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

07

Altogether
historical



Heritage
A rich history, a legacy to leave.

3

09

Altogether
inspiring



Visualisations
Experience the quality.

4

13

Altogether
charming



Floorplans
Plan your space, see the details.

5

43

Altogether
exciting



Location
A location for ideas and minds coming together.

6

48

Altogether
crafted



Specification
High specification on every level.

1

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*

5

Floors of unique office space

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.

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*



Reception

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.

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.

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


2

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


3


4


5

4 St John Bread & Wine
Baked and butchered delicacies

5 Johnny Flowers
Beautifully bespoke arrangements



2

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

Altogether *historical*

2

A building with history *& legacy*

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



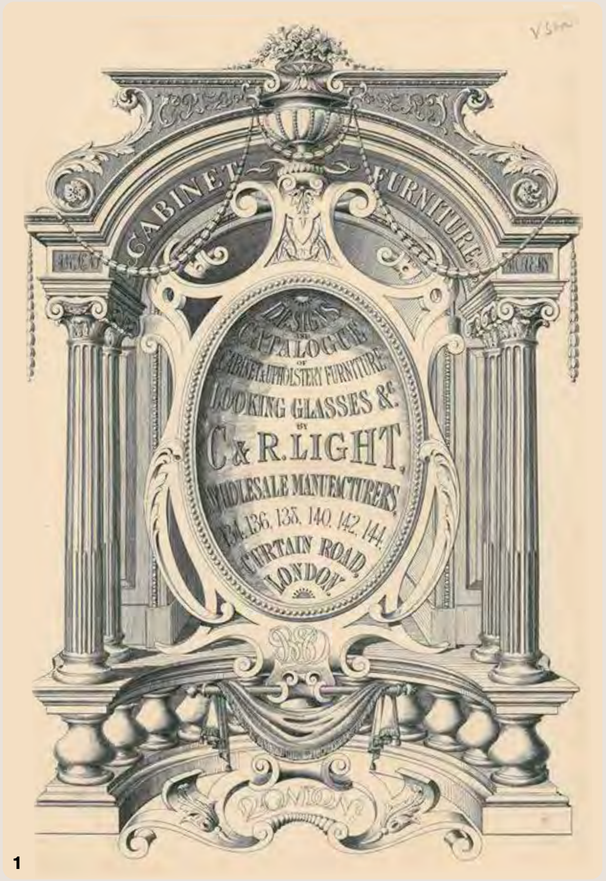
2

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

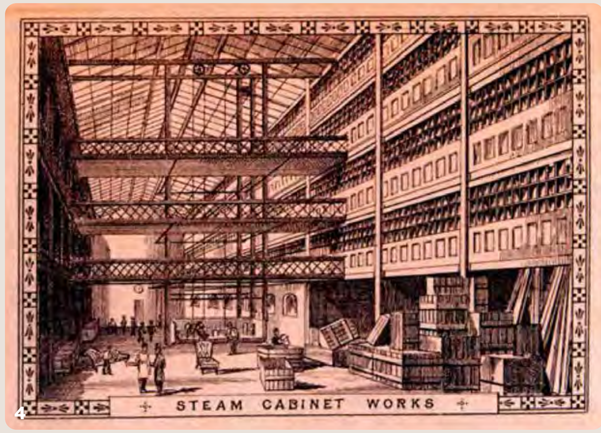
3 Christ Church
With iconic landmarks dating back to the early 18th Century, the area is rich with history


3



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.



