

TO LET - OFFICE

MOSAIC EAST - STEPHENSON'S

17 Addiscombe Road, Croydon, CR0 6SR



Key Highlights

- 1,505 to 41,211 sq ft
- New concierge reception
- Upgraded M&E and new central plant
- Secure cycle provision with best in class showers, changing and locker facilities
- Grade A refurbishment underway - PC Autumn 2023
- New on site cafe
- Newly refurbished WCs
- Secure on-site car parking with EV charging points

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Description

Stephenson & Knolly's House is undergoing a comprehensive refurbishment which is due for completion in December 2022.

Location

The two properties are located around 100m from East Croydon Station, from where mainline train services are available to London Victoria and London Bridge, with a travel time of around 15 minutes to each.

It takes less than a minute to get from East Croydon station to Stephenson House /Knollys House. Central Croydon is 12 miles from central London and 8 miles from the M25/M23 junction. Gatwick and Heathrow airports are both approximately 20 miles away. By rail London can be reached from East Croydon station in approximately 12 minutes.

Accommodation

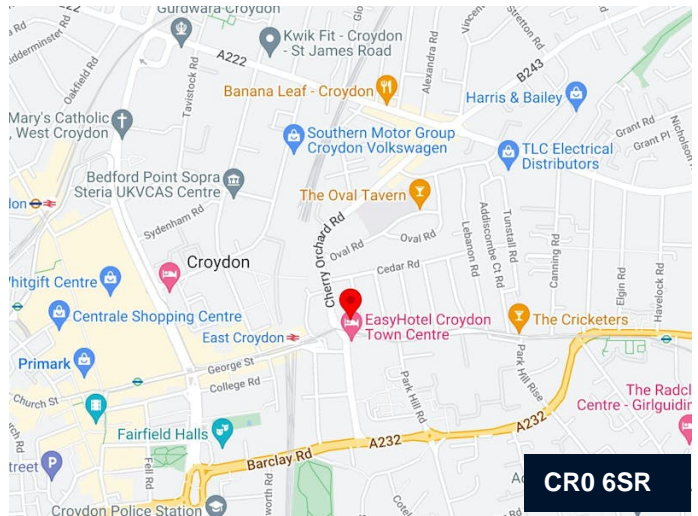
The accommodation comprises of the following

Name	sq ft	sq m	Availability
7th - Front Wing	10,446	970.47	Available
7th - Annex	2,693	250.19	Available
4th - Front Wing	10,591	983.94	Available
4th - Annex	2,728	253.44	Available
3rd	10,591	983.94	Available
1st - Part	2,812	261.24	Available
1st - Annexe	2,903	269.70	Available
Mezzanine	1,505	139.82	Available
Total	44,269	4,112.74	

Business Rates

Rates payable: £7.25 per sq ft

Estimated



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