</b>
<b>25</b>	Office – Let	6,551	609		
<b>24</b>	<b>Office</b>	<b>6,550</b>	<b>609</b>		
<b>23</b>	Office – Under offer	6,550	609		
<b>22</b>	Office – Under offer	6,550	609		
<b>21</b>	Office – Let	6,550	609		
<b>20</b>	Office – Let	6,550	609		
<b>19</b>	Office – Under offer	6,550	609		
<b>18</b>	Office – Let	6,550	609		
<b>17</b>	Office – Let	6,550	609		
<b>16</b>	Office – Let	6,550	609	☀	<b>452</b>
<b>15</b>	Office – Let	7,101	660		
<b>14</b>	Office – Under offer	7,101	660		
<b>13</b>	Office – Under offer	7,100	660		
<b>12</b>	Office – Let	7,100	660		
<b>11</b>	Office – Let	7,091	659		
<b>10</b>	Office – Let	5,664	526		
<b>9</b>	Office – Let	7,088	658		
<b>8</b>	Office – Let	6,842	636		
<b>7</b>	<b>Office</b>	<b>2,692</b>	<b>321</b>	☀	<b>3,250</b>
	<b>HY-LOUNGE</b>	<b>3,207</b>	<b>298</b>	☀	<b>4,500</b>
<b>6</b>	<b>Office</b>	<b>16,264</b>	<b>1,511</b>		
<b>5</b>	<b>Office</b>	<b>18,357</b>	<b>1,706</b>		
<b>4</b>	<b>Office</b>	<b>18,348</b>	<b>1,705</b>	☀	<b>2,821</b>
<b>3</b>	<b>Office</b>	<b>24,539</b>	<b>2,279</b>		
<b>2</b>	<b>Office</b>	<b>24,484</b>	<b>2,275</b>		
<b>1</b>	<b>Office</b>	<b>8,797</b>	<b>817</b>		
<b>Ground</b>	<b>Retail*/Office</b>	<b>10,335</b>	<b>960</b>		
	Reception	5,846	543		
<b>Basement</b>	Retail*	6,477	602		
<b>TOTAL OFFICE</b>		<b>156,645</b>	14,553		
<b>TOTAL RETAIL*</b>		<b>16,812</b>	1,562		

\*Retail reflected in Gross Internal Areas (GIA)

