



# THE HARRISON

Shoreditch

Available now

A distinctive 40,000 sq ft converted warehouse in the heart of Shoreditch, that pioneers heritage and sustainability.



1

03

Altogether  
*exceptional*



**The building**  
Welcome to The Harrison.

2

04

Altogether  
*historical*



**Heritage**  
A rich history, a legacy to leave.

3

09

Altogether  
*inspiring*



**Visualisations**  
Experience the quality.

4

15

Altogether  
*charming*



**Floorplans**  
Plan your space, see the details.

5

36

Altogether  
*exciting*



**Location**  
A location for ideas and minds coming together.

6

41

Altogether  
*crafted*



**Specification**  
High specification on every level.



Since 1881, this Grade II listed warehouse has been recognised as one of the most architecturally exceptional Shoreditch buildings. The Harrison makes sure it stays that way.

# Altogether *exceptional*

1

Introducing  
*the building*

Built together, through a collaborative partnership of industry leaders. Remembering the past, enhancing the present and protecting the future, to create a workplace that is holistically sustainable, crafted, and simply charming – on every level.

5

Floors of unique office space

40k

Sq ft. of office space

7

Unisex shower units

3.7k

Sq ft. of communal outdoor space

4.5m

Maximum floor to ceiling height

32

Secure cycle racks



Targeting BREEAM excellent

A

Target EPC rating



1

# Introducing *the makers*

**Petr Esposito**

Founding Director, Anomaly

Tasked with reinventing and rejuvenating one of Shoreditch's most iconic buildings, Anomaly has challenged the very nature of architectural design and refurbishment.

Working in close collaboration with the London Borough of Hackney and paying utmost respect to the protected nature of one of the area's best preserved and most well-known warehouse complexes, Anomaly has created a new and vibrant space that defies expectation.



- 1 Forward looking, not forgotten**  
The Harrison enhances and celebrates original features and London stock brickwork, while making sure the building speaks to its modern surroundings.
- 2 Exceptional in every detail**  
Each space is entirely unique, having been restored in such a way as to capture the distinctive character of the original design.
- 3 Start with sustainability**  
To achieve the unexpected, Anomaly redefined the concept of sustainability, putting environmental considerations at the heart of every decision.

**ANOMALY** “Our internal mantra is; in a world of expectation, we aim to deliver the unexpected, we’re proud to say this development encapsulates exactly that. It challenges how things have been done before – it’s truly set apart from anything within our industry.”

**Petr Esposito**  
Founding Director, Anomaly



1

# The makers of *Shoreditch*

Shoreditch buzzes with independent craftspeople, creating unique experiences that attract a discerning audience from across London and beyond.



- 1 Andrew Pavitt from Labour and Wait**  
Artist and proud proprietor of a curated collection of products
- 2 Chris Leach from Manteca**  
Culinary genius offering contemporary nose-to-tail Italian-inspired food
- 3 Cristina Tanasiev from Brat**  
Cultivating a supreme dining experience with a wealth of knowledge



- 4 St John Bread & Wine**  
Baked and butchered delicacies
- 5 Johnny Flowers**  
Beautifully bespoke arrangements





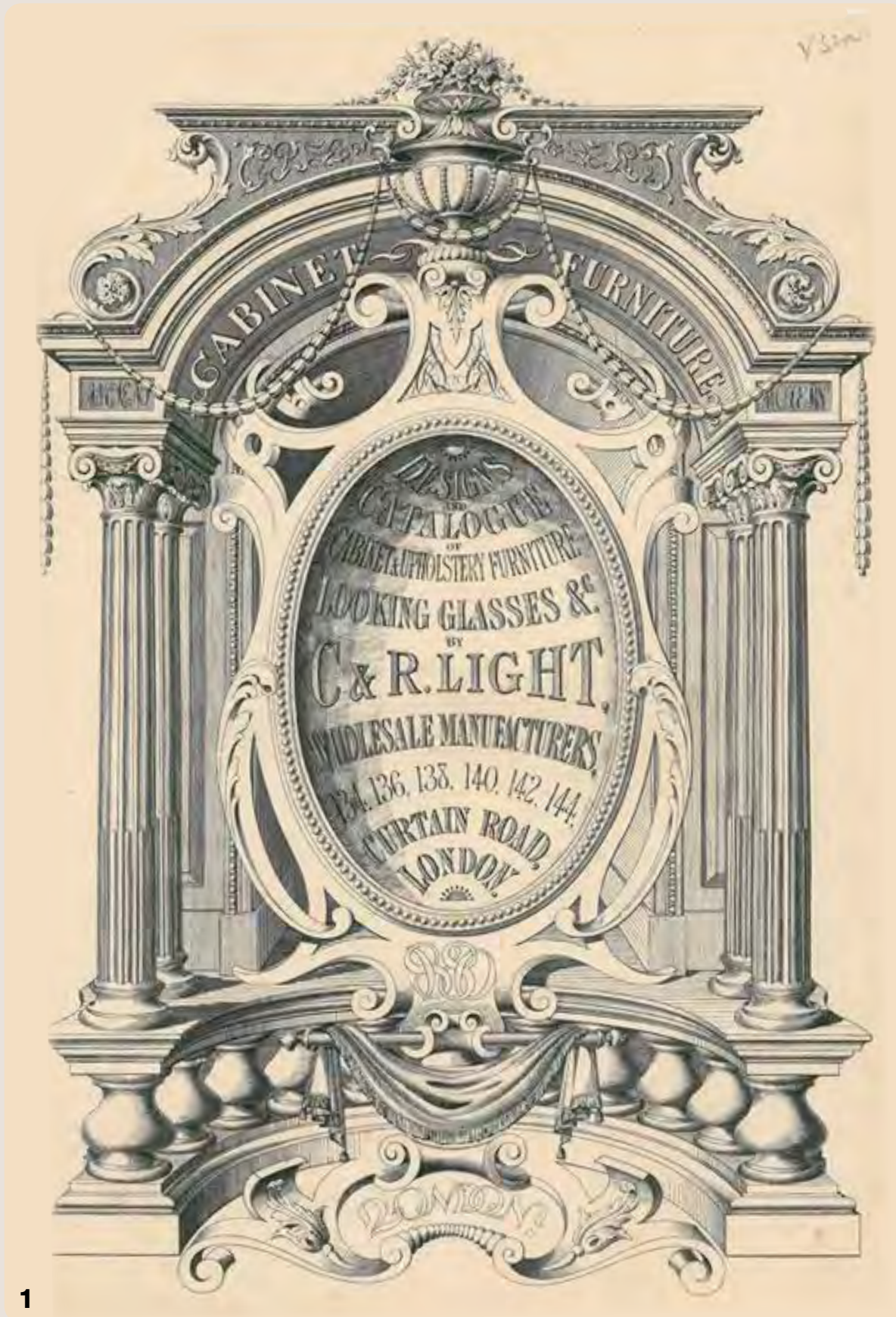
An outstanding example of  
Victorian design and ingenuity.  
A fundamental part of Shoreditch's  
rich cultural landscape.

