

By Akoya

MM

MM

MM

# Mosaic East

East Croydon

Knollys & Stephenson House has been rebranded to Mosaic East, encompassing a comprehensive refurbishment and repositioning of one of East Croydon's iconic office buildings to provide highly sustainable space a short walk from East Croydon Station.

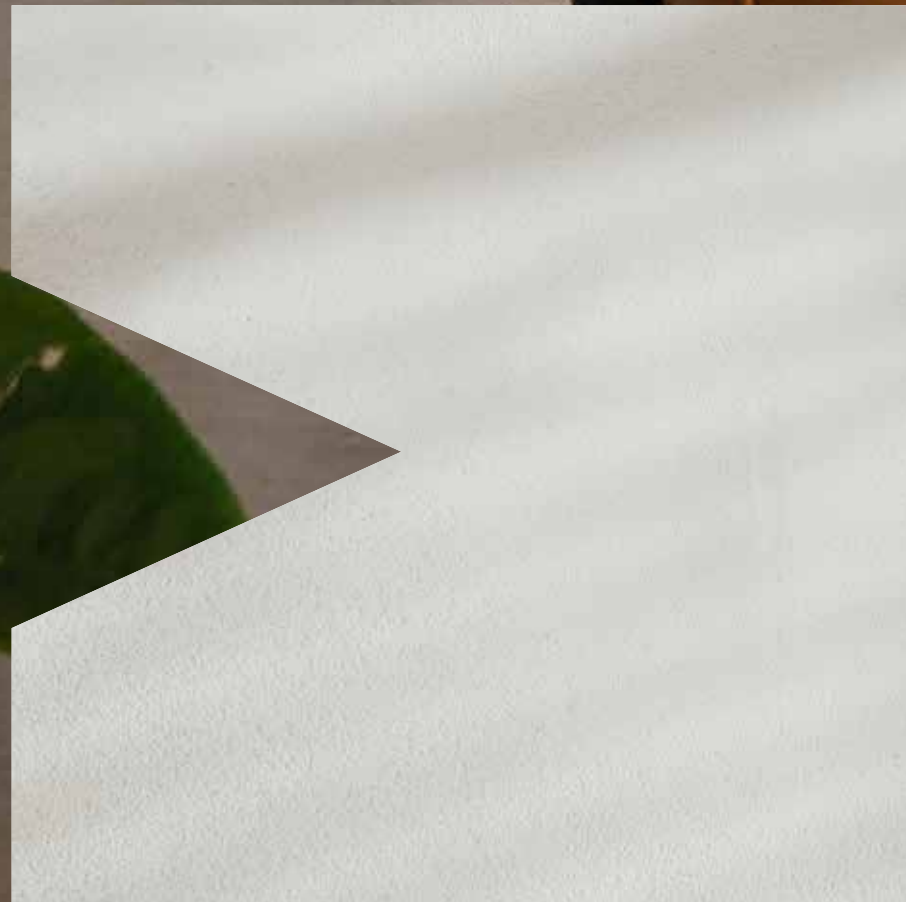
Spaces available from 1,500 sq ft  
to 65,000 sq ft

By Akoya



CGI for illustrative purposes only  
External view from Addiscombe Road

# Building



MM

MM



MM

MM

CGI for illustrative purposes only  
Reception of Knolly's



MM

MM

CGI for illustrative purposes only  
Reception of Stephenson

# Specification



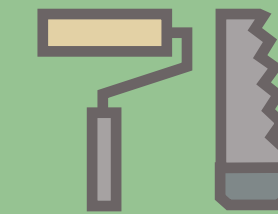
Comprehensive overhaul of centralised plant



New concierge reception



Sustainable refurbishment of WCs



Low embodied carbon upgrade of common parts



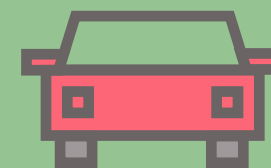
12 new showers, 176 lockers



New onsite café



Biodiversity led landscaping



Secure on-site car parking with EV charging points



New end of journey facilities, with 236 cycle spaces



Suites available fully fitted or open plan Cat A



CAT A space available  
Typical floor plate in Knolly's

MM

MM





Fully fitted Mezzanine suite, Stephenson

MM

MM

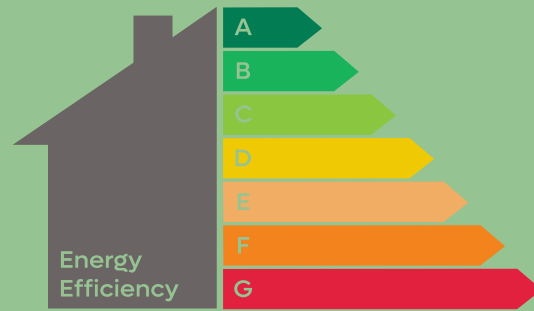


The refurbishment has been carefully designed to reduce embodied carbon, reusing and reliving the existing structure to provide a highly energy efficient building that benefits tenants and the local community.