# Truly flexible floorplates available

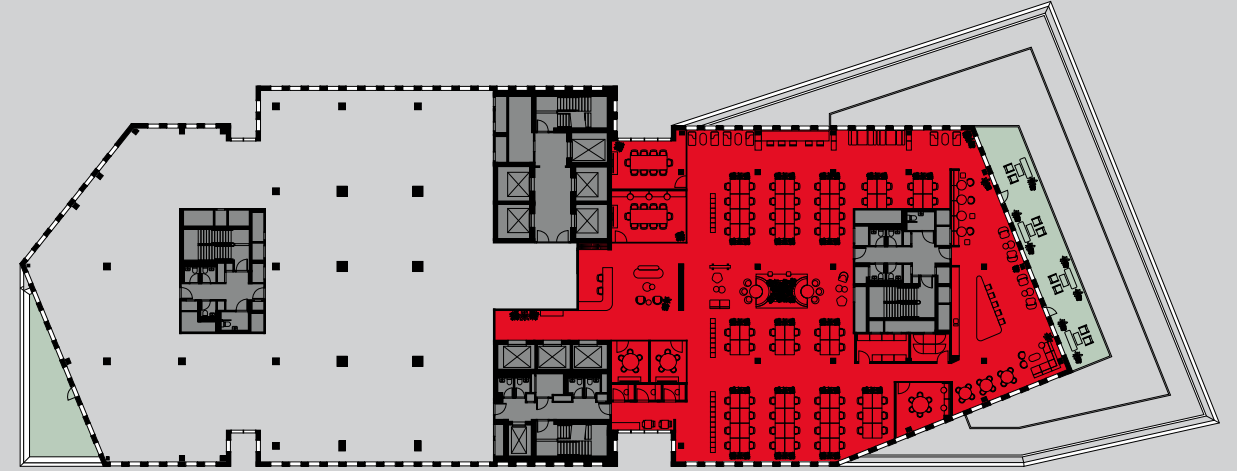
3rd Floor split

Tenant A:  
**10,300 sq ft**  
Tenant B:  
**13,440 sq ft**



4th Floor split

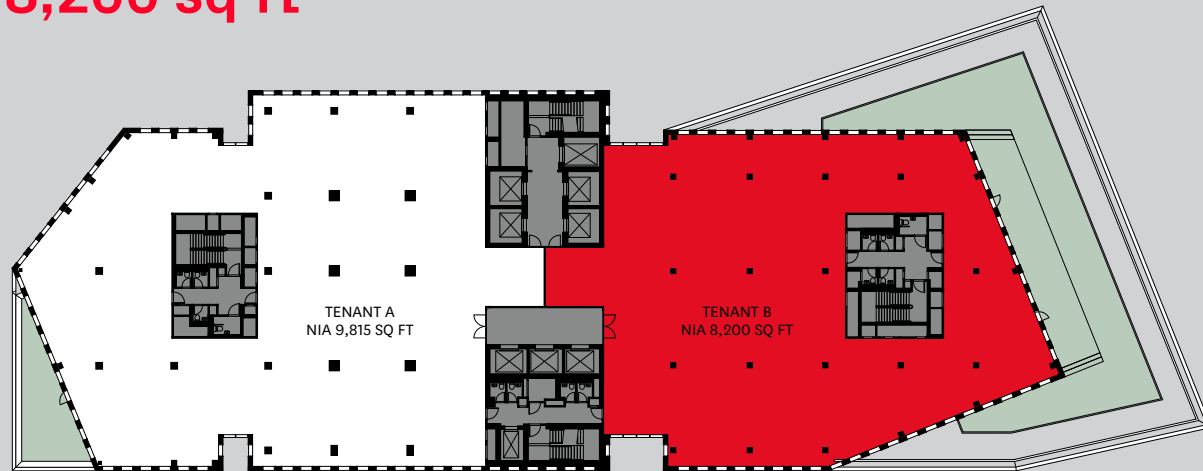
Space plan:  
**8,200 sq ft**



Truly Flexible floorplates available

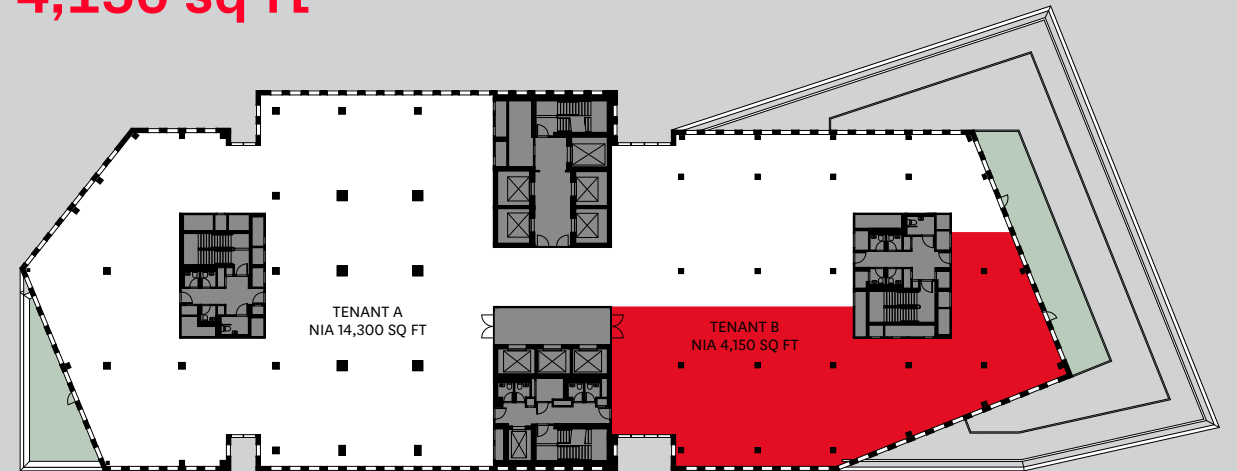
4th Floor Option 1

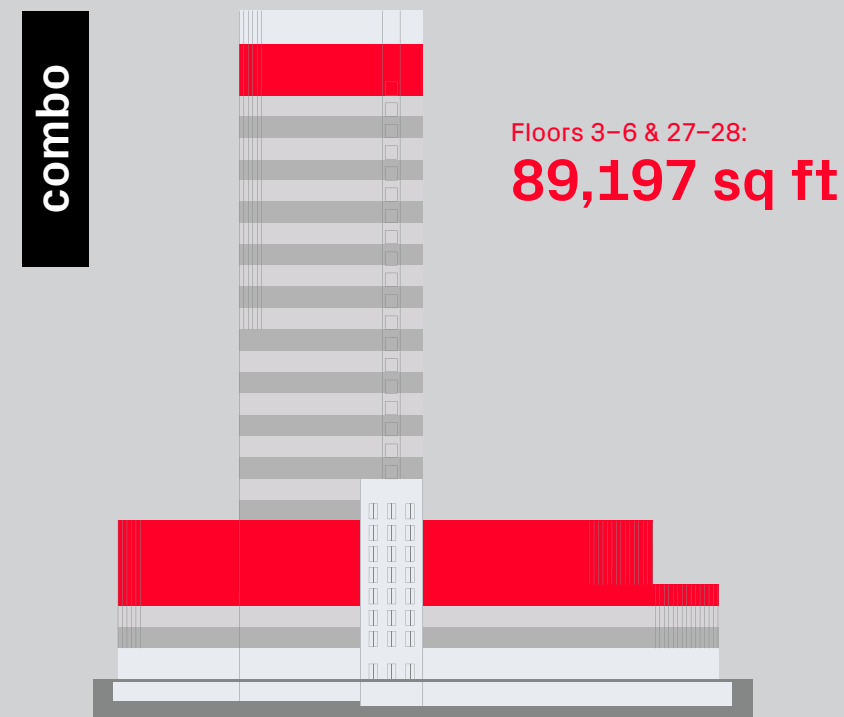
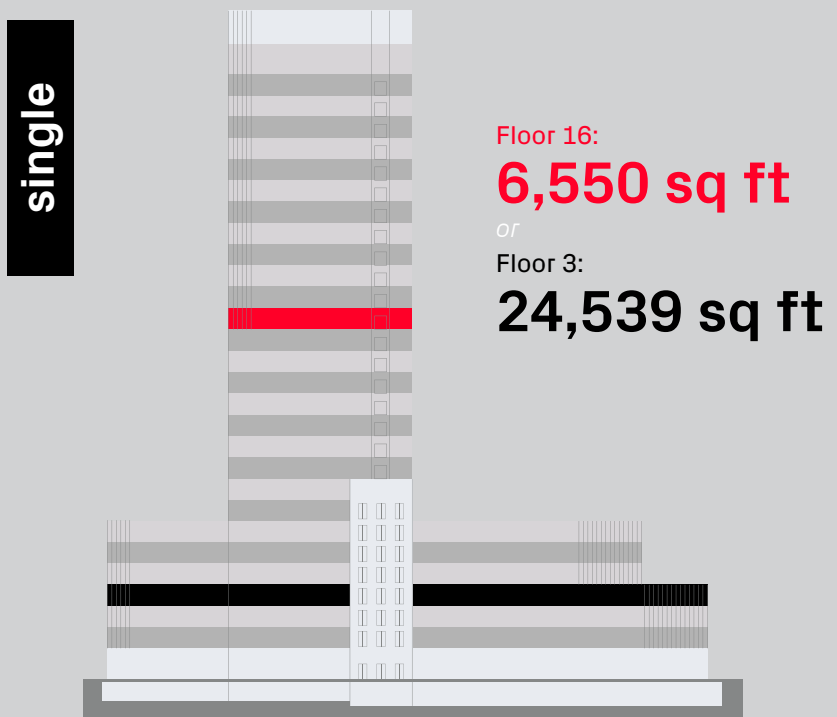
Tenant A:  
**9,815 sq ft**  
Tenant B:  
**8,200 sq ft**



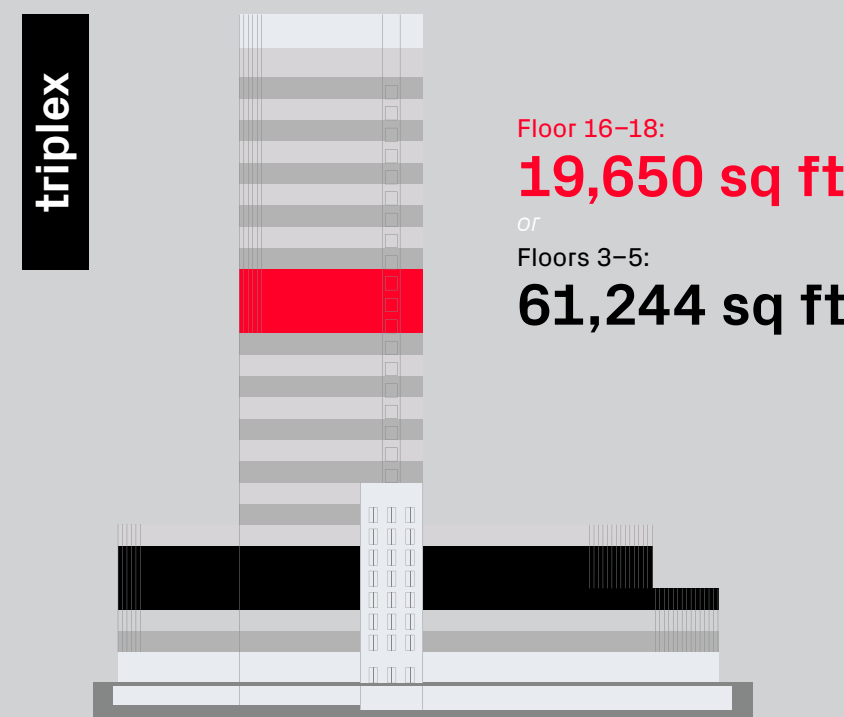
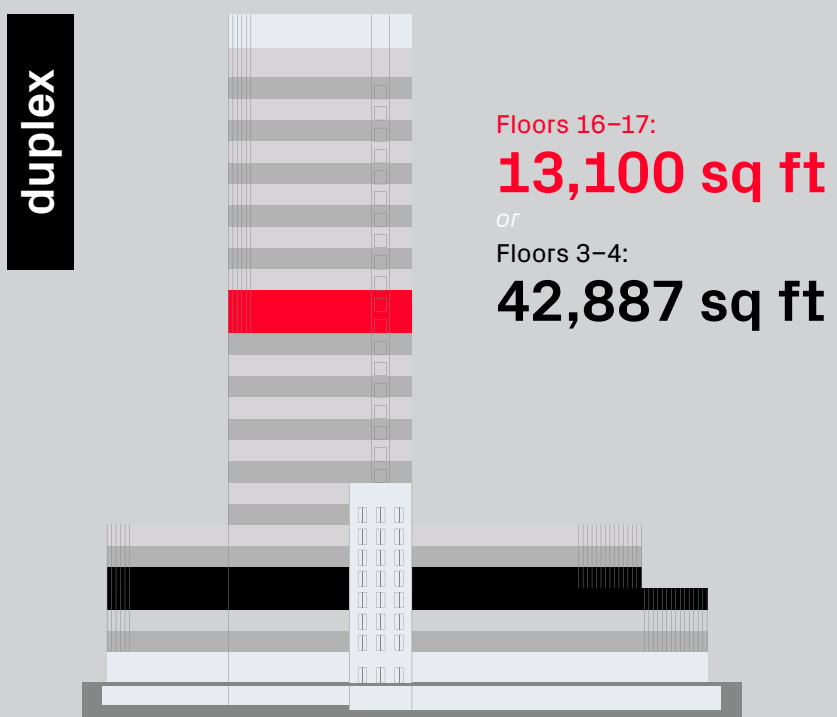
4th Floor Option 2