4

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

3

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

Altogether *inspiring*

3

Arrival
Reception



3

Communal roof terrace





3

Communal roof terrace

4

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

Altogether *charming*

4

Schedule
of areas

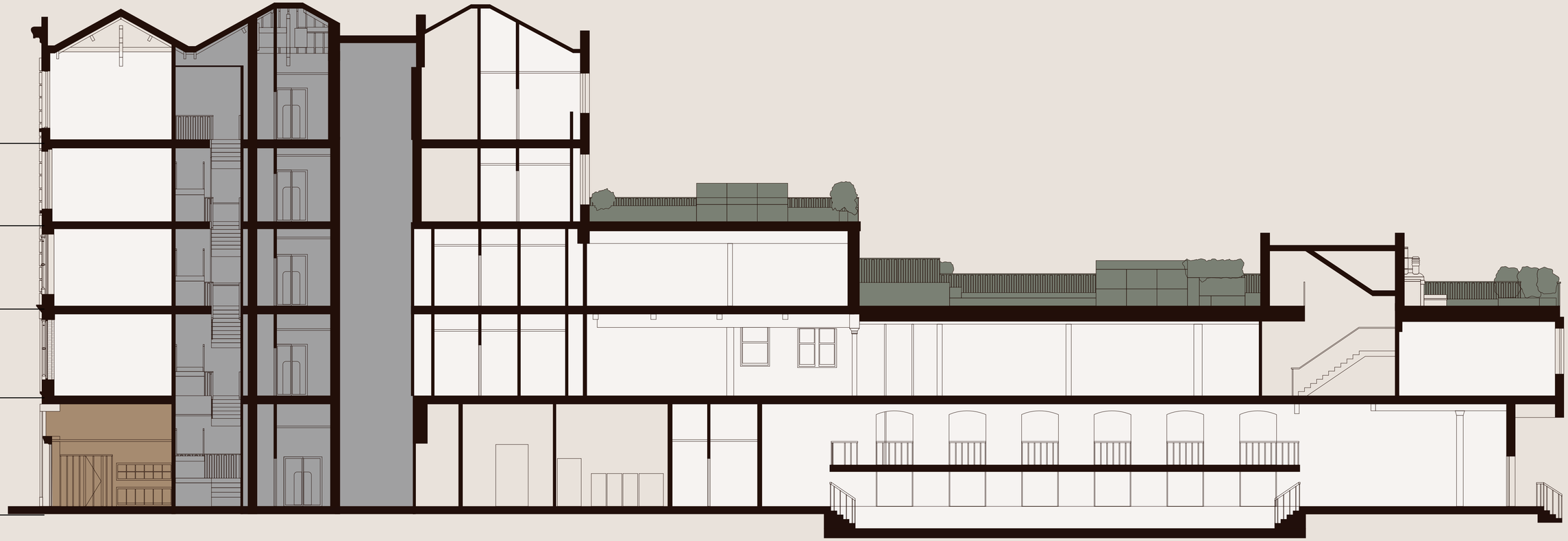
Level	SQ FT	SQ M	Communal terrace (SQ FT)
Level 04 + mezz	6,928	644	–
Level 03	6,552	609	1,081
Level 02	7,805	725	2,794
Level 01	12,821	1,191	–
Ground + mezz	4,503	418	–
Total	**38,609**	**3,587**	**3,875**