Akoya is proud to be offsetting the upfront carbon from each project into local community and environmental causes, making the refurbishments net zero in construction.



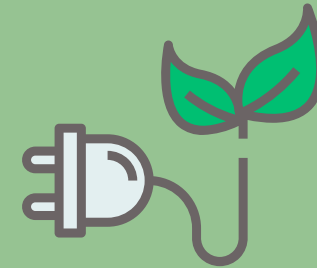
# ESG



Achieving EPC B



Ska Gold



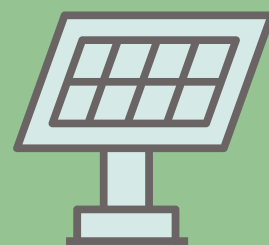
Operational energy intensity -targeting 100kWh/m<sup>2</sup>/GIA



Upfront embodied carbon est.90kgCO<sub>2</sub>e/sqm (equivalent to 5 flights around the globe)



Whole life carbon (A-C exc. B6 & B7) est. 260 kgCO<sub>2</sub>e/sqm over assumed 60 year life span



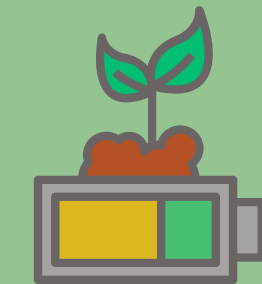
On site solar panels generating carbon savings of c. 32 tonnes per annum



Airscore achieving gold



Social strategy to engage tenants in the local community



Biodiversity net gain across the asset



Aligning with science based targets on climate change

\*Operational energy target comprises of : c.40kWh/sqm for regulated energy use including the energy associated with space heating, cooling, lighting, auxiliary) and 60kWh/sqm for unregulated energy use.

# Technology

New and existing tenants will benefit from pre-installed state-of-the-art connectivity and digital infrastructure to meet the needs of your business.



Wired score gold

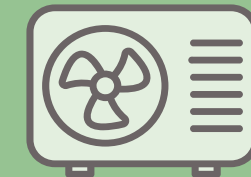
## Backbone Connect

-  No tenant wayleaves
-  Flexible contracts
-  Services delivered in as little as 5 days
-  Fully managed on-site installation
-  Sustainable Internet : reusable fibre cabling
-  Dedicated building and tenant account managers.
-  London based IT Helpdesk, available 24/7.
-  Speeds of up to 10GB

# Technical specification



X3 Kone lifts per building :  
16 person capacity



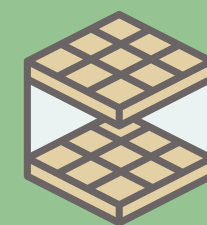
New HVAC : Mitsubishi Electric  
Hybrid HVRF Heat Recovery  
Air Conditioning System.