Tenant A:  
**14,300 sq ft**  
Tenant B:  
**4,150 sq ft**





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





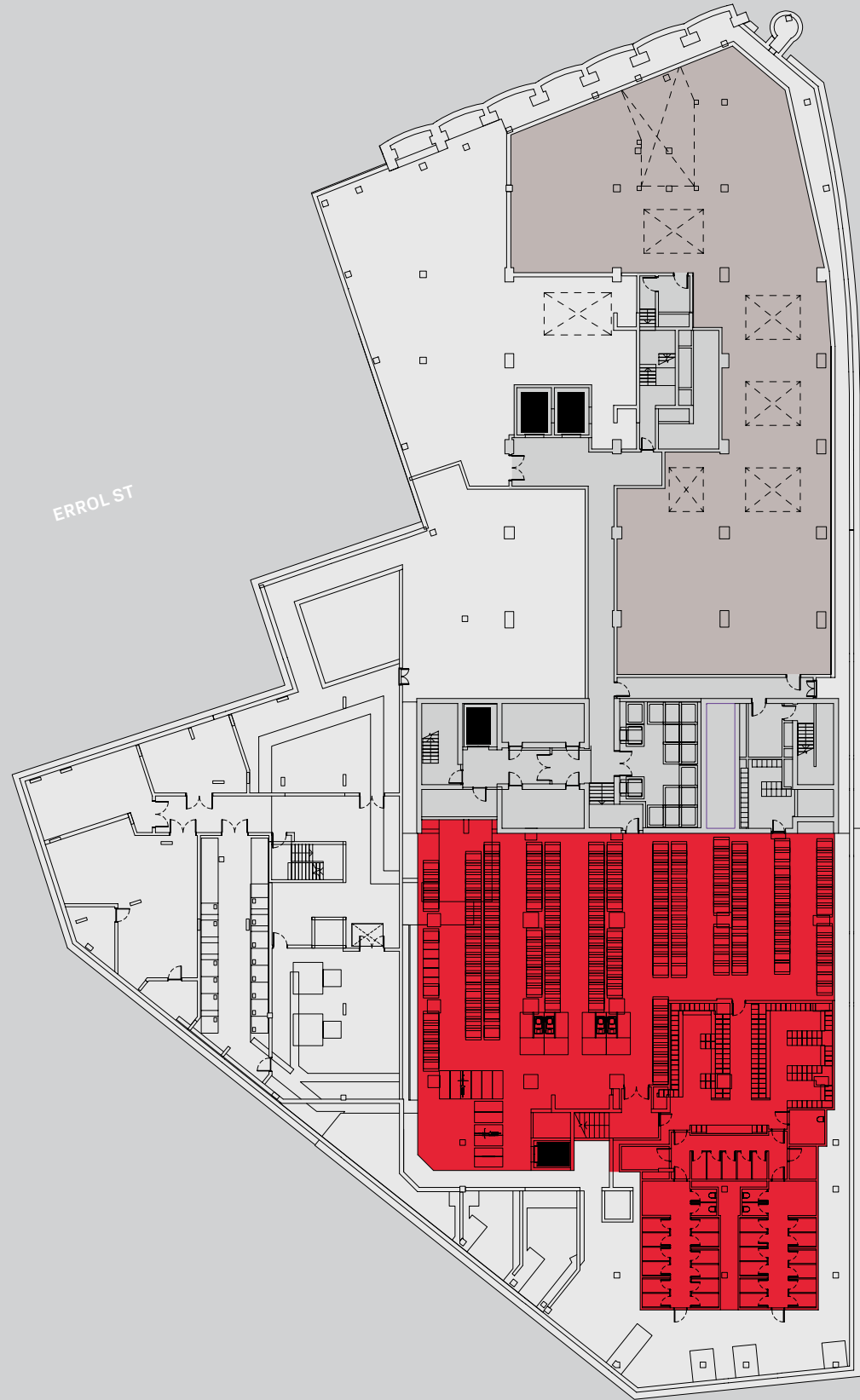
# B

## Basement

RETAIL: 6,477 SQ FT / 602 SQ M

CYCLE SPACES	407
SHOWERS	30
LOCKERS	394

- Bike Store / End of Trip Facilities
- Lifts
- Retail
- Core



Floor plans not to scale. For indicative purposes only.





# G

## Ground floor

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

- Reception
- Core
- Lifts
- Retail



BUNHILL ROW

ERROL ST

Floor plans not to scale. For indicative purposes only.





▲ HYLO reception and communal lobby



# HY-LOUNGE

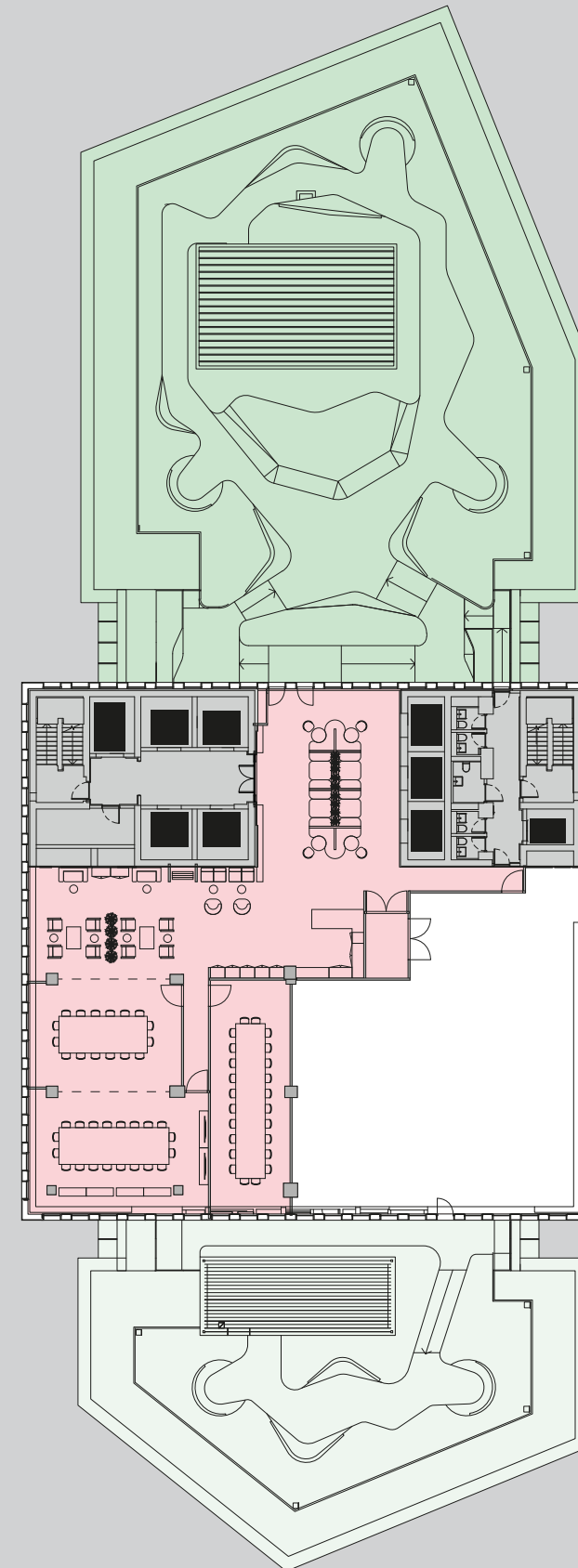
On level 7, the HY-Lounge is a new 3,000 sq ft state-of-the-art multi-purpose event, meeting and lounge space, with direct access to a 4,500 sq ft landscaped roof garden.

## HY-Lounge

3,207 SQ FT / 298 SQ M

24P MEET	1
20P MEET	1
16P FOCUS	1
40P+ AUDITORIUM	1
TEAPOINT	1
2P BREAKOUT	8
3-4P BREAKOUT	6

- Office
- HY-Lounge
- HY-Lounge Communal Terrace
- Office Private Terrace
- Core
- Lifts



BUNHILL ROW

Floor plans not to scale. For indicative purposes only.



Hy-lounge Breakout Area.

Multiple soft breakout areas  
for collaborative working or a quiet  
zone for creativity.

P L A N S

▲  
Hy-lounge Breakout Area.

H Y L O / 3 6



Bookable private meeting rooms  
of various sizes, managed via the  
HYLO app.

PLANS

HYLO / 37

HY-Lounge Boardroom.

