



By Akoya

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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.

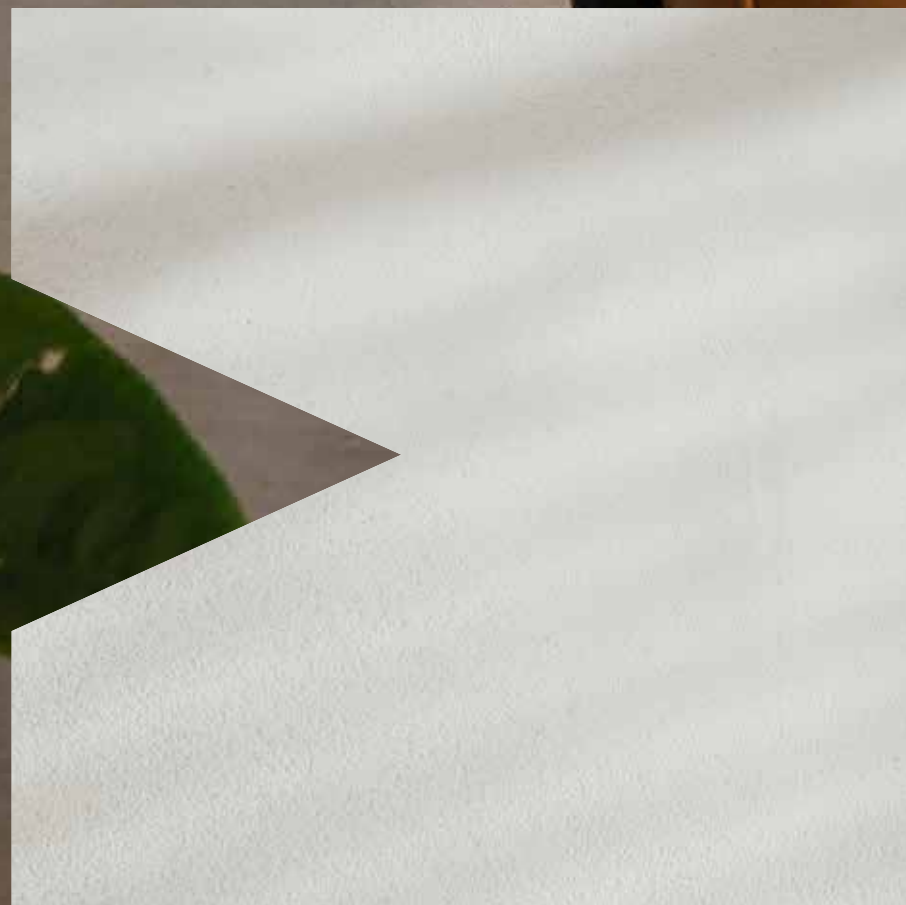
Spaces available from 1,500 sq ft
to 65,000 sq ft

By Akoya



CGI for illustrative purposes only
External view from Addiscombe Road

Building



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Reception of Stephenson

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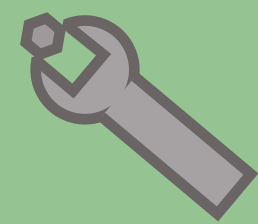


Reception of Knolly's

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Specification



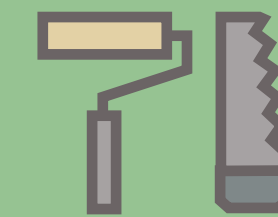
Comprehensive overhaul of centralised plant



New concierge reception



Sustainable refurbishment of WCs



Low embodied carbon upgrade of common parts



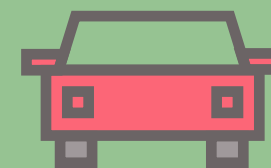
12 new showers, 176 lockers



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

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Fully fitted Mezzanine suite, Stephenson

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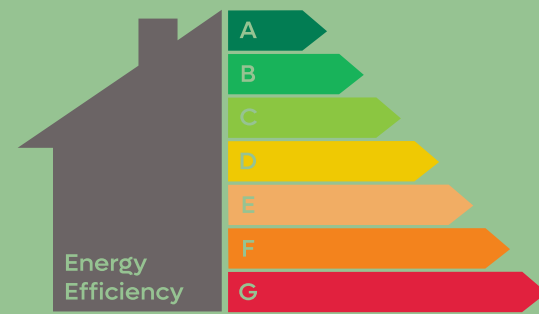


The refurbishment has been carefully designed to reduce embodied carbon, reusing and reliving the existing structure to provide a highly energy efficient building that benefits tenants and the local community.