4

Schedule
of areas

Key
- Office
- Communal areas
- Core/Lifts
- Terrace



4

Ground
Floorplan

4,503 sq ft

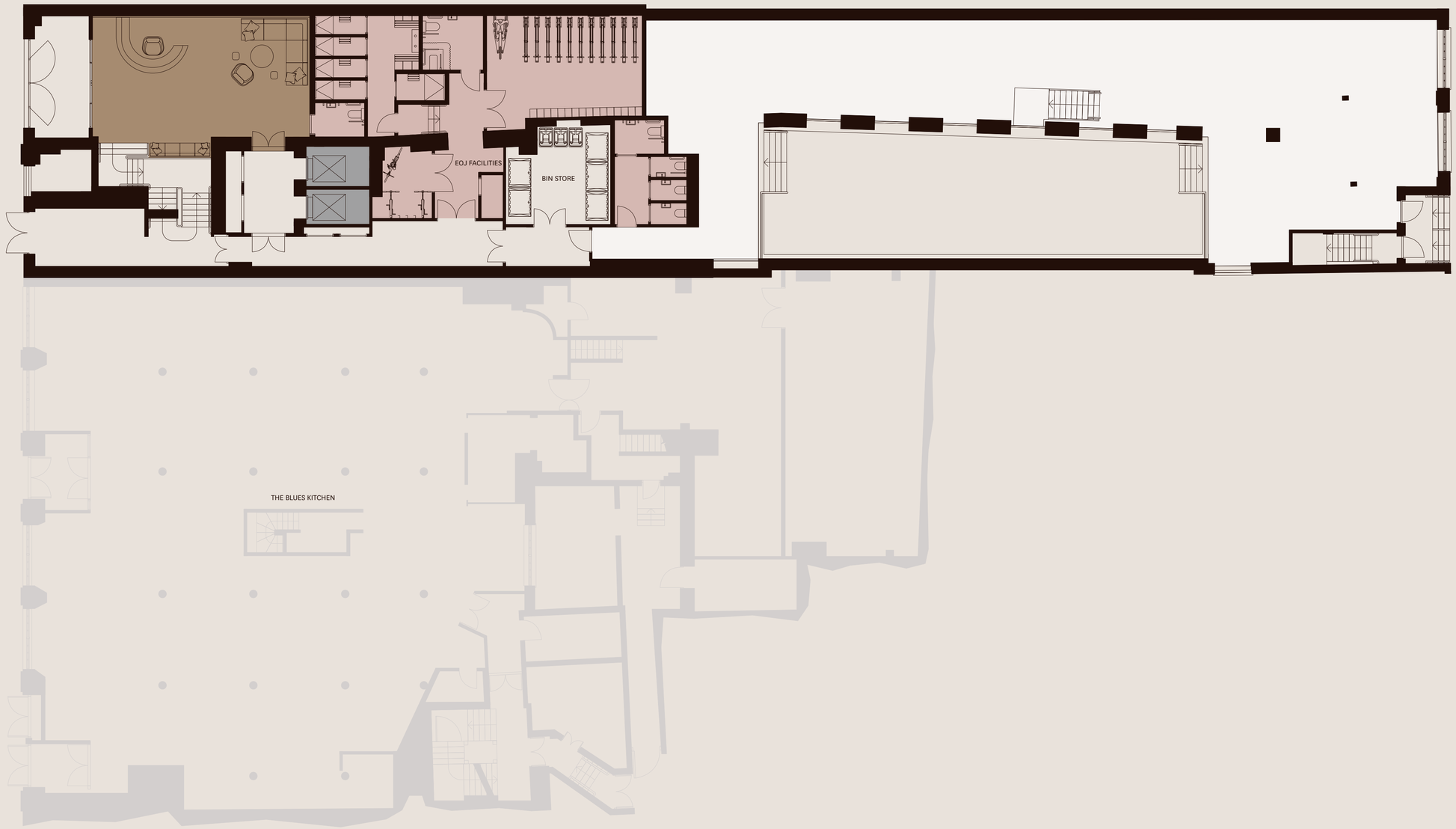
*Including mezzanine

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