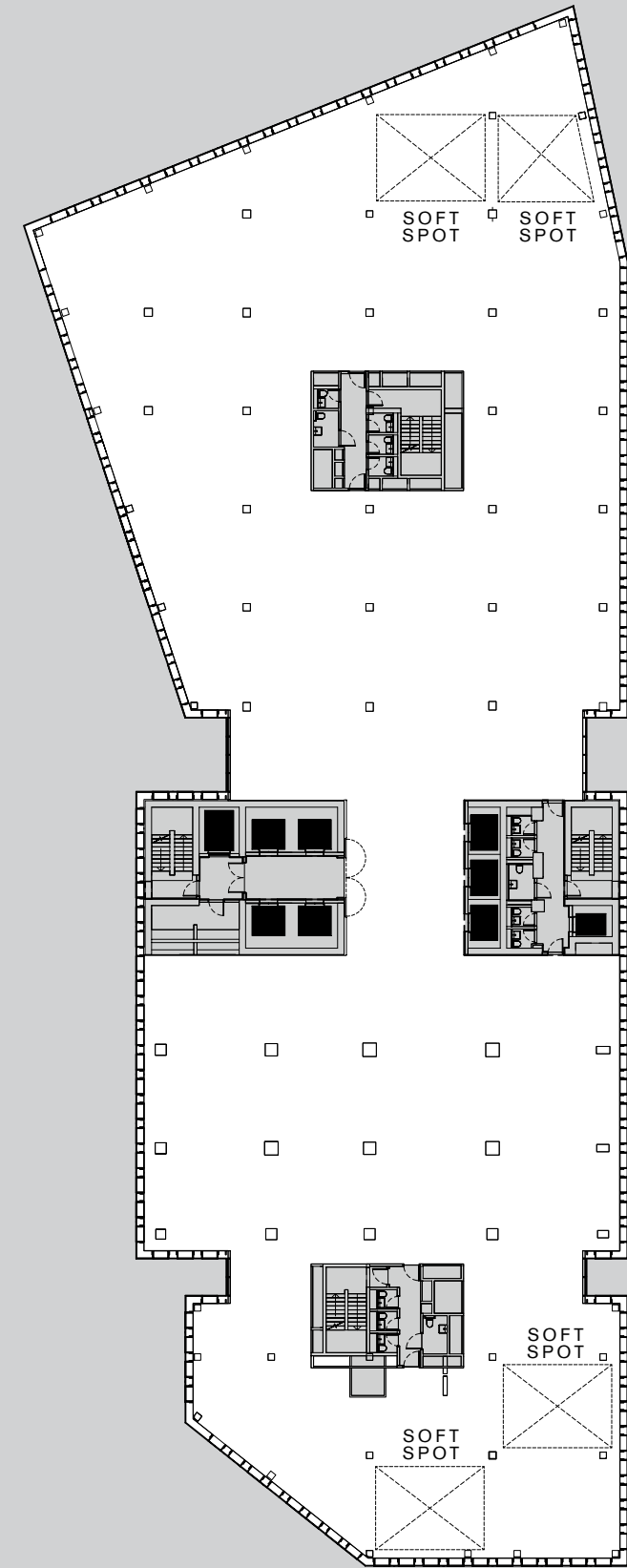


# 2-3

Typical floor 2-3\*  
24,484 SQ FT / 2,275 SQ M - 24,539 SQ FT / 2,279 SQ M

Office Core Lifts

\* First floor incorporates escalator landing zone.  
Floor plans not to scale. For indicative purposes only.



BUNHILL ROW






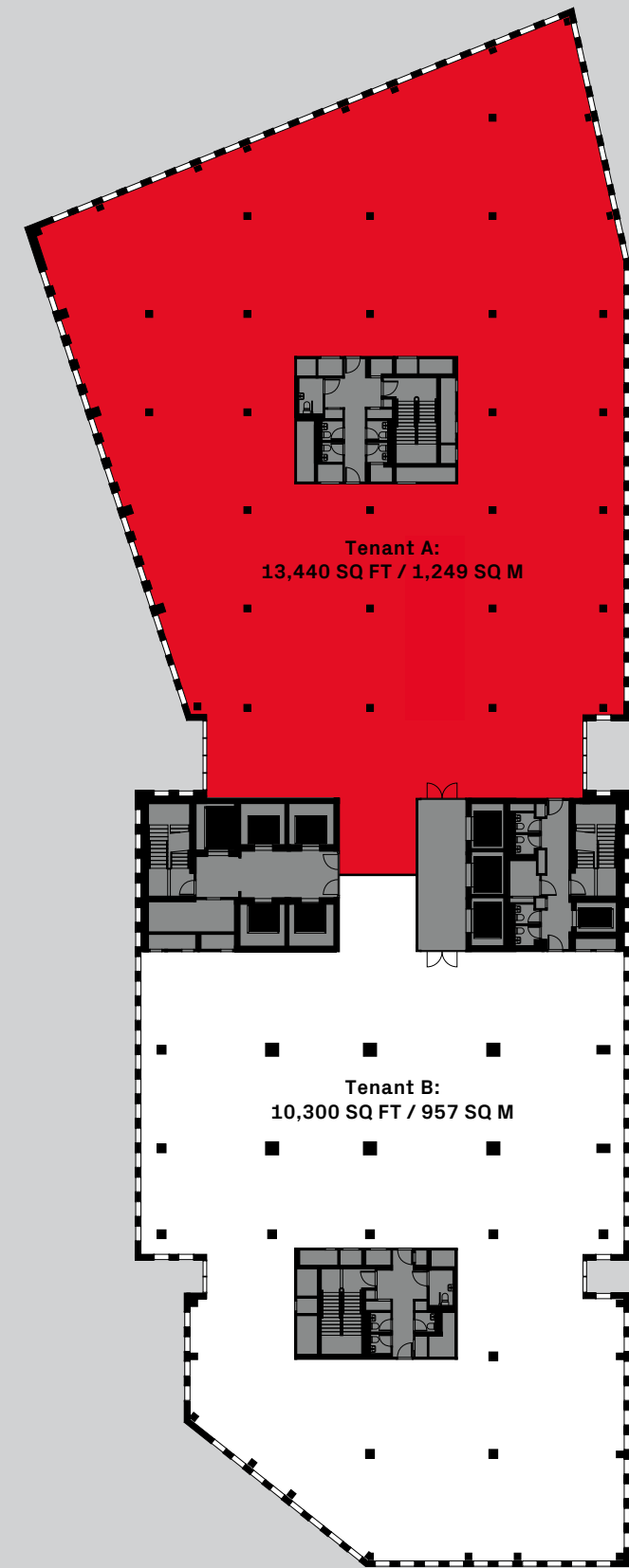
# 3

## Split floorplate

Tenant A: 13,440 SQ FT / 1,249 SQ M

Tenant B: 10,300 SQ FT / 957 SQ M

 Office    Core    Lifts



BUNHILL ROW

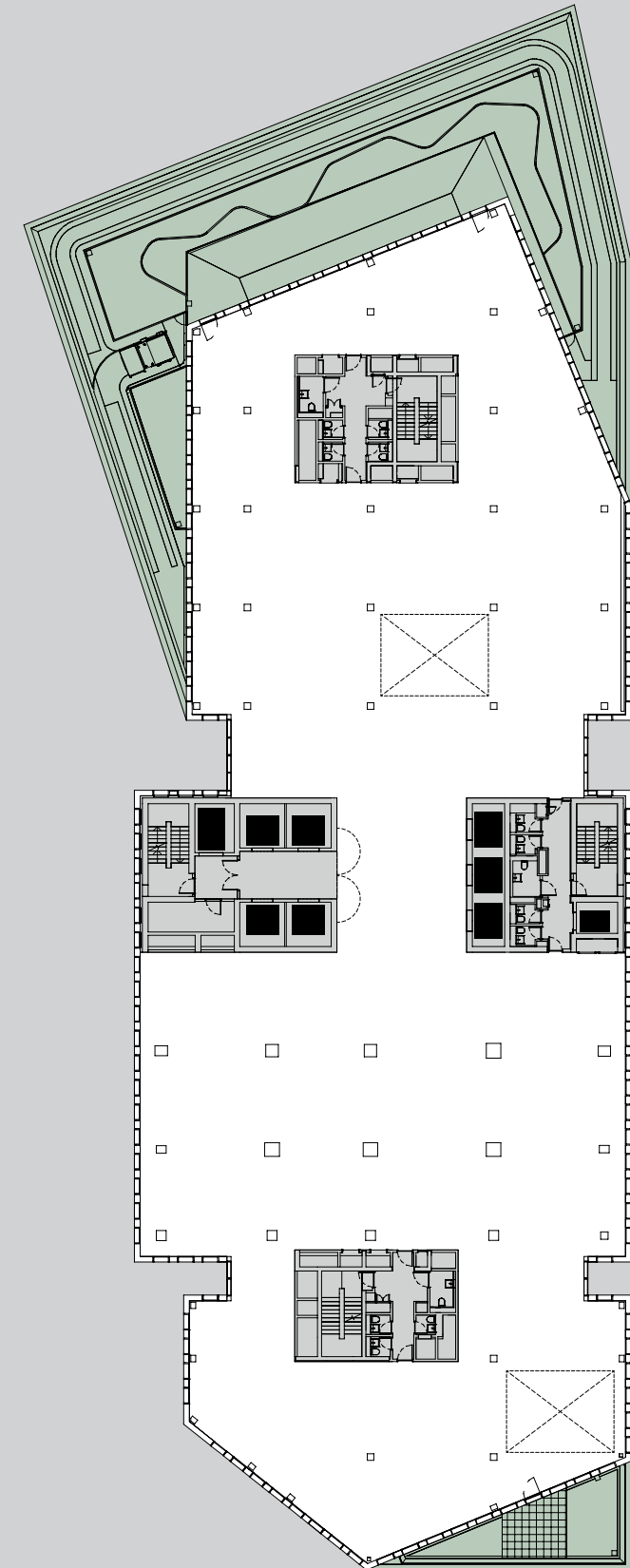
\* First floor incorporates escalator landing zone.  
Floor plans not to scale. For indicative purposes only.