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



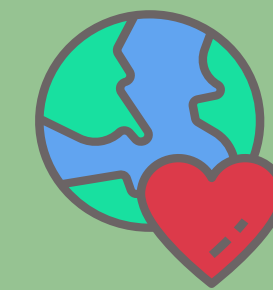
Achieving EPC B



Ska Gold



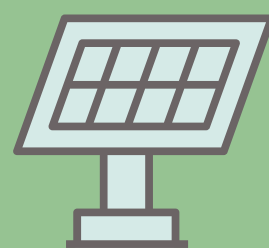
Operational energy intensity -targeting 100kWh/m²/GIA



Upfront embodied carbon est.90kgCO₂e/sqm (equivalent to 5 flights around the globe)



Whole life carbon (A-C exc. B6 & B7) est. 260 kgCO₂e/sqm over assumed 60 year life span



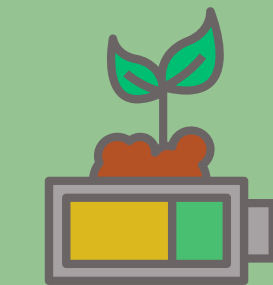
On site solar panels generating carbon savings of c. 32 tonnes per annum



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.

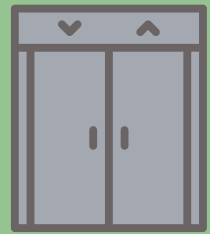


Wired score gold

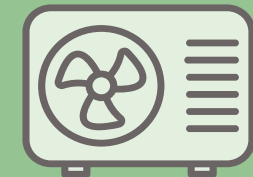
Backbone Connect

-  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



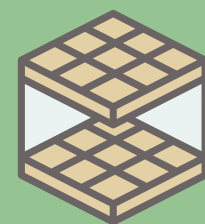
New HVAC : Mitsubishi Electric
Hybrid HVRF Heat Recovery
Air Conditioning System.