Raised floors:  
80-100mm void



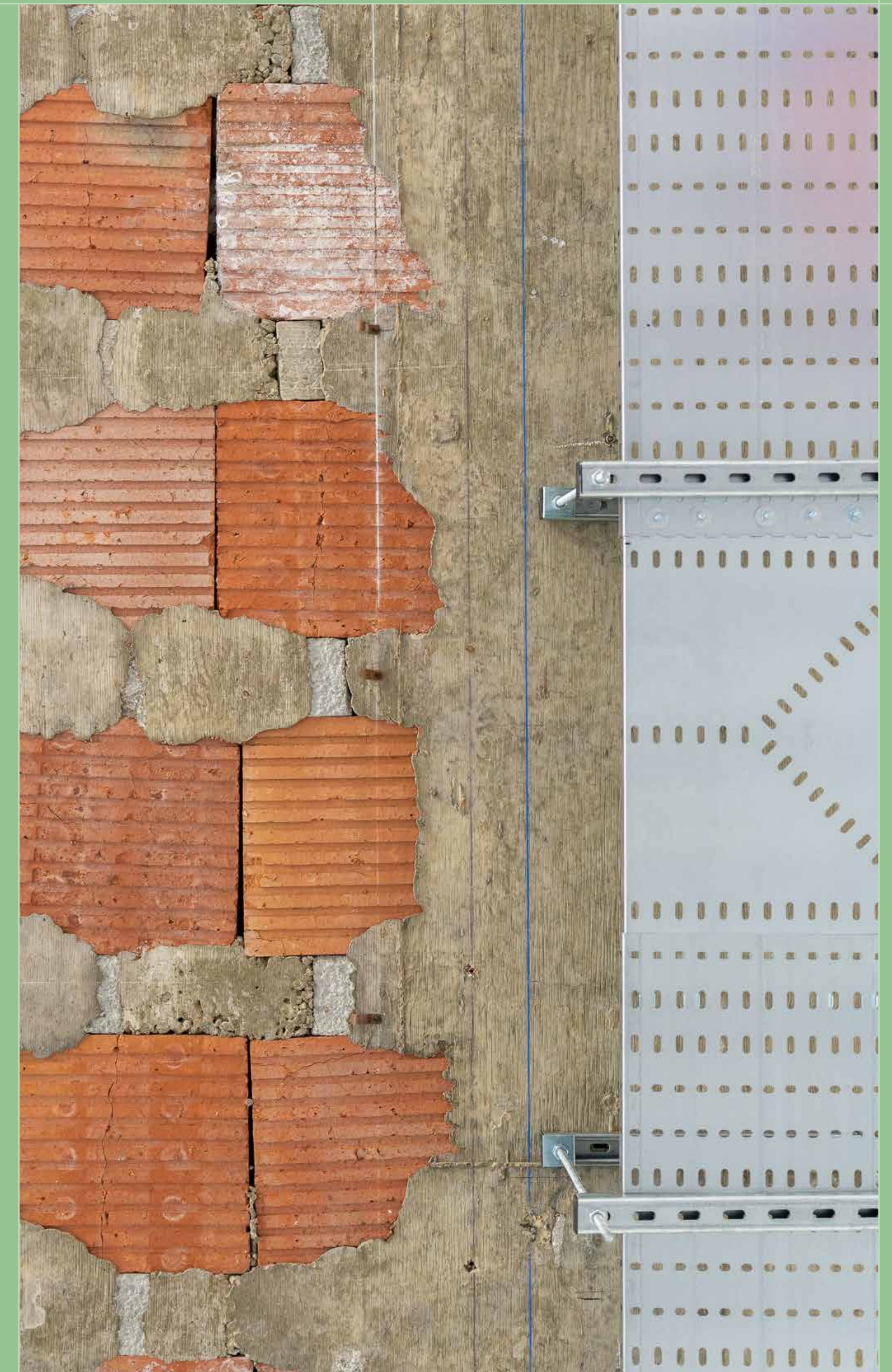
Energy efficient LED lighting



Floor to ceiling  
2.4m – 2.9m



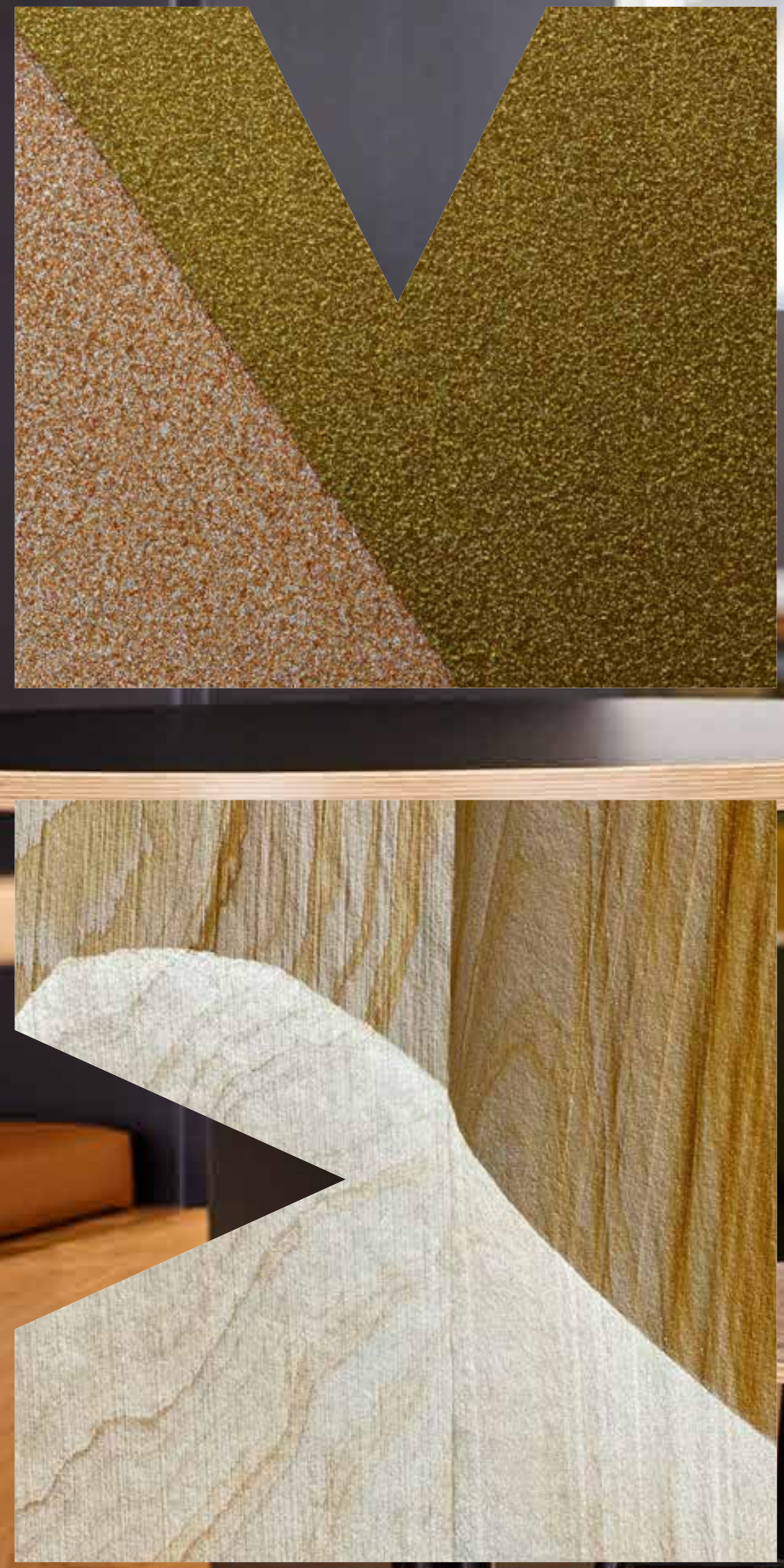
Flooring finish:  
Forbo magnetic vinyl  
flooring to CAT A suites