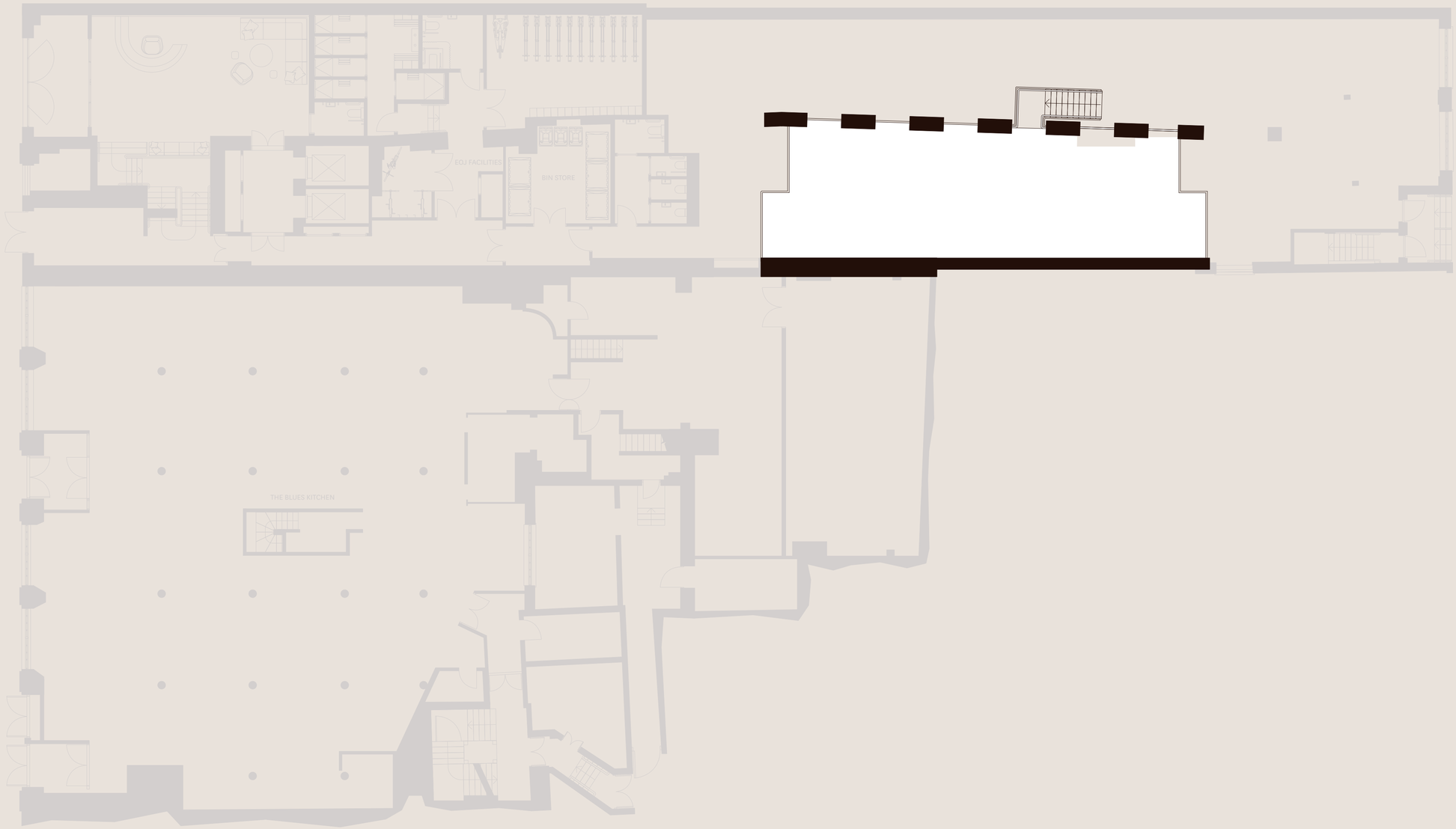
4

Ground mezz *Floorplan*

Mezzanine level integrated
with the existing feature structure

Key

- ○ Office



N

4

Ground
CAT A



4

Ground
CAT B

CGI for illustrative purposes only.