# Altogether *historical*



# A building with history & legacy

At the epicentre of Shoreditch, The Harrison is still considered one of the finest examples of Victorian engineering prowess.



1

Originally designed by Richard Crease Harrison & Son, the warehouse and showroom was built as a single block between 1881 and 1882. In 1887, it was developed further and extended.



## 1 Victorian ingenuity

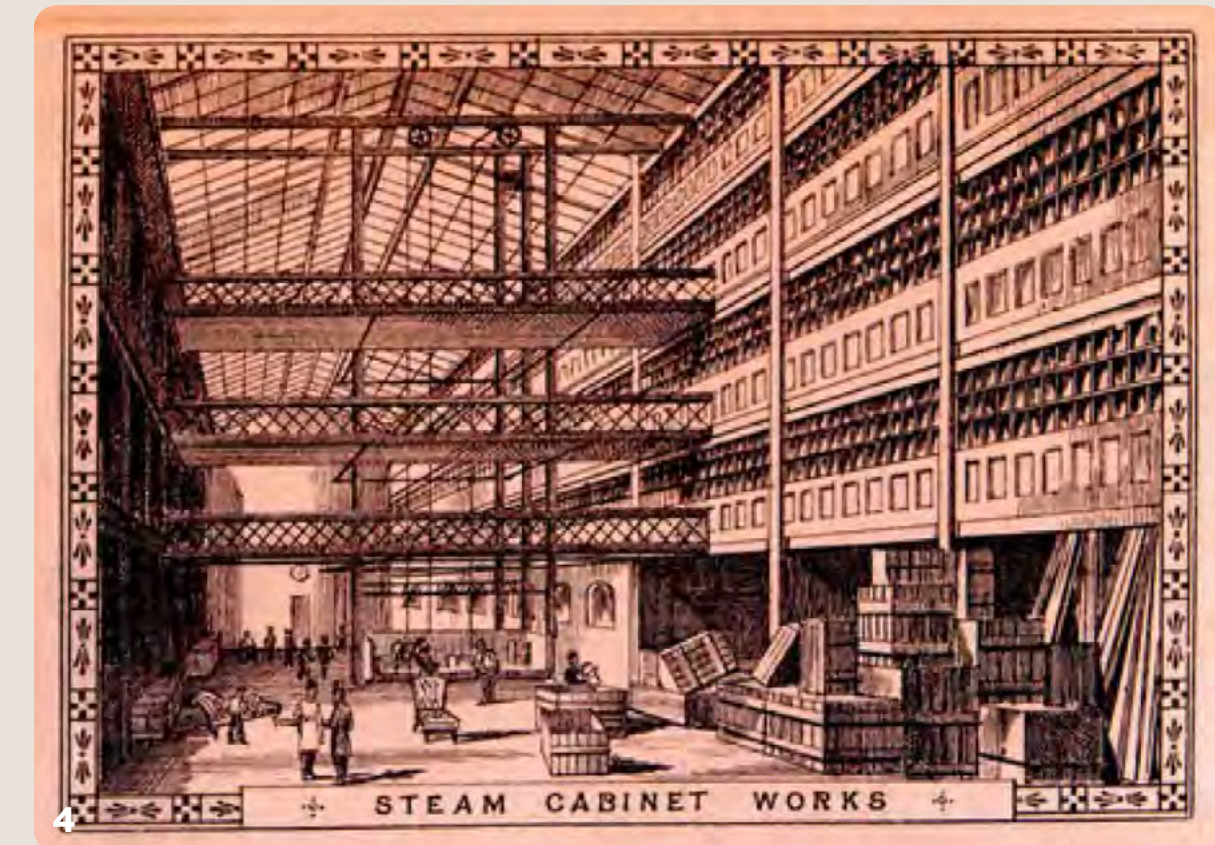
Originally designed by C Creese Harrison as a warehouse for C & R Light in 1881  
*Book of Registered Designs of Cabinet Furniture*

## 2 The makings of Shoreditch

This street has always been synonymous with craftsmanship, hailed from the East End furniture trade heyday  
*Hackney Archives Department*

## 3 Christ Church

With iconic landmarks dating back to the early 18th Century, the area is rich with history



## 4 Nationally reputed

Furniture of all types has been manufactured and distributed throughout the British Empire from this very building  
*Geffrye Museum, London*



Celebrating the listed features of one of the most well-preserved Victorian buildings in Shoreditch. Perfecting it with modern style and sustainability.

# Altogether *inspiring*



# Arrival *Reception*





# Communal roof terrace





## Communal roof terrace





Totally reimagined internally to create unique workspaces that offer unparalleled character and charm. Victorian space delivered with a forward-thinking edge.