MM

MM

# Spaces



# Availability

All floors can be delivered as CAT B

## Stephenson

Floor	sq. ft	sq. m	Finish
Seventh	10,446	970.4	CAT B
Seventh (annexe)	2,693	250.4	CAT B
Fourth	10,591	983.9	CAT A
Fourth (annexe)	2,728	253.4	CAT A
Third	10,325	959.2	CAT A
One	2,812	261.2	CAT A
One (annexe)	2,903	269.6	CAT A
Mezzanine	1,616	150.1	CAT B
<b>Total</b>	<b>44,114</b>	<b>4,098.2</b>	

## Knollys

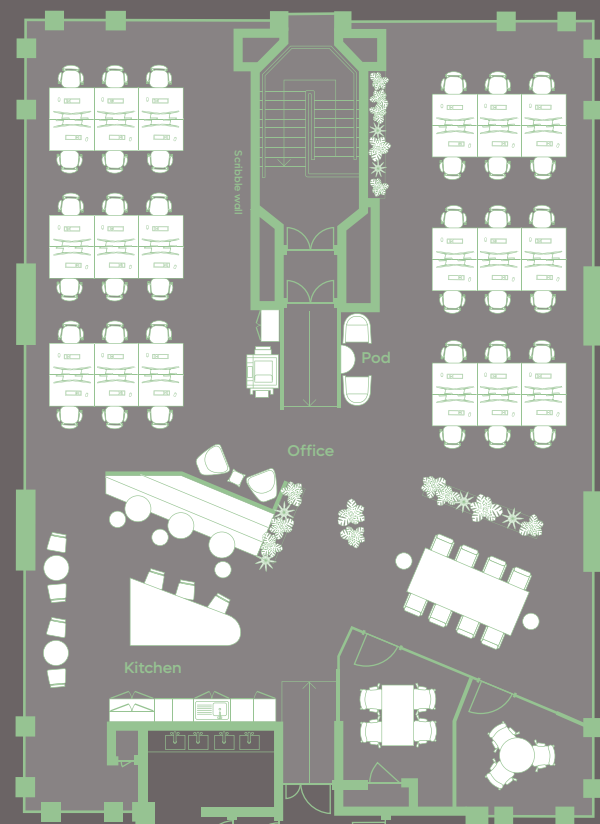
Floor	sq. ft	sq. m	Finish
Ten	6,506	604.4	CAT A
Nine	6,506	604.4	CAT A
Sixth (part)	1,921	178.4	CAT A
Fifth	6,582	611.4	CAT A
Three	6,496	603.5	CAT A
Two	9,685	899.8	CAT A
<b>Total</b>	<b>37,696</b>	<b>3,501.9</b>	