4

Ground
CAT A



4

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



N

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



4

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



N

4

Level 02
CAT A



4

Level 02
CAT A



4

Level 02
CAT A



4

Level 03
Floorplan

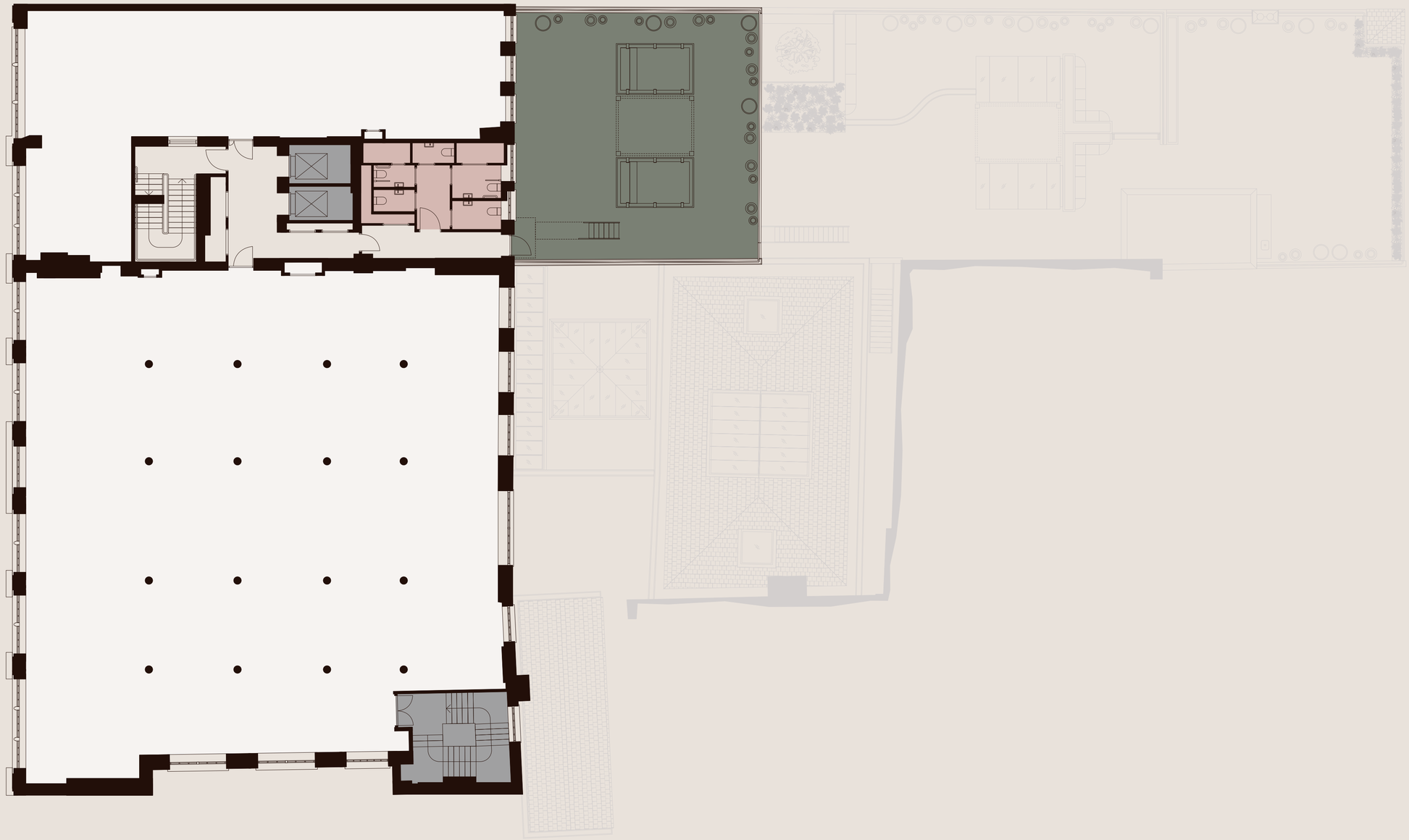
6,552 sq ft

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



N

4

Level 03
CAT A



4

Level 03
CAT B

CGI for illustrative purposes only.