# 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

Office Core Lifts Terrace\*



BUNHILL ROW

\* Terraces on fourth floor only.

Floor plans not to scale. For indicative purposes only.



CEILING EXPOSED



OFFICE SPACE

HYLO is all about optionality. Make the space your own, with highly customisable office space offering fully or semi-exposed ceilings.

HYBRID CEILING



HYLO / 41

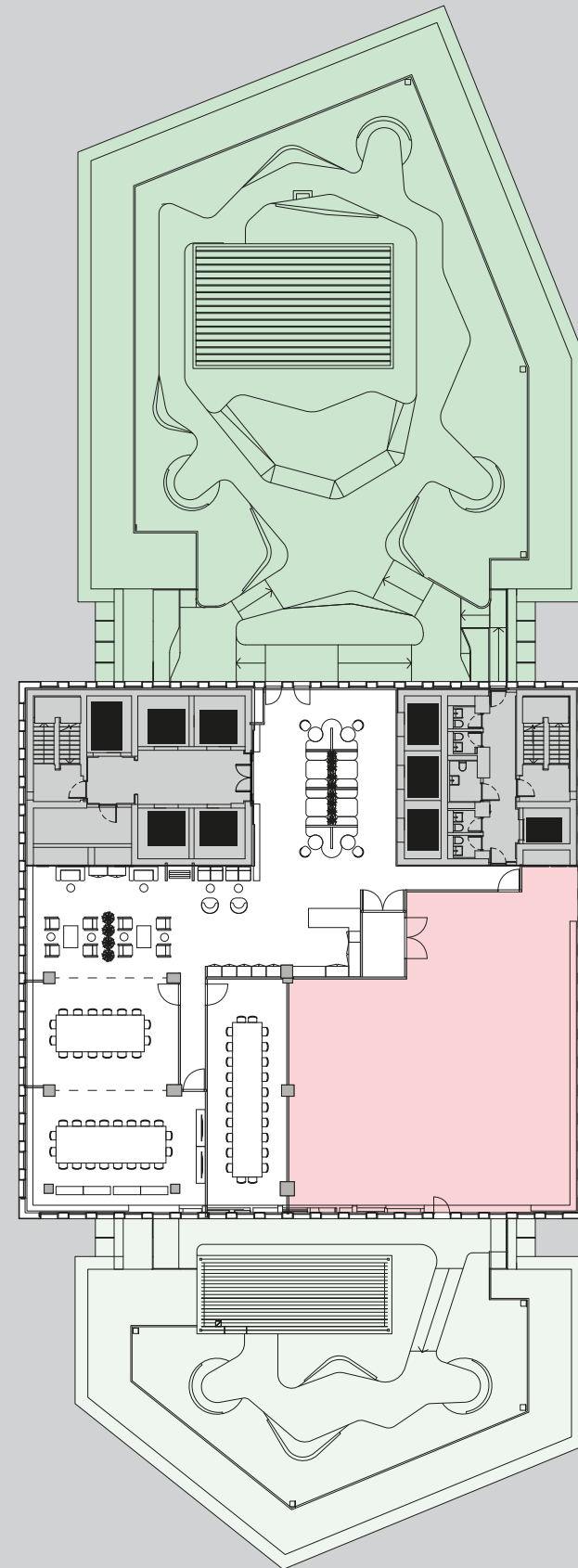


# 7

## 7th floor

OFFICE: 3,457 SQ FT / 321 SQ M

- Office
- HY-Lounge
- Lifts
- Core
- HY-Lounge Communal Terrace
- Office Private Terrace



BUNHILL ROW

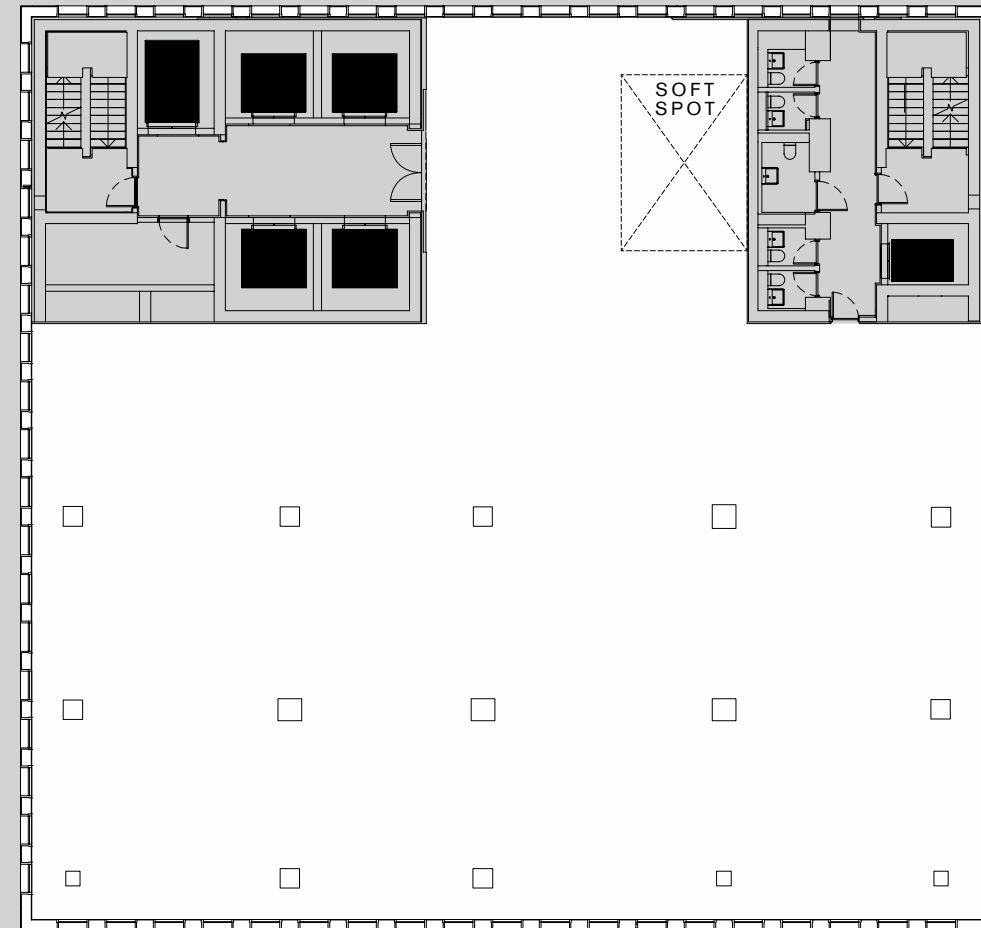
Floor plans not to scale. For indicative purposes only.



# 12-14

Typical floor 12-14  
7,100 SQ FT / 660 SQ M - 7,101 SQ FT / 660 SQ M

□ Office   □ Core   ■ Lifts



BUNHILL ROW

# 18

Fully Fitted and Furnished  
LET

Fully fitted and furnished / Glass fronted meeting rooms / Breakout spaces / Communal tea point / Audio Visual / IT coordination / Comms room with dedicated cooling / Panoramic views