Approximate net internal floor areas

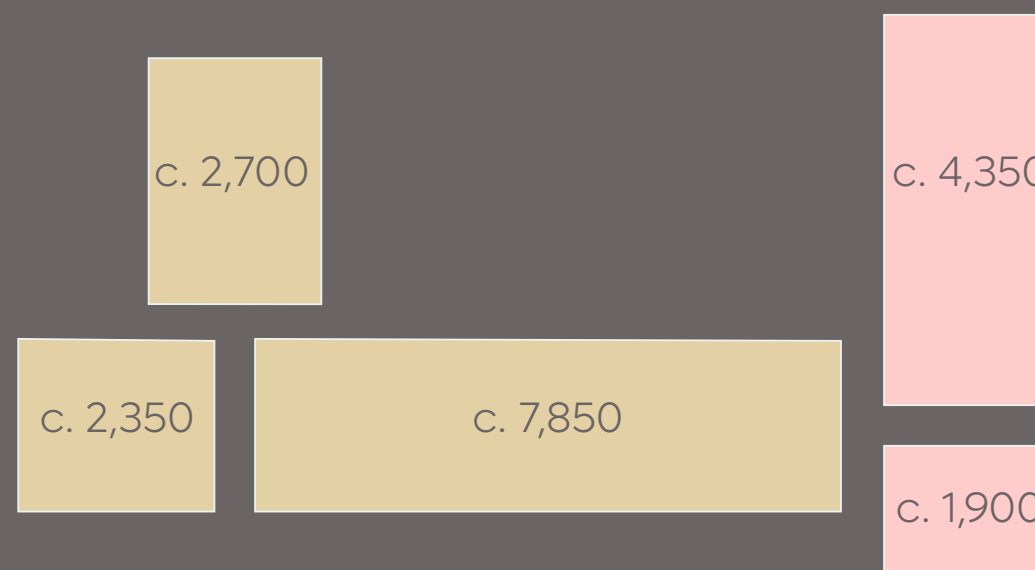
# Floor areas

Suites from 1,500 to 65,000 sq. ft

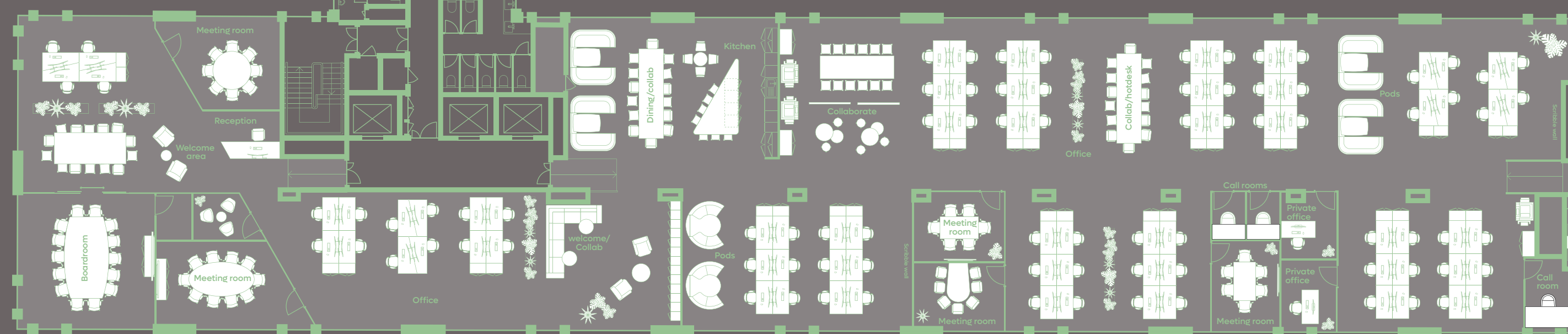
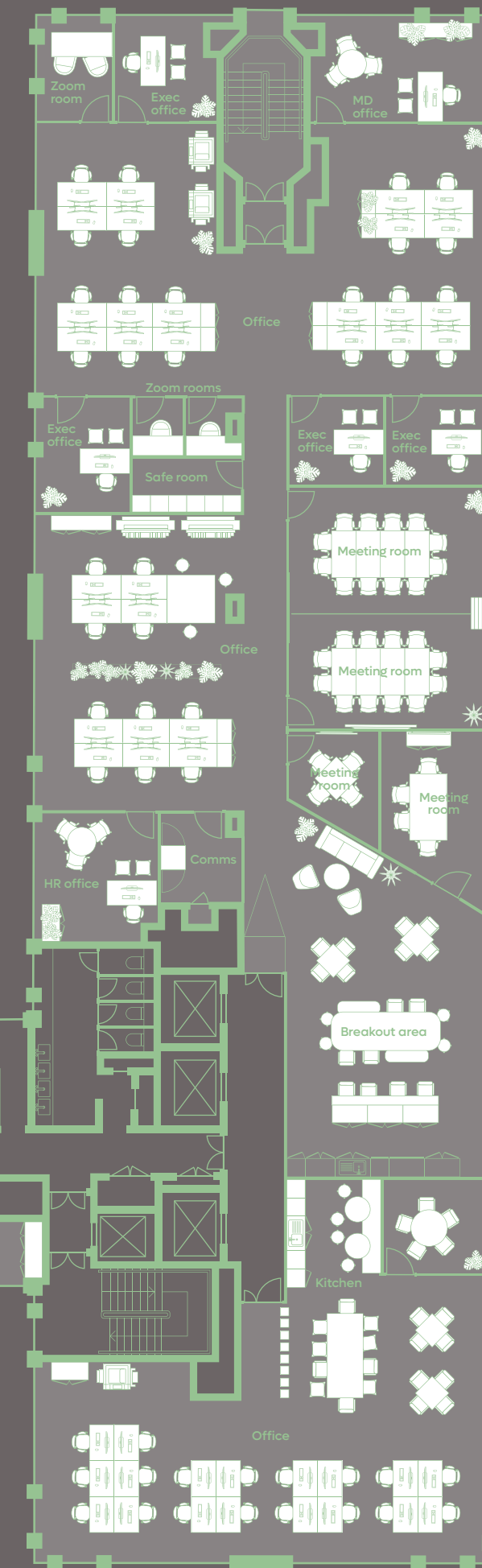
**Stephenson**  
Ground to 11th  
Typical floor  
13,050 sq. ft / 1,212 sq. m