Raised floors:
80-100mm void



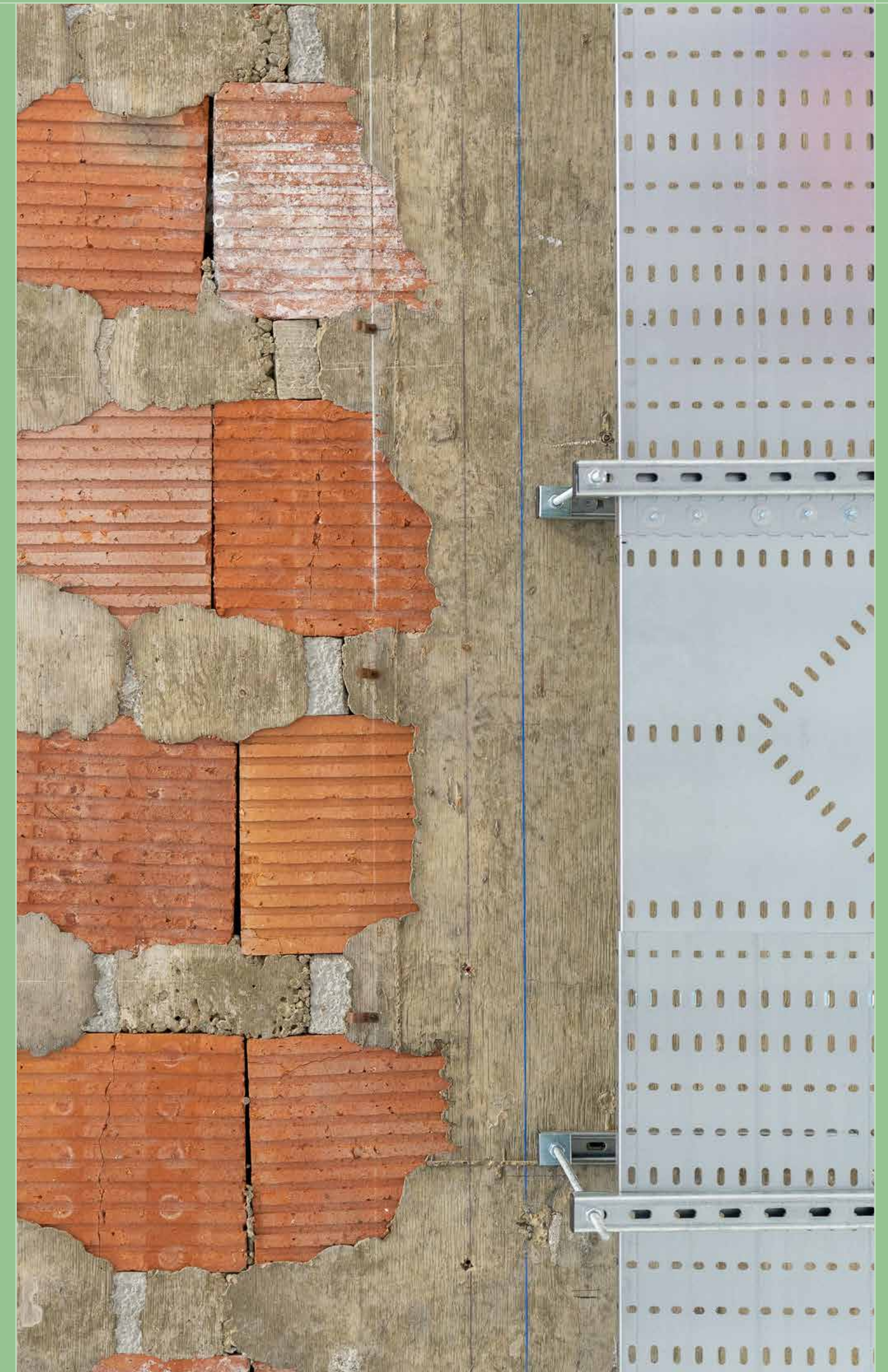
Energy efficient LED lighting



Floor to ceiling
2.4m – 2.9m



Flooring finish:
Forbo magnetic vinyl
flooring to CAT A suites





Spaces

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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
Total	44,114	4,098.2	

Knollys

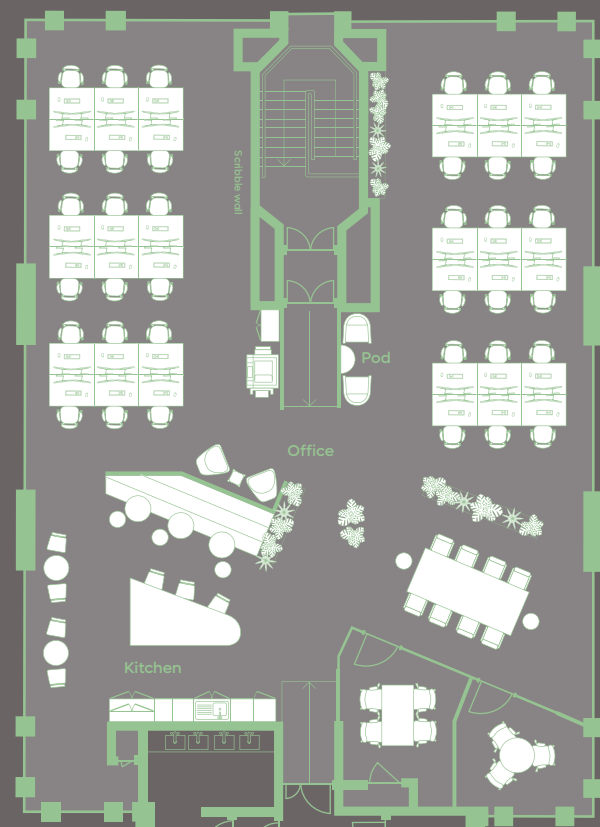
Floor	sq. ft	sq. m	Finish
Ten	6,506	604.4	CAT A
Nine	6,506	604.4	CAT A
Sixth (part)	1,921	178.4	CAT A
Fifth	6,582	611.4	CAT A
Three	6,496	603.5	CAT A
Two	9,685	899.8	CAT A
Total	37,696	3,501.9	