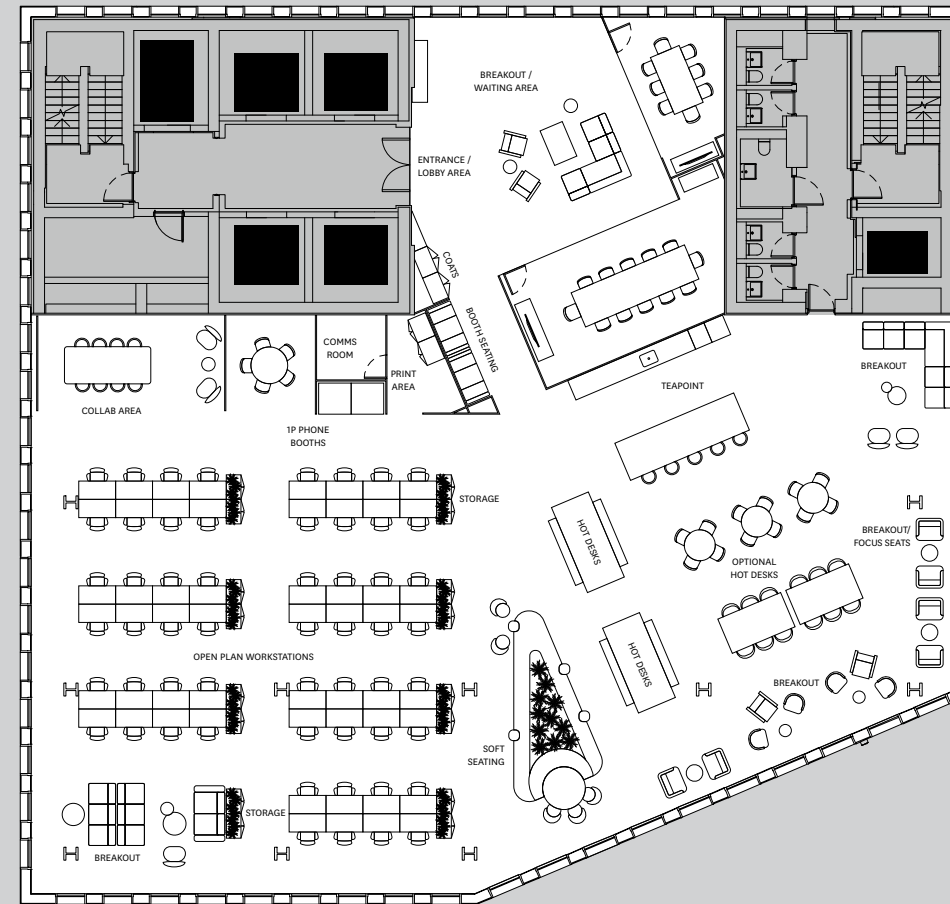


# 18

## 18th floor

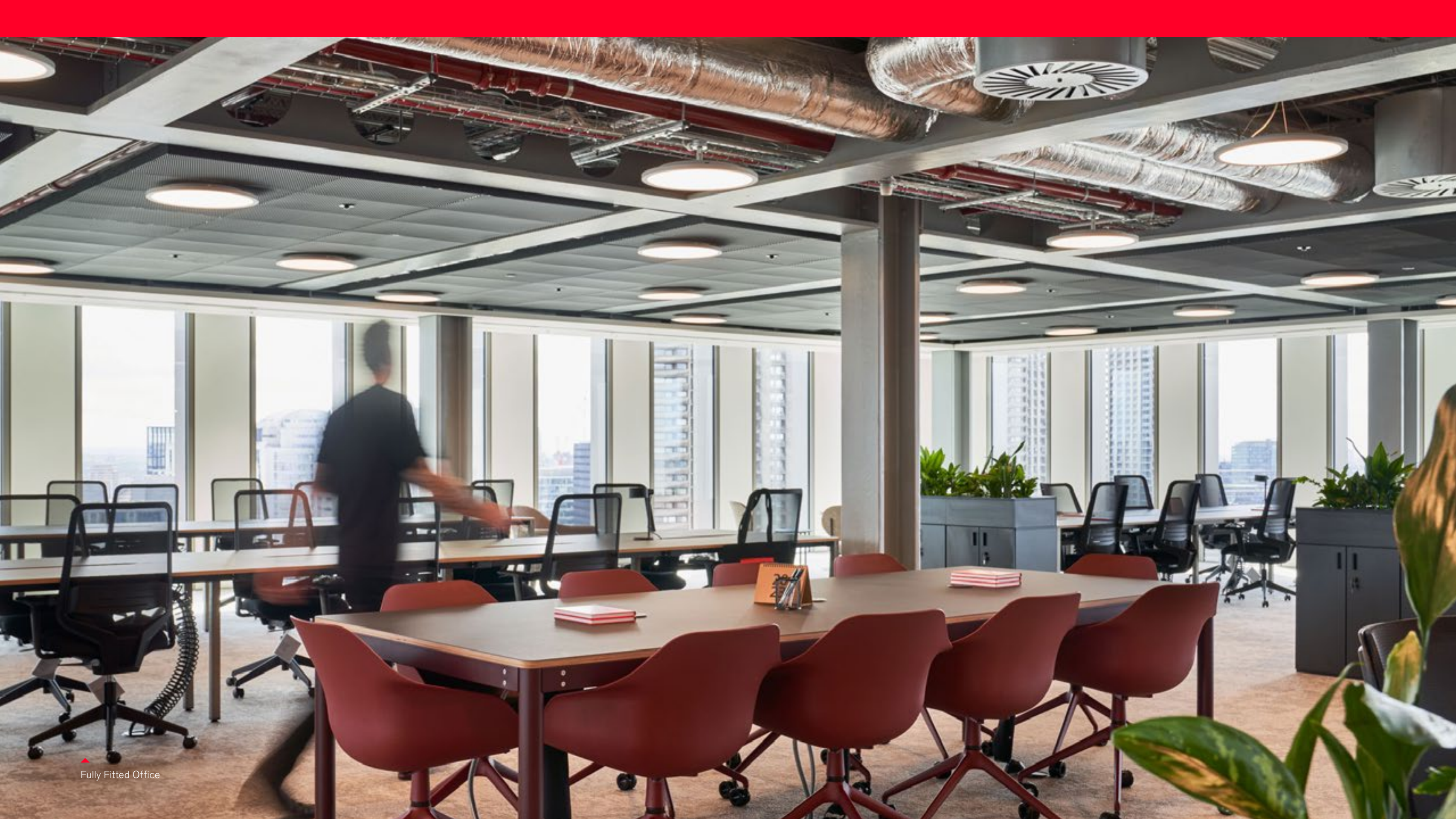
6,550 SQ FT / 609 SQ M

DESKS (1200 X 800)	56
HOT DESKS	16
12P MEETING ROOM	1
8P MEETING ROOM	1
4-8P COLLABORATION AREAS	6
PHONE BOOTHS	2
TEAPOINT	1
TEAPOINT SEATS	30
>4P SOFT SEAT BREAKOUT AREAS	2
PRINT AREA	1
COMMS ROOM	1



Office
  Core
  Lifts

Floor plans not to scale. For indicative purposes only.