Floorplate easily divisible  
to create smaller suites  
(shown in sq. ft)



**Knollys**  
Ground to 7th  
Typical floor  
6,506 sq. ft / 604 sq. m



Cherry Orchard Rd

Addiscombe Rd





MM

MM



CGI for illustrative purposes only  
Stephenson annexe



Fully fitted annexe suite in Stephenson

MM

MM



# Amenities

M  
M

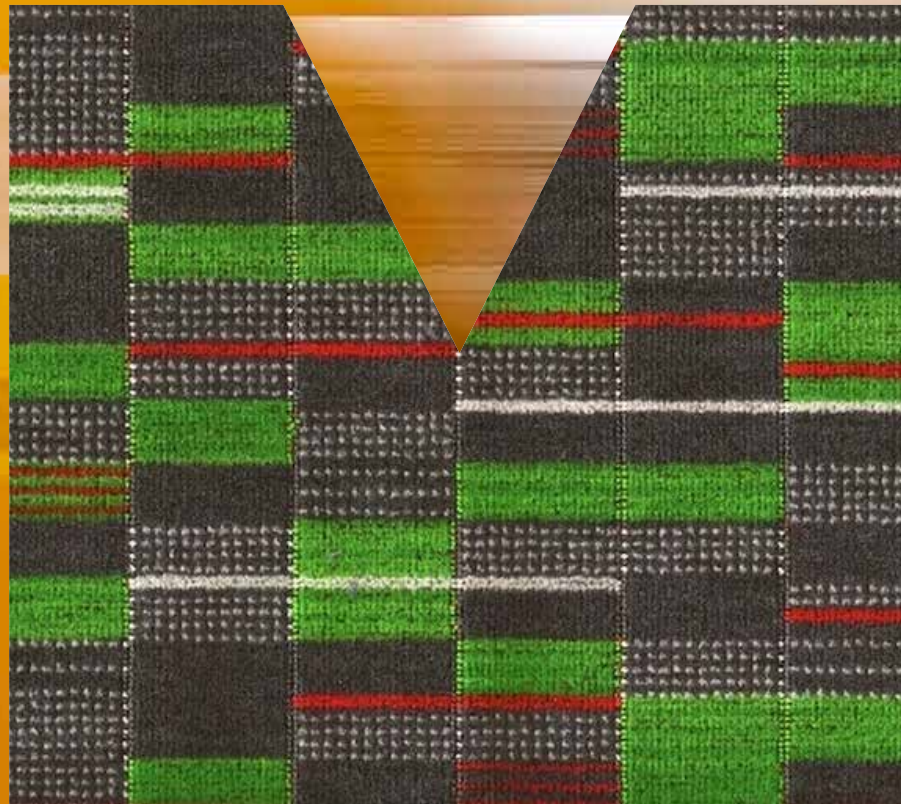
M  
M



CGI for illustrative purposes only  
New WCs, showers and changing facilities

MM

MM



# Connectivity



MM

MM

MM



1st 0708 London (Victoria)  
 2nd 0710 Bedford Vias  
 Exp 0713  
 Southern  
 Exp 0705  
 07:02:07