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)

c. 2,700

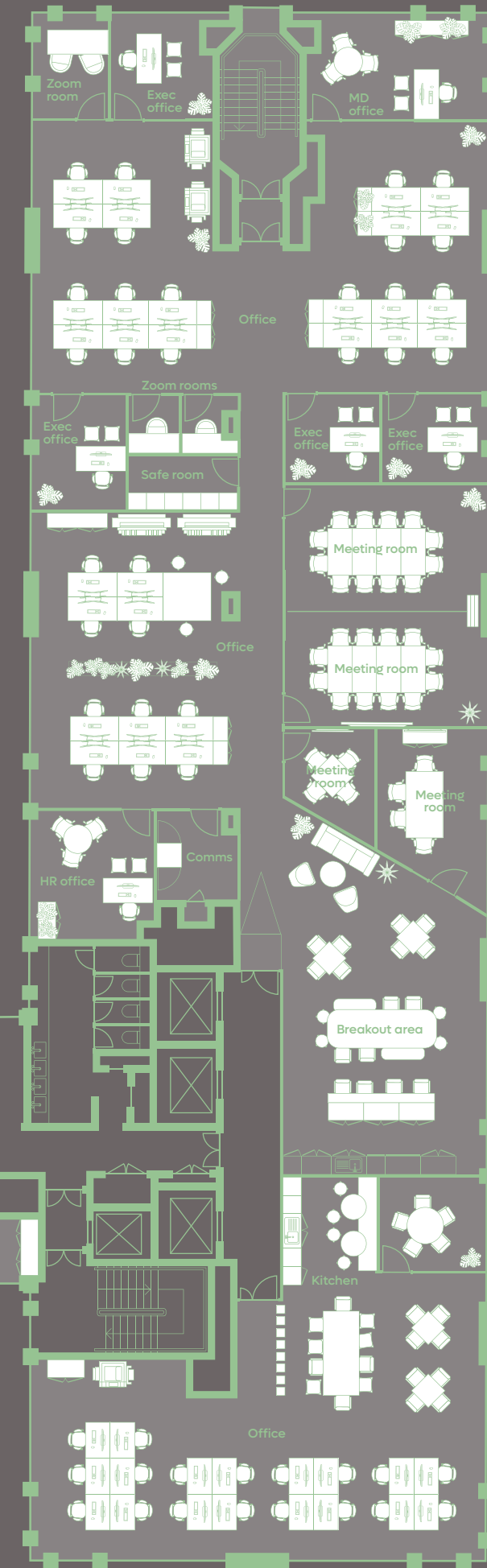
c. 4,350

c. 2,350

c. 7,850

c. 1,900

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



Addiscombe Rd

Cherry Orchard Rd





Stephenson annexe

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Fully fitted annexe suite in Stephenson



Amenities

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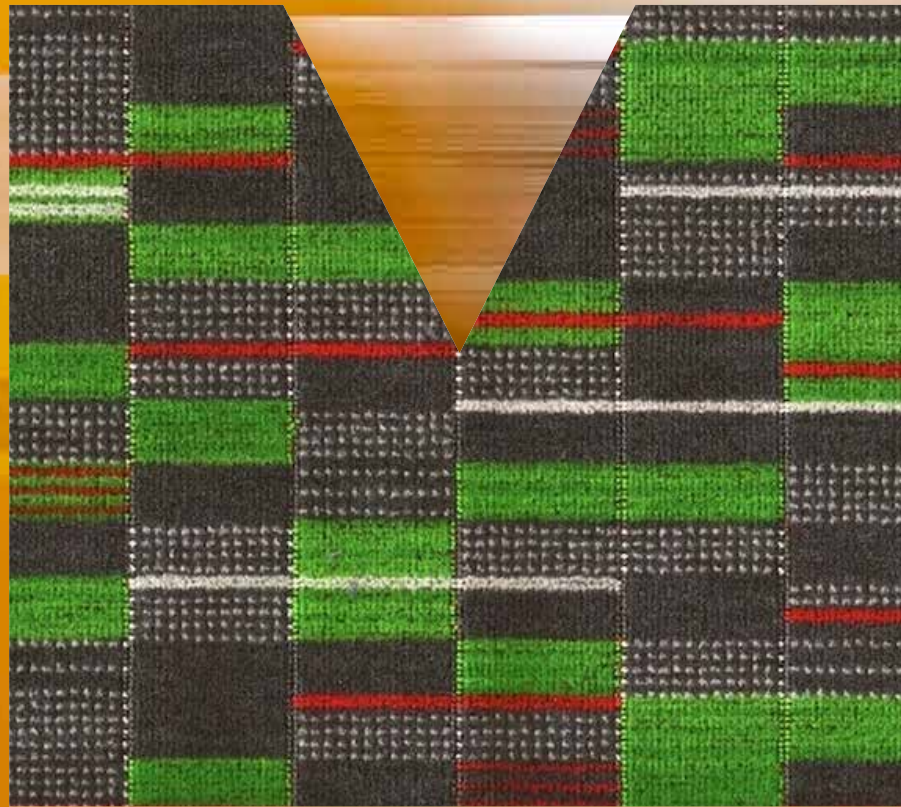
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New WCs, showers and changing facilities