OFFICE SPACE

HYLO





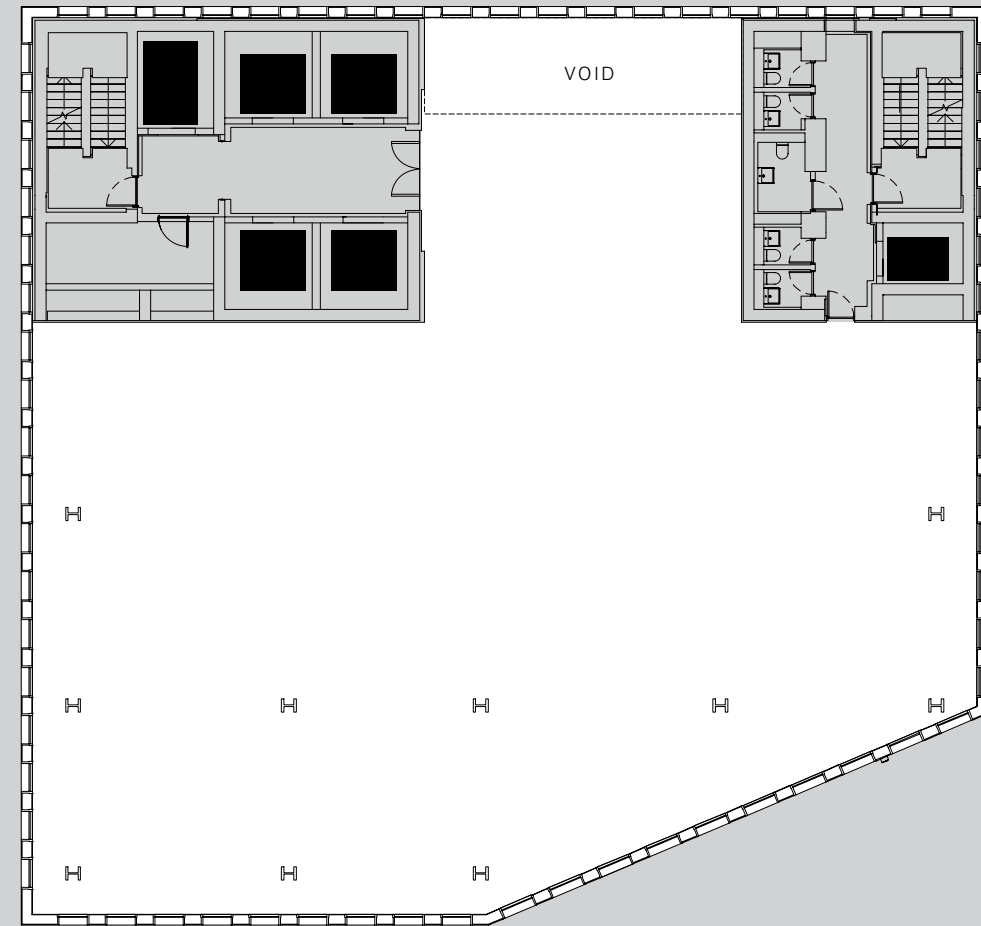


# 19-24

## Typical floor 19-24

6,550 SQ FT / 609 SQ M

Office Core Lifts



BUNHILL ROW



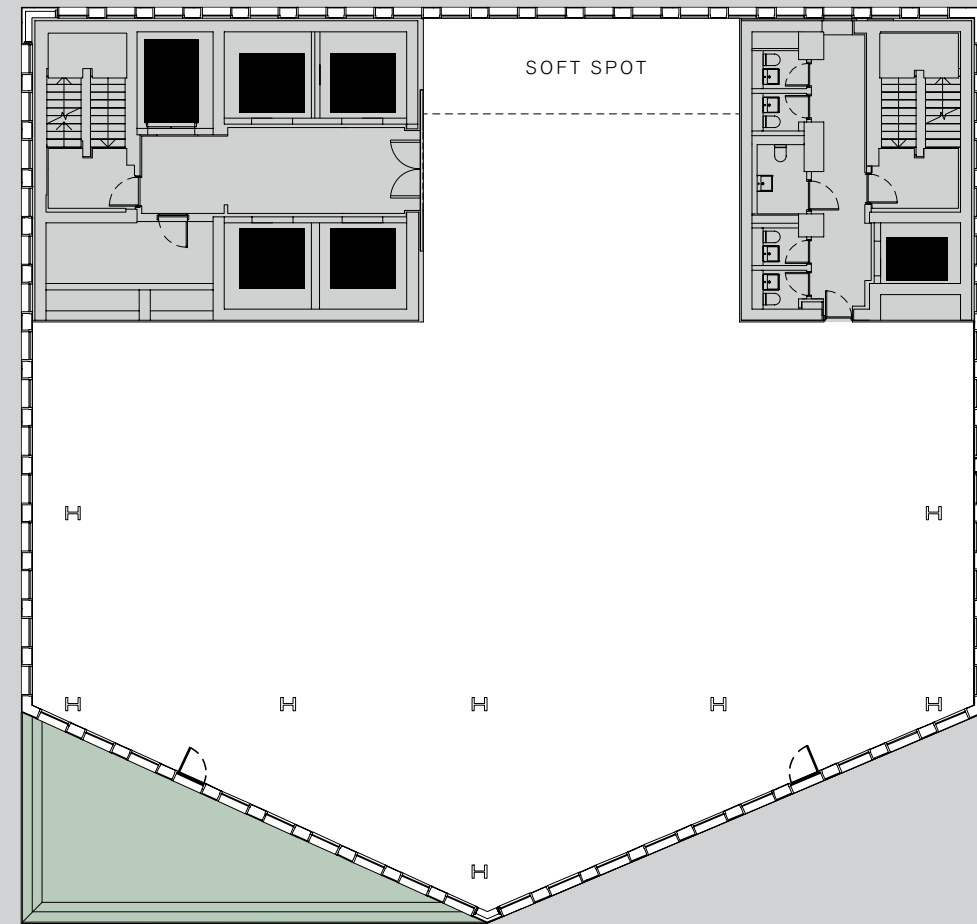
# 26

## 26th Floor

6,040 SQ FT / 561 SQ M

TERRACE: 420 SQ FT / 39 SQ M

- Office
- Core
- Lifts
- Terrace



BUNHILL ROW



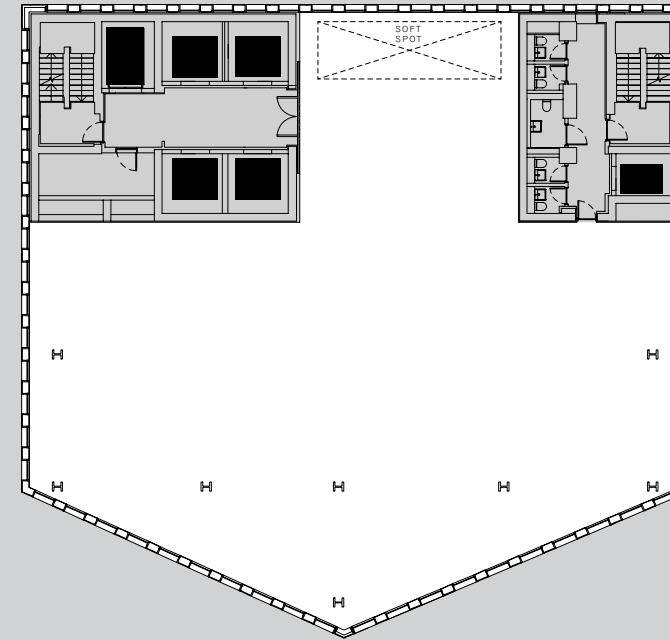
# 27-28

## Duplex Floors 27-28

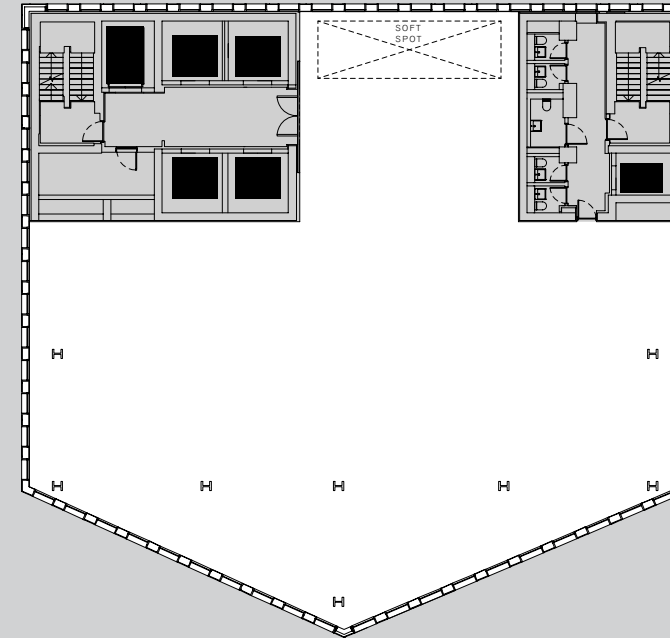
5,977 SQ FT / 555 SQ M + 5,712 SQ FT / 531 SQ M

Office Core Lifts

LEVEL 28:



LEVEL 27:



BUNHILL ROW

Floor plans not to scale. For indicative purposes only.





# LEVEL 2

## 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

Office
  Core
  Lifts

Floor plans not to scale. For indicative purposes only.