1st 0703 & One  
 2nd 0707 Gatwick Airport  
 Exp 0705  
 On time  
 07:02:07

Platform  
 4  
 ←

Platform

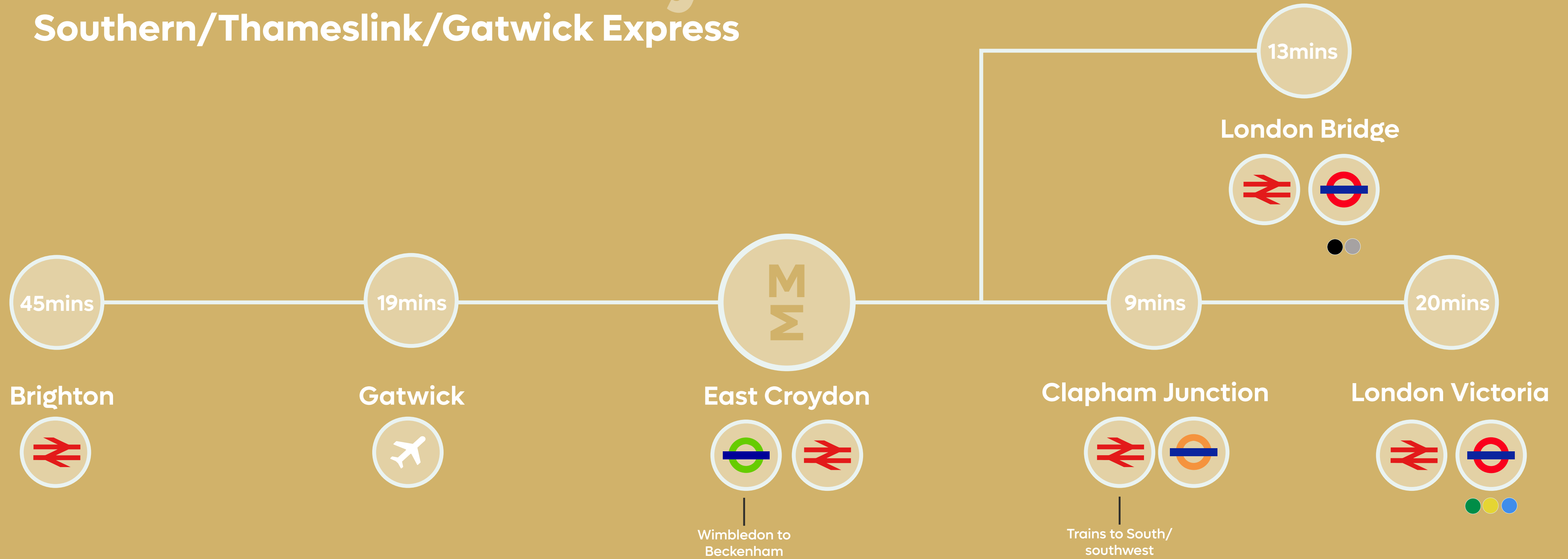
East Croydon station

MM

MM

# Main line railway

## Southern/Thameslink/Gatwick Express



MM

MM



# Timings to the city, airport and beach!

		East Croydon Station
		Clapham Junction
		London Bridge
		Gatwick
		London Victoria
		London Blackfriars
		St Pancras International and Kings Cross Station
		Brighton





# Lifestyle



MM

MM

MM

Croydon is one of the fastest-changing areas in London, with a £5.3bn regeneration programme planned for the next few years.

With ever growing amenity options, you are spoiled for choice with cuisines from all over the world, minutes from Mosaic East.

Boxpark is a staple for street food lunches, a shape up at the barbers, or lively afterwork drinks with a side of axe-throwing.