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Connectivity

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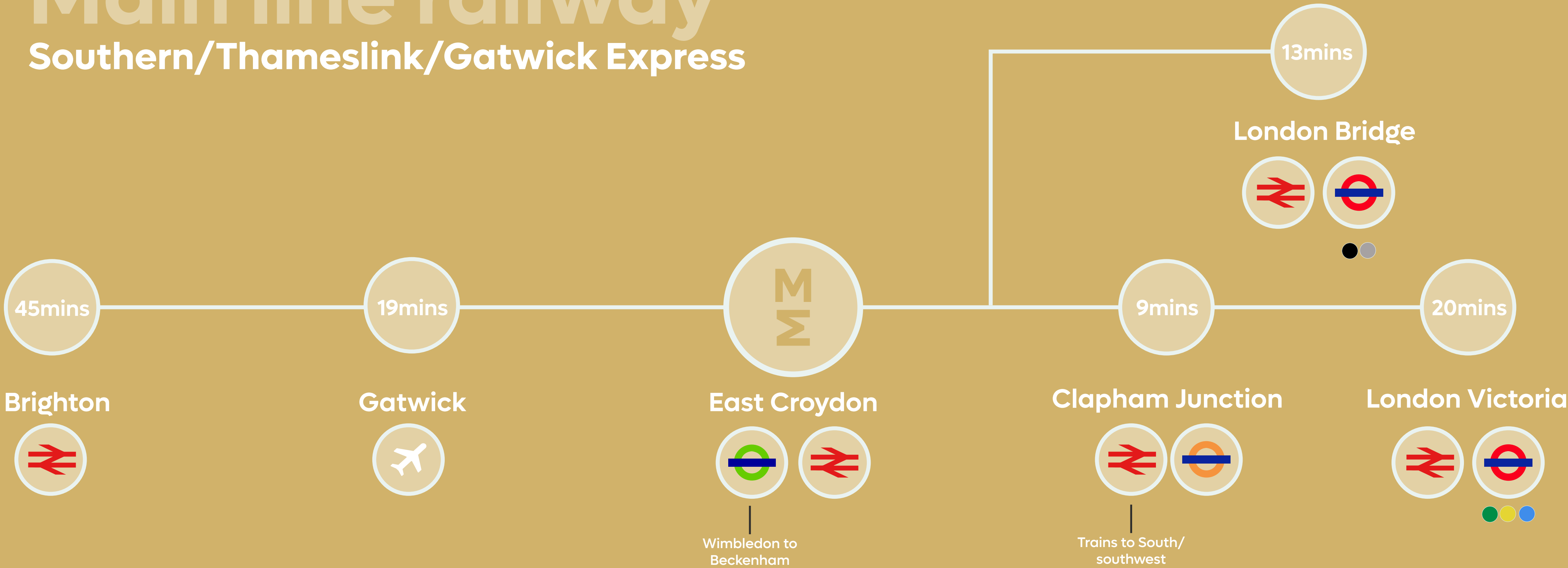


East Croydon station

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Main line railway

Southern/Thameslink/Gatwick Express




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Timings to the city, airport and beach!

		East Croydon Station
	1min	
		Clapham Junction
	9min	
		London Bridge
	13min	
		Gatwick
	19min	
		London Victoria
	20min	
		London Blackfriars
	22min	
		St Pancras International and Kings Cross Station
	30min	
		Brighton
	47min	



Lifestyle



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



Boypark Croydon



The Store



Fern



Boxpark Croydon