BUNHILL ROW



# LEVEL 3

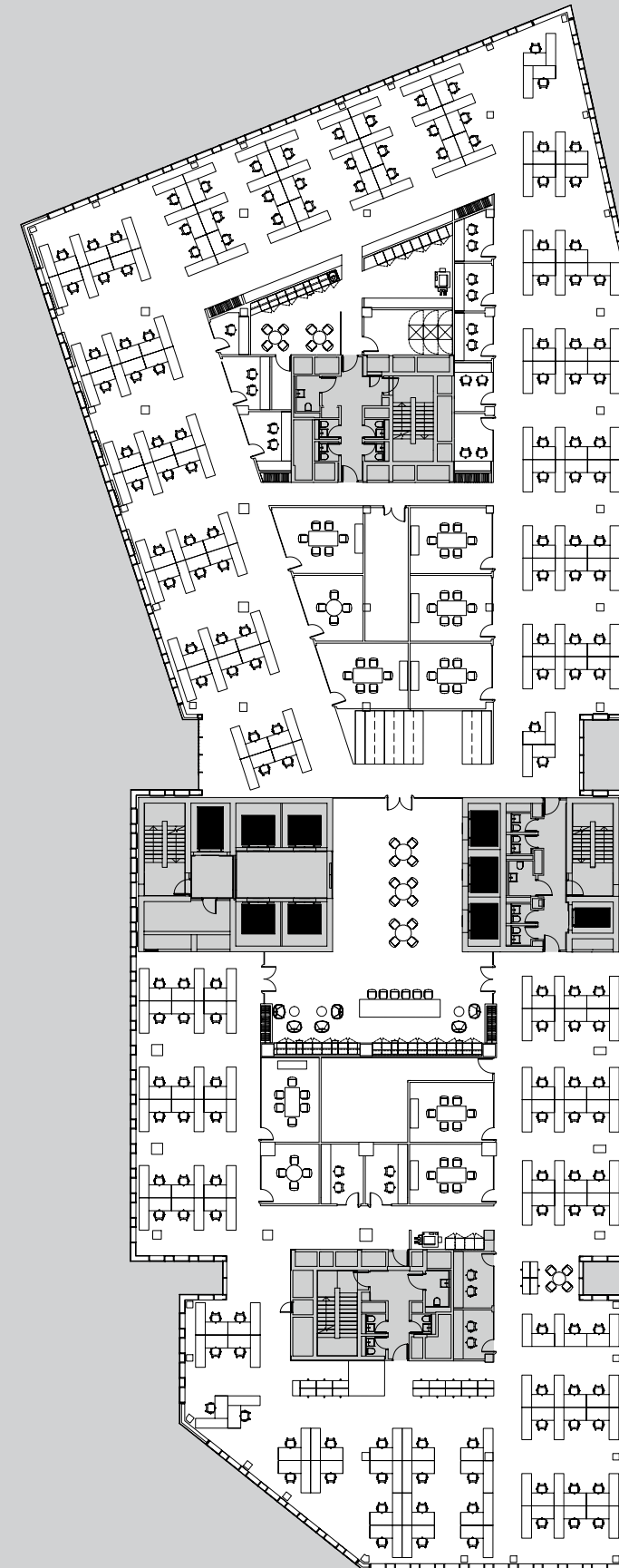
## TMT / Creative

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	-

Office
  Core
  Lifts

Floor plans not to scale. For indicative purposes only.



BUNHILL ROW



# LEVEL 4

## Split floorplate

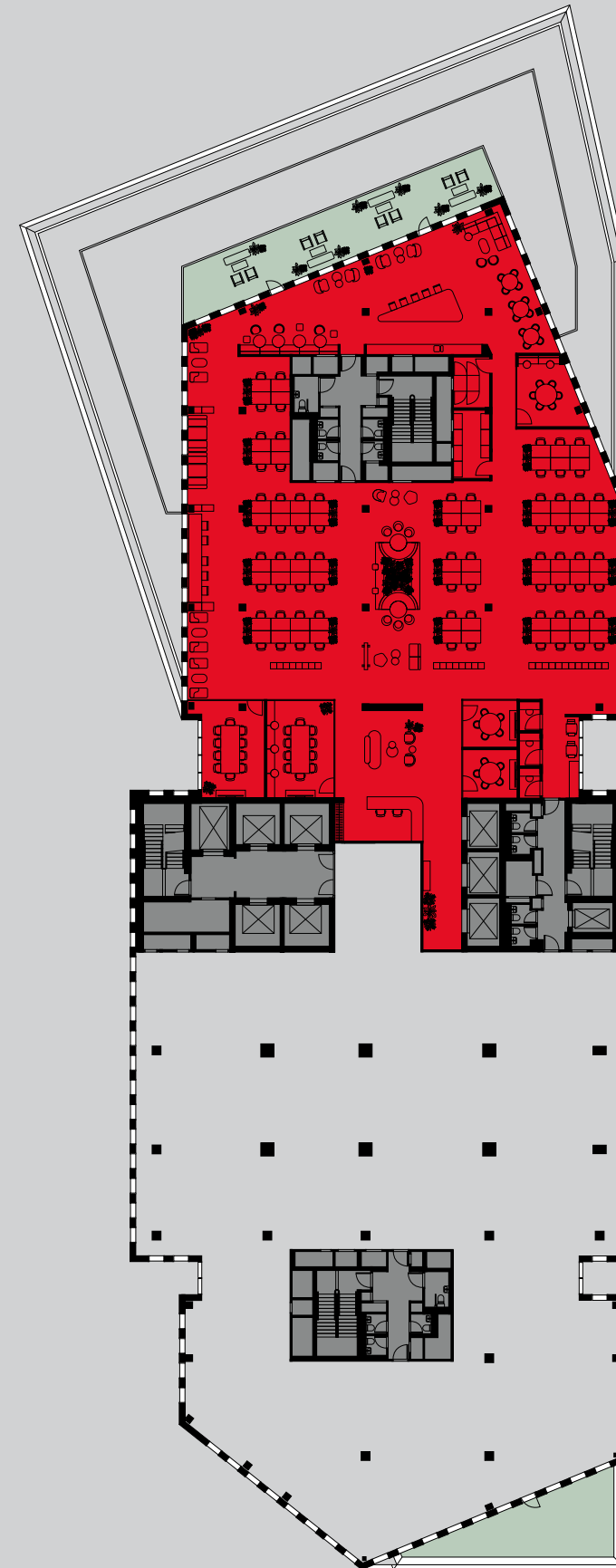
8,200 SQ FT / 762 SQ M

P L A N S

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	-

Office Core

Lifts Terrace



BUNHILL ROW

H Y L O / 5 5

Floor plans not to scale. For indicative purposes only.

## 1. FABRIC AND CAPACITY

### 1.1 Superstructure

The existing structure comprises a reinforced concrete cast in-situ frame and floors. The new structure is a combination of in-situ concrete and steel frame construction. The existing frame is based on a 1.524m (5 foot) module and is maintained throughout. Columns are generally at 6.096m (20 foot) and 7.620mm (25 foot) spacings.

### 1.2 Façade

The façades are comprised of fixed high-performance double-glazing set in bronze finished aluminium framing. These are 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. OFFICE RECEPTION AND COMMON AREAS

### 2.1 Building Entrance

Large glazed automatic doors lead directly from Bunhill Row to reception. A protective canopy provides shelter and defines the entrance. Post and courier entrance is via the cycles entrance on Lamb'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 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

365 secure cycle spaces are provided in the basement accessed from the street and reception via a lift and a 'Dutch ramp' staircase. A further 42 spaces are provided externally for visitors.

A further provision of 26 dedicated internal cycle spaces for retail are available.

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 facilities.

### 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. OFFICE FLOORS

### 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 (15 foot) modules.

### 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 80% utilisation on a floor by floor basis.

Toilets and heating and cooling services are based on an occupancy level of 1 person per 8 sq m throughout.

All toilets are unisex superloos.

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): 115mm

Level	Slab to Slab (Storey)	Soffit
L1–15	3350mm	2930mm
L16–27	3350mm	3045mm
L28	4800mm	4250mm

Level	FFL to underside of MEP	FFL to Ceiling
L1–27	2600mm	2550mm
L28	3700mm	3600mm

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

### 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 margin.

#### 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

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

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.

#### Walls

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

#### Ceilings

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 doors.

#### 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. MECHANICAL SERVICES

### 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 by central plant and on tower floors (L7–L28) via local ceiling mounted heat recovery ventilation units.

Metering of LTHW and chilled water allows for two tenancies on each podium level and a single tenancy on tower levels.

### 4.2 Cat A Offices Performance

#### External design conditions

Summer:	30°C db, 20°C wb
Winter:	-4.0°C saturated

#### Internal design conditions

Summer:	23°C + 2°C
Winter:	21°C ± 2°C
Circulation and toilets (heating only):	18°C ± 2°C
Showers and changing rooms:	24°C ± 2°C

#### Ventilation rates

Cat A Offices	12l/s/person (+10% for meeting rooms)
Reception:	12l/s/person
Toilets:	8ac/hr extract
Showers and changing rooms:	12ac/hr extract 10ac/hr supply

#### Heat gains

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. ELECTRICAL SERVICES

### 5.1 Design Criteria Lighting

Cat A office areas:	500lux
Reception (desk area):	300lux
Toilets, showers, changing rooms:	200lux
Stairs:	100lux

#### 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

The electrical services distribution allows 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 and print-out via the BMS.

### 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 back-up 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. OTHER SERVICES

### 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

A lightning protection system to BS EN62305 has been installed.

## 7. RETAIL AREAS

### 7.1 Retail Units

The retail space has been arranged in two areas capable of subdivision up to six units. The units at the north end have direct rear access to the loading bay. The units are provided with shop front glazing and completed to shell and core.

### 7.2 Floor Loading

Retail areas:	3.0kN/sq m
Partition load:	1.0kN/sq m
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:

- Water
- Electricity
- LTHW heating
- Chilled water
- Sprinklers
- Telecoms containment
- Link to fire alarms

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 risers to podium roof level.

## 8. SUSTAINABILITY

### 8.1 Targets

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

### 8.2 Facilities

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



# 258,000 sq ft of Hell Yeah!

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