Boxpark Croydon

MM



The Store



Fern



Boxpark Croydon



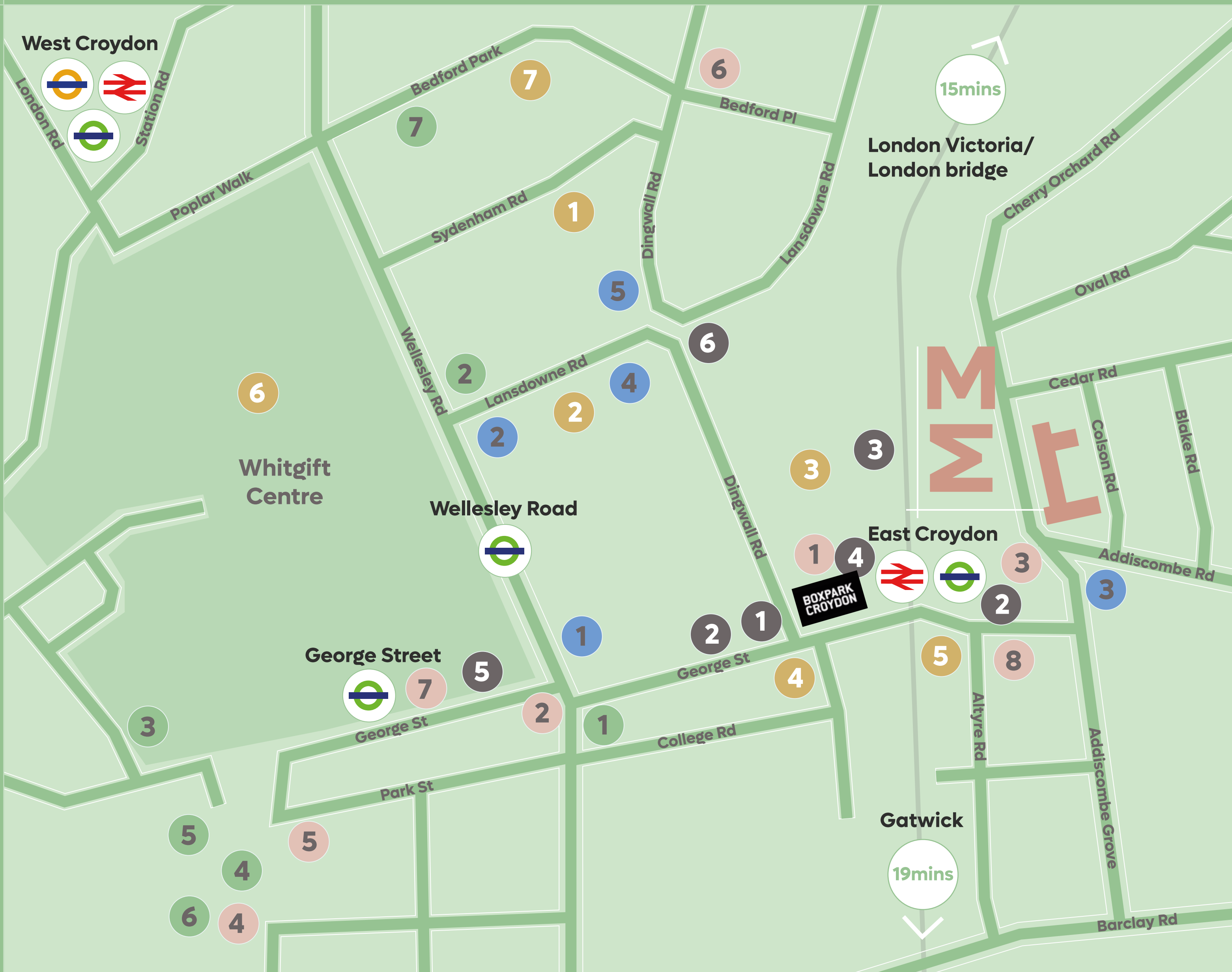
Mr Fox



Croydon Town hall

MM

MM



**Food & Drinks** ●

- 1 Boxpark
- Marjays Caribbean Pie'n'mash
- The After School Cookie Club
- Amo La Pasta
- Another Wing
- The Argentinian Grill
- Bao Bao Taiwanese
- Big Mike's Calypso Kitchen
- The Breakfast Club
- Vegan Shack
- Tortilla
- Dough Bakehouse
- 2 Wagamama
- 3 Porter and Sorter
- 4 Green Dragon
- 5 The Spread Eagle
- 6 Bedford Tavern
- 7 The George
- 8 Fern

**Coffee** ●

- 1 Pret
- 2 Caffe Nero
- 3 Starbucks
- 4 Costa Coffee
- 5 Earthy Coffee
- 6 Mr Tinto

**Fitness** ●

- 1 The GYM Group
- 2 Solutions health & Fitness
- 3 Pure GYM
- 4 F45 Fitness
- 5 Treed Fitness
- 6 Croydon boxing GYM
- 7 MYPT The GYM

**Hotels** ●

- 1 Travelodge
- 2 Leonardo
- 3 EasyHotel
- 4 Premier Inn
- 5 Hampton

**Occupiers** ●

- 1 Mott MacDonald
- 2 Home Office
- 3 HMRC
- 4 Allianz
- 5 AIG
- 6 Superdrug
- 7 AECOM



## For more information please contact one of our agents:



### Olivia Jones

ojones@savills.com  
07951 041 788

### Florence Horner

florence.horner@savills.com  
07870 999 255



### David Cuthbert

dcuthbert@hanovergreen.co.uk  
07710 183 423

### Andy Tucker

atucker@hanovergreen.co.uk  
07721 260 545

[akoyalondon.com/mosaiceastcroydon](https://akoyalondon.com/mosaiceastcroydon)

Misrepresentation act 1967 and declaration: Savills (UK) Limited and Hanover Green for themselves and for the vendor as agents for the vendor give notice that:

1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and the specific details in the particulars are correct and accurate especially in relation to floor area and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any other third parties must undertake their own enquiries and satisfy themselves in this respect. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. March 2024 Designed by Smart Soho

## By Akoya

Developed and managed by