4

Level 03
CAT A



4

Level 04
Floorplan

6,928 sq ft

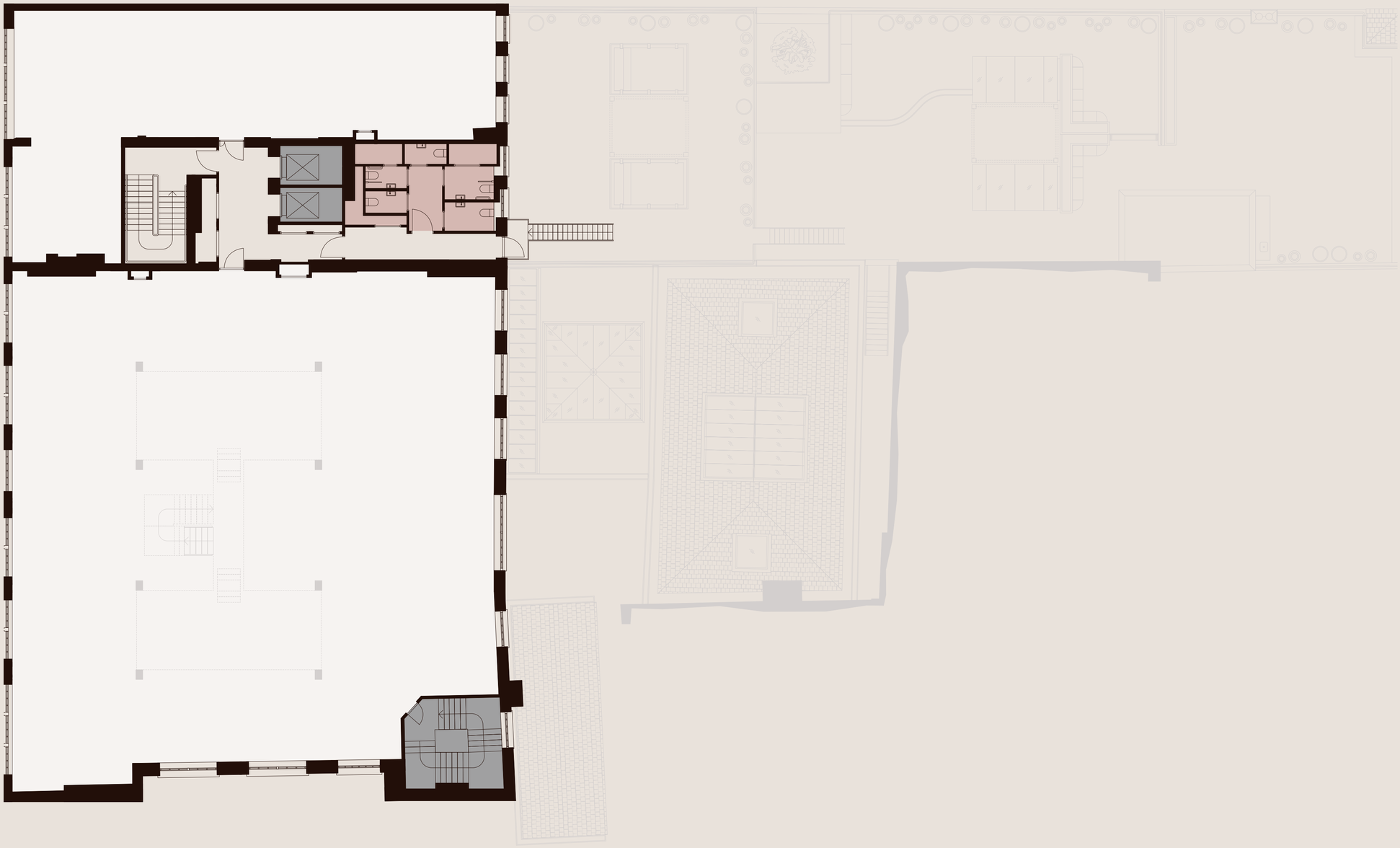
*Including mezzanine

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