# Altogether *charming*



# Schedule *of areas*

| Level           | SQ FT  | SQ M  | Communal terrace<br>(SQ FT) |
|-----------------|--------|-------|-----------------------------|
| Level 04 + mezz | 6,928  | 644   | —                           |
| Level 03        | 6,552  | 609   | 1,081                       |
| Level 02        | 7,805  | 725   | 2,794                       |
| Level 01        | 12,821 | 1,191 | —                           |
| Ground + mezz   | 4,503  | 418   | —                           |
| Total           | 38,609 | 3,587 | 3,875                       |

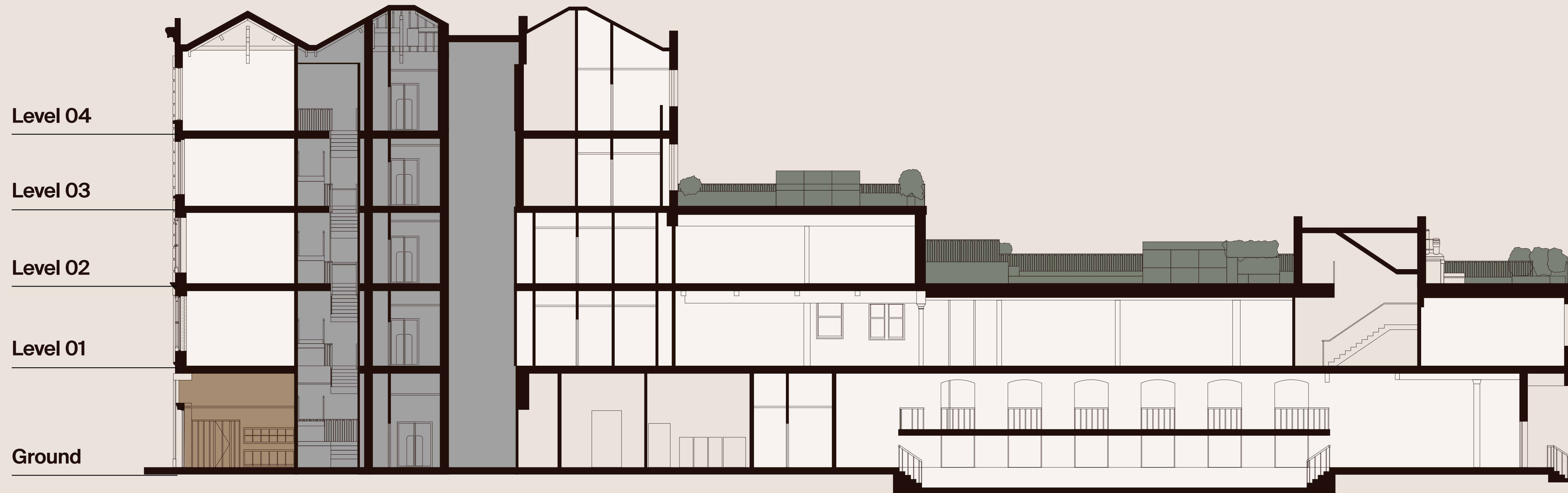




# Schedule *of areas*

**Key**

- Office
- Communal areas
- Core/Lifts
- Terrace



Lower Ground



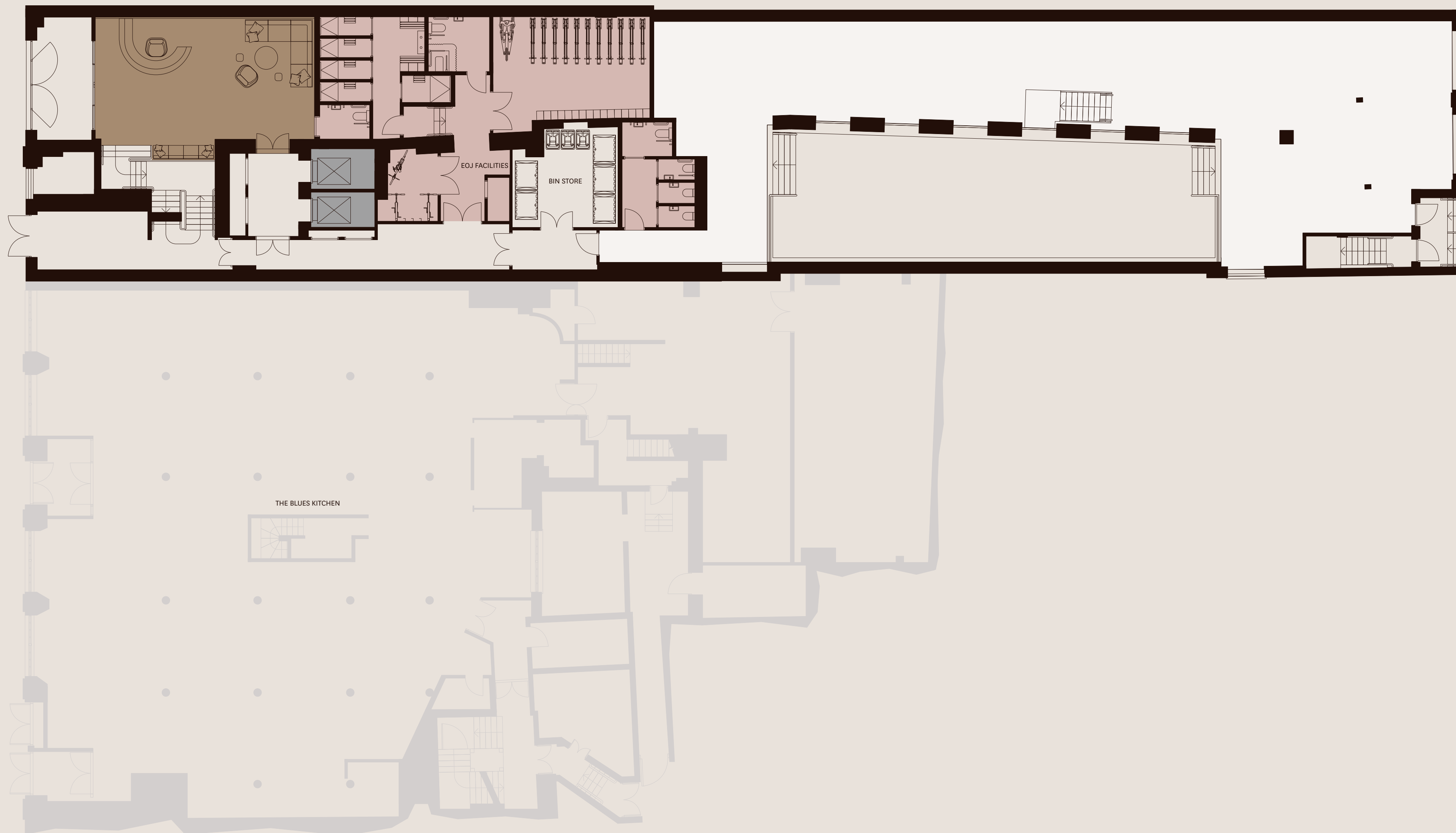
4,503 sq ft

## Key features

- |   |                                                                           |
|---|---------------------------------------------------------------------------|
| 1 | Large feature lightwell                                                   |
| 2 | Large rear modern windows for added light                                 |
| 3 | Polished micro cement floors throughout                                   |
| 4 | On floor end of journey spaces                                            |
| 5 | Direct office entry from Rivington Place offering a self contained option |
| 6 | Direct terrace access from stair two core                                 |
| 7 | Ceiling height of 4.5m                                                    |

## Key

- |   |                |
|---|----------------|
| ○ | Office         |
| ● | Communal areas |
| ● | Core/lifts     |
| ● | Facilities     |





Ground  
mezz  
*Floorplan*

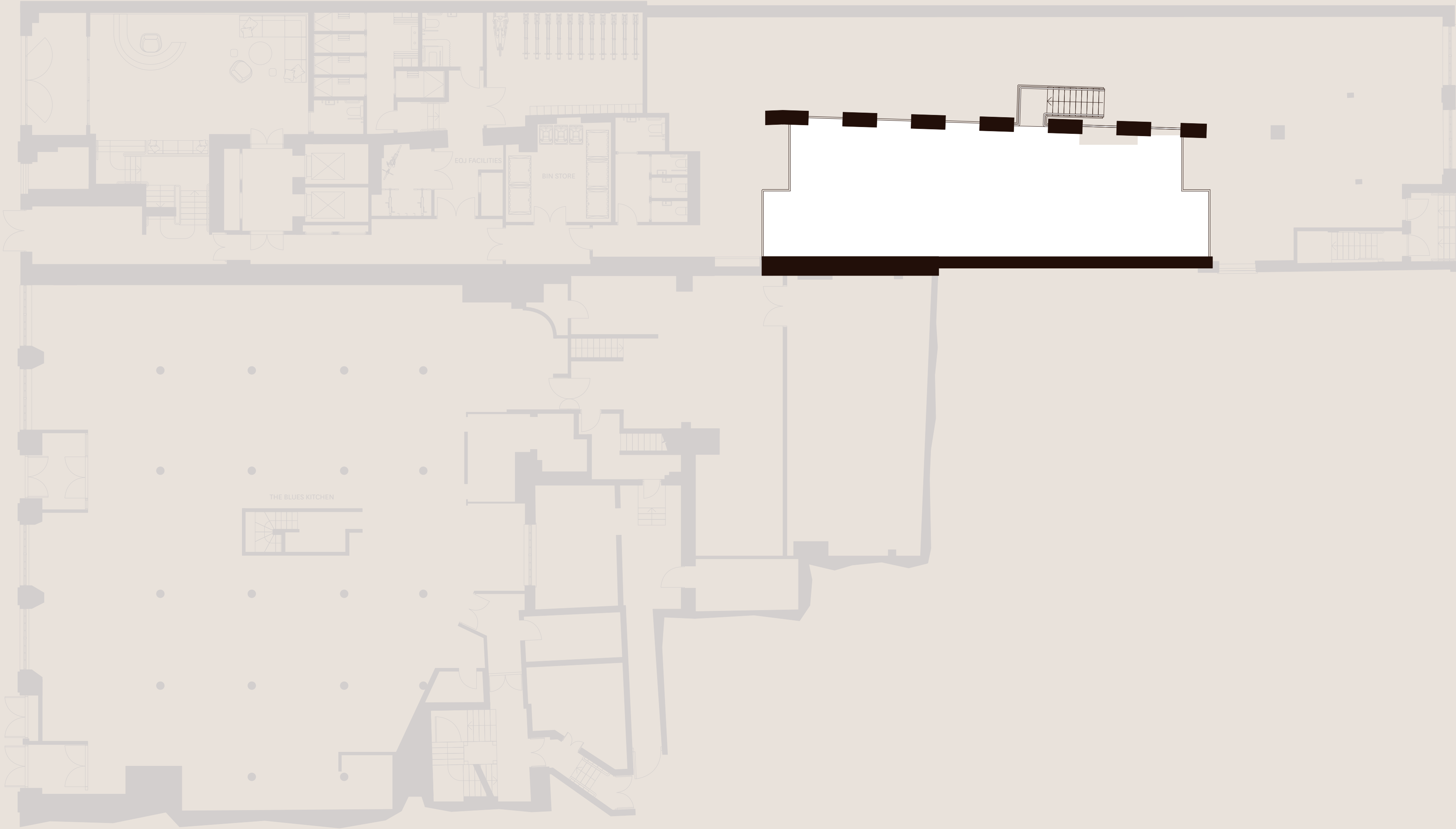
Mezzanine level integrated  
with the existing feature structure

Key

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○ Office

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4

## Ground *CAT A*





4

## Ground *CAT B*

CGI for illustrative purposes only.





4

## Ground *CAT A*





# Level 01

## Floorplan

12,821 sq ft

### Key features

- 1 Direct terrace access from stair two core
- 2 4.5m floor-to-ceiling heights
- 3 Fully interconnected floorplate
- 4 Reclaimed timber floorboards throughout
- 5 Lightwell from the L2 terrace and rooflights to the northern office and ball room area bringing light into the depth of the floorplate throughout

### Key

- Office
- Core/lifts
- Facilities





4

Level 01  
*CAT A*





4

# Level 01 *CAT B*

CGI for illustrative purposes only.





4

**Level 01**  
*CAT A*





4

## Level 01 *CAT B*

CGI for illustrative purposes only.





4

Level 01  
*CAT A*





4

**Level 01**  
*CAT A*





# Level 02 *Floorplan*

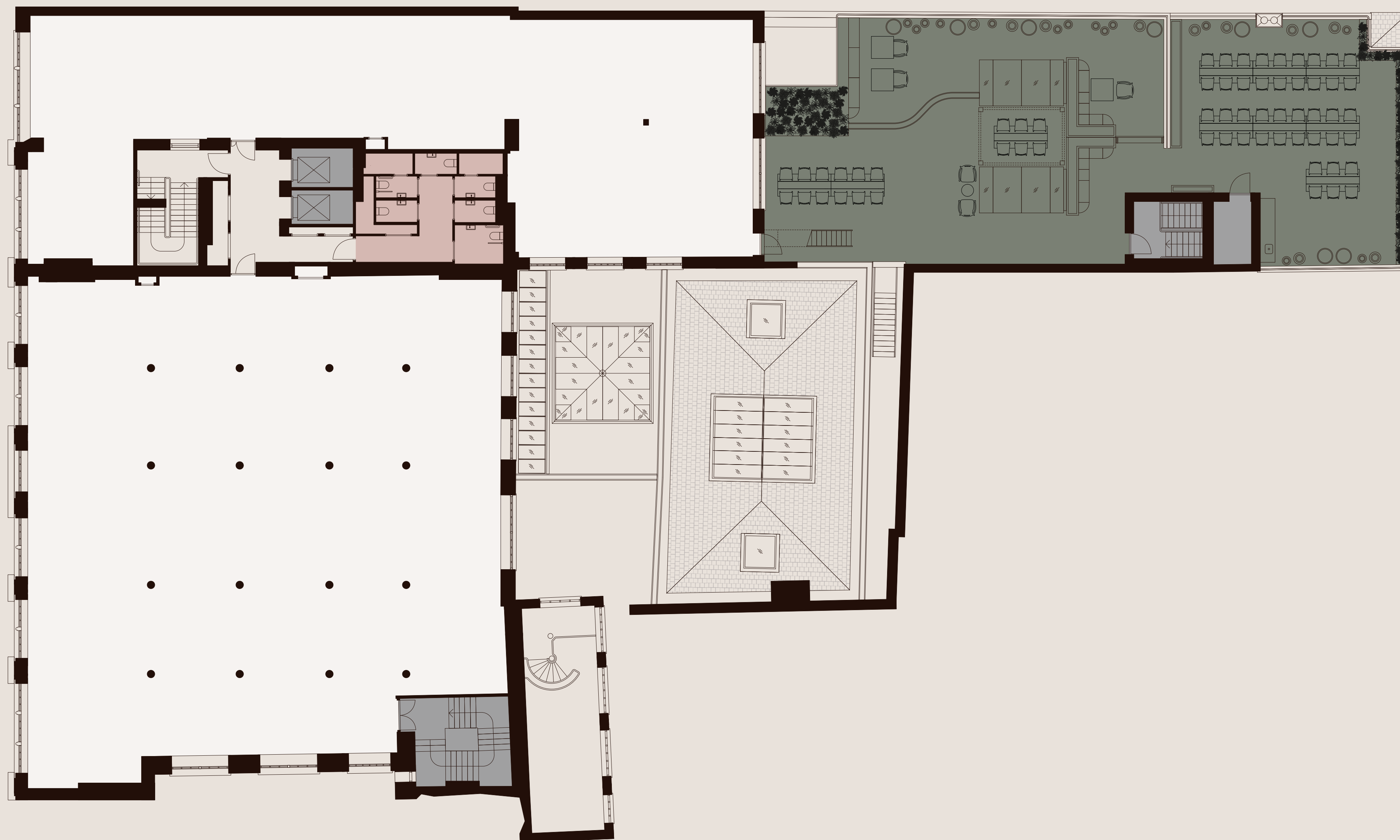
7,805 sq ft

## Key features

- 1 Direct terrace access from the northern office
- 2 Feature skylights
- 3 Refurbished original timber floorboards
- 4 Reinstated timber wall linings, carefully restored
- 5 Expansive rooftop terrace

## Key

- Office
- Core/lifts
- Terrace
- Facilities





4

Level 02  
*CAT A*





4

**Level 02**  
*CAT A*





4

**Level 02**  
*CAT A*





# Level 03 Floorplan

6,552 sq ft

- Key feature
- 1

Direct terrace access from the northern office
- 2

Skylights in the northern office
- 3

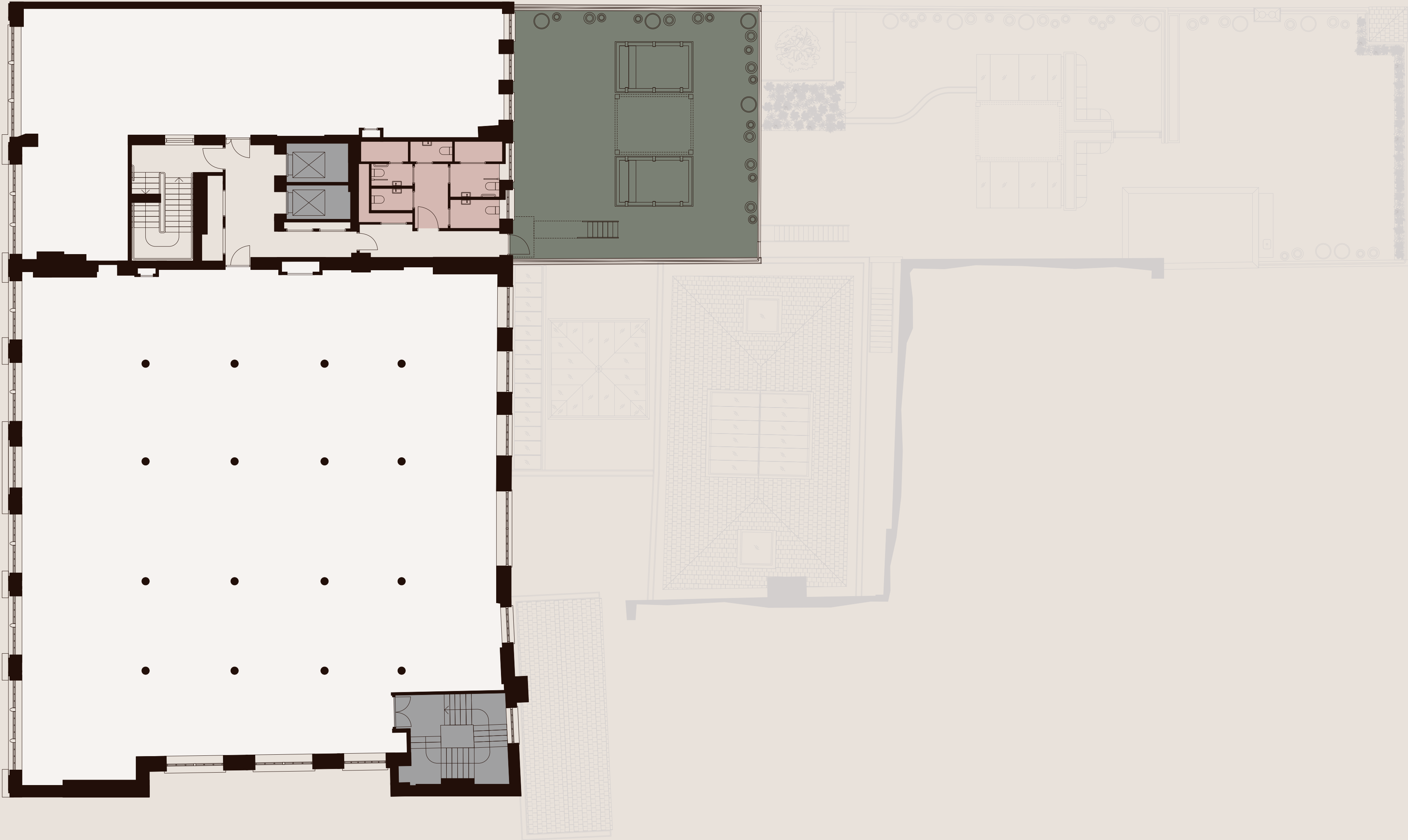
A range of existing and new floor finishes used throughout
- 4

Existing internal feature window to the stair core
- 5

Refurbished original timber floorboards
- 6

Exposed original brickwork feature walls

- Key
- Office
- Core/lifts
- Terrace
- Facilities





4

Level 03  
*CAT A*





4

## Level 03 *CAT B*

CGI for illustrative purposes only.





4

Level 03  
*CAT A*





# Level 04 Floorplan

6,928 sq ft

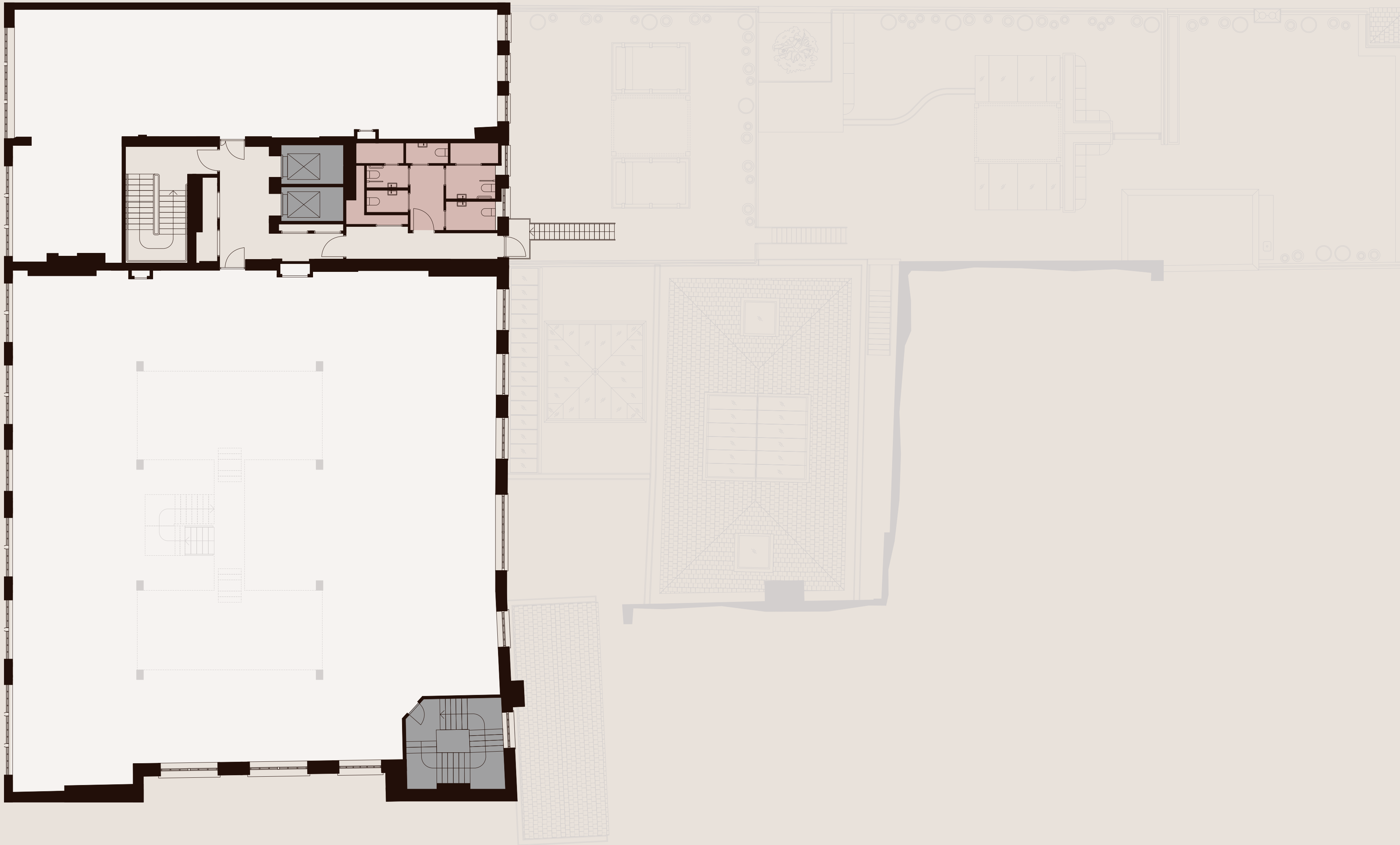
\*Including mezzanine

## Key features

- 1 Direct terrace access via circulation corridor for both north and south offices
- 2 Skylights throughout
- 3 Refurbished white timber floorboards and walls
- 4 Exposed timber trusses
- 5 Feature ball lights throughout

## Key

- Office
- Core/lifts
- Facilities

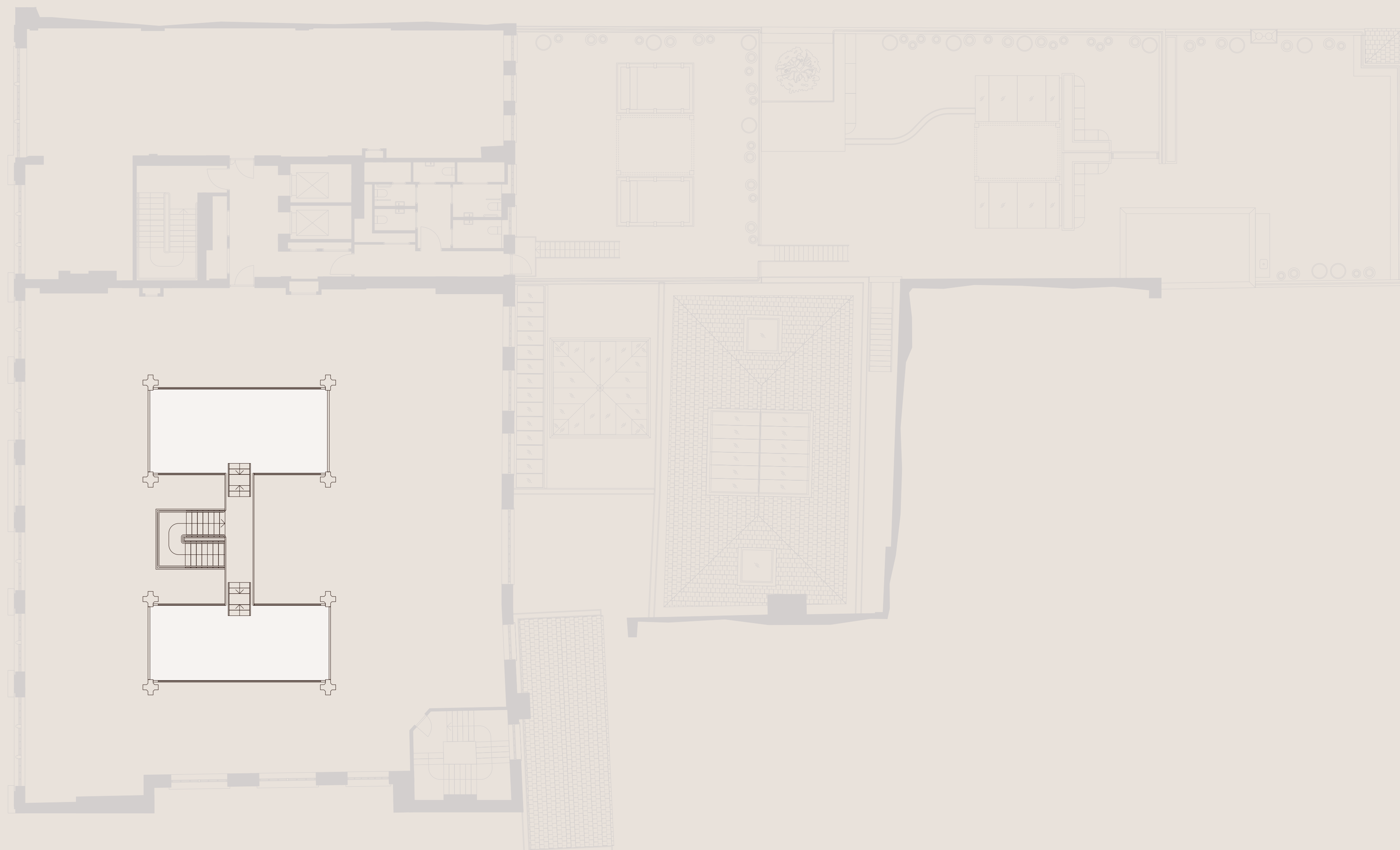




# Level 04 mezz *Floorplan*

## Key

○ Office





4

**Level 04**  
*CAT A*





4

## Level 04 *CAT B*

CGI for illustrative purposes only.





4

**Level 04**  
*CAT A*





4

Level 04  
*CAT B*

CGI for illustrative purposes only.





4

**Level 04**  
*CAT A*





A vibrant neighbourhood  
for the cultured and curious.

# Altogether *exciting*



# A location *made of more*

## Altogether *connected*

| Walking times               |         | Cycle times   |         |
|-----------------------------|---------|---------------|---------|
| Old St. Station             | 7 mins  | Bank          | 7 mins  |
| Shoreditch High St. Station | 9 mins  | Farringdon    | 10 mins |
| Liverpool St. Station       | 12 mins | Kings Cross   | 12 mins |
| Moorgate Station            | 15 mins | London Bridge | 14 mins |

|                 |         |                 |         |
|-----------------|---------|-----------------|---------|
| Hoxton Square   | 3 mins  | Haggerston Park | 7 mins  |
| Shoreditch Park | 15 mins | Victoria Park   | 11 mins |

| Eating & drinking  |    | Culture & shopping          |    |
|--------------------|----|-----------------------------|----|
| Clove Club         | 1  | Spitalfields Market         | 14 |
| Shoreditch House   | 2  | Boxpark                     | 15 |
| Manteca            | 3  | Broadgate Circle            | 16 |
| Nobu               | 4  | Eataly London               | 17 |
| Padella            | 5  | Columbia Road Flower Market | 18 |
| Smoking Goat       | 6  | Curzon                      | 19 |
| Cocotte Shoreditch | 7  |                             |    |
| Happiness Forgets  | 8  | Lifestyle & wellness        |    |
| Flight Club        | 9  | BLOK Shoreditch             | 20 |
| Gloria             | 10 | FRAME Shoreditch            | 21 |
| Friends of Ours    | 11 | Virgin Active               | 22 |
| Dal Fiorentino     | 12 | Barry's Moorgate            | 23 |
| TT Liquor          | 13 | 100 Shoreditch              | 24 |
|                    |    | The Hoxton Hotel            | 25 |
|                    |    | Art'otel                    | 26 |





## A location *made of more*

Home to lively markets,  
independent boutiques,  
top retailers and some of  
London's finest eateries.



# A location *made of more*



- 1 Calvert Avenue
- 2 Manteca
- 3 Spitalfields Market
- 4 Labour and Wait
- 5 BOXPARK
- 6 BRAT Restaurant
- 7 Pangea Cafe



# A location *made of more*





Continuing the tradition of the best Victorian craftsmanship. The Harrison cements a listed legacy.

# Altogether *crafted*



## The pursuit of perfection *and play*

The Harrison isn't just an office building; it's a testament to doing things differently. We're all about craftsmanship and meticulous detail, mirroring the dedication of the artisans in our vibrant home, Shoreditch.



# The pursuit of perfection *and play*

A colour palette that speaks to its Victorian past. A perfection of craft that speaks to the present. A focus on the highest quality that speaks to its legacy as a protected part of Shoreditch's culture.

Every detail—from the aged brass balustrades in reception to the warming, textural timber used throughout—is finished to perfection, with a focus on recycled or recyclable, and reclaimed materials.

Original heritage features have been carefully removed, refurbished, and reinstalled, while brand new elements such as high-spec end of journey facilities have been introduced to suit a modern workspace and meet the needs of a modern workforce.



1



2



3



5



4



6

- 1 Exposed services & industrial detailing
- 2 Resorted heritage ironwork
- 3 Exposed brickwork & sash windows
- 4 Secure, high-quality cycle storage facilities
- 5 High-spec end-of-journey facilities
- 6 Brass detailing with terrazzo steps



# Summary

## *specification*

### Structure

- Basement and ground floor 3.0kN/m<sup>2</sup> + 1.0kN/m<sup>2</sup> for partitions
- 1st to 4th floor 2.5kN/m<sup>2</sup> + 1.0kN/m<sup>2</sup> for partitions
- External terraces 3.0kN/m<sup>2</sup>

### Electrical resilience with electrical infrastructure

- New UKPN Substation providing a LV Supply which is split for Landlords and Tenant services.
- Each Tenant demise provided with dedicated Tenants MCB Distribution Board which is sub-metered to record usage.
- Small Power allowance of 25W/m<sup>2</sup> + 10W/m<sup>2</sup> (enhancements) for net-internal area of each Tenant demise.

### Key dimensions

- Average floor to ceiling 3340mm
- Average slab to slab 3430mm Tenant demise.

### Occupational density

- 1:10m<sup>2</sup>
- Means of escape designed for an occupancy of 1:6

### Air conditioning

- HVRF Heating & Cooling Systems provided to all Tenant's demises with independent external condensers located at roof level (1no. per demise) which connect to a number of fan coil units on the office floors.

### Fresh air

- Fresh air is provided at a duty of 14l/s/person with an occupancy level of 1 person per 10m<sup>2</sup>.
- A central AHU is located at roof level which supplies fresh air to the 1st – 4th floor office areas.
- A local MVHR AHU is located at high level within the office area at ground floor which supplies fresh air to the ground floor office areas.

### Lifts

- 2no. 8 Person (630kg) Passenger Lifts travelling at 1m/s serving ground to 4th floor.

### Connectivity

- Primary & Secondary Telecoms Intake Rooms provided at Basement Level with spare ducts provided through the external wall into the footpath for any additional fibre services required within the building.
- Each tenant demise will be provided with pre-wired fibre from a private provider to allow quick connectivity.

### End of trip provision

- 31 cycle spaces including 1 disabled space
- 6 showers including 1 dda
- 71 Lockers



For further details &  
a bespoke presentation  
please contact our  
commercial agents.

Or visit our website at:  
*theharrison.london*



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A development by:



# Available Now

Designed by Stepladder

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