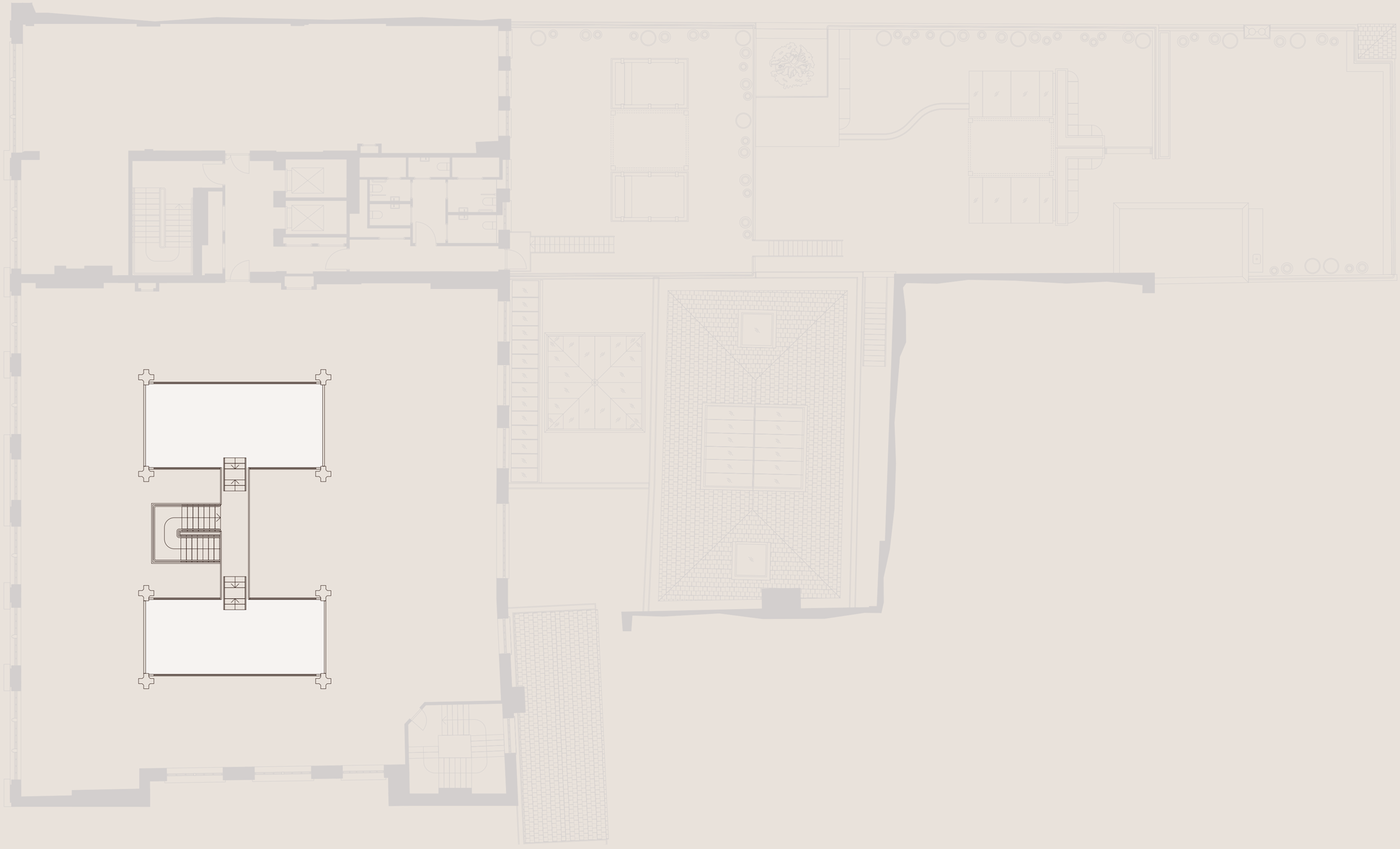


4

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



5

A vibrant neighbourhood
for the cultured and curious.

Altogether *exciting*

5

A location
made of more

Altogether
connected

Walking times	
Old St. Station	7 mins
Shoreditch High St. Station	9 mins
Liverpool St. Station	12 mins
Moorgate Station	15 mins
Hoxton Square	3 mins
Shoreditch Park	15 mins

Cycle times	
Bank	7 mins
Farringdon	10 mins
Kings Cross	12 mins
London Bridge	14 mins
Haggerston Park	7 mins
Victoria Park	11 mins

Eating & drinking	
Clove Club	1
Shoreditch House	2
Manteca	3
Nobu	4
Padella	5
Smoking Goat	6
Cocotte Shoreditch	7
Happiness Forgets	8
Flight Club	9
Gloria	10
Friends of Ours	11
Dal Fiorentino	12
TT Liquor	13

Culture & shopping	
Spitalfields Market	14
Boxpark	15
Broadgate Circle	16
Eataly London	17
Columbia Road Flower Market	18
Curzon	19

Lifestyle & wellness	
BLOK Shoreditch	20
FRAME Shoreditch	21
Virgin Active	22
Barry's Moorgate	23
100 Shoreditch	24
The Hoxton Hotel	25
Art'otel	26



5

A location
made of more

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



5

A location
made of more


1



2


3


4



5


6


7

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

5

A location
made of more



6

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

Altogether *crafted*

6

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.



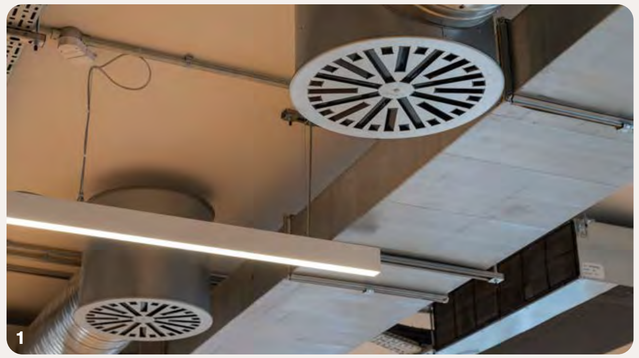
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The pursuit of perfection *and play*

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.

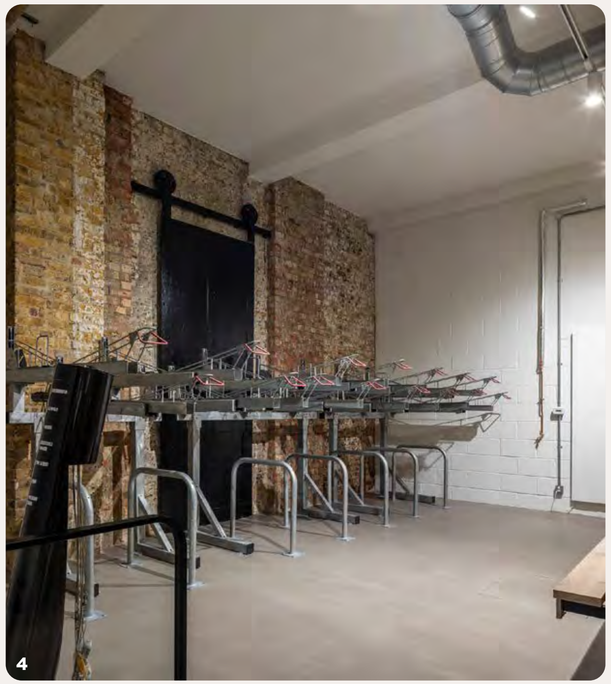
Original heritage features have been carefully removed, refurbished, and reinstalled, while brand new elements such as high-spec end of journey facilities have been introduced to suit a modern workspace and meet the needs of a modern workforce.


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

6

Summary *specification*

Key dimensions

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

Occupational density

- 1:10m2
- Means of escape designed for an occupancy of 1:6

Structure

- Basement and ground floor 3.0kN/m2 + 1.0kN/m2 for partitions
- 1st to 4th floor 2.5kN/m2 + 1.0kN/m2 for partitions
- External terraces 3.0kN/m2

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/m² + 10W/m² (enhancements) for net-internal area of each Tenant demise.

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 10m².
- 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
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theharrison.london

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Available *Now*

A development by:

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Designed by Stepladder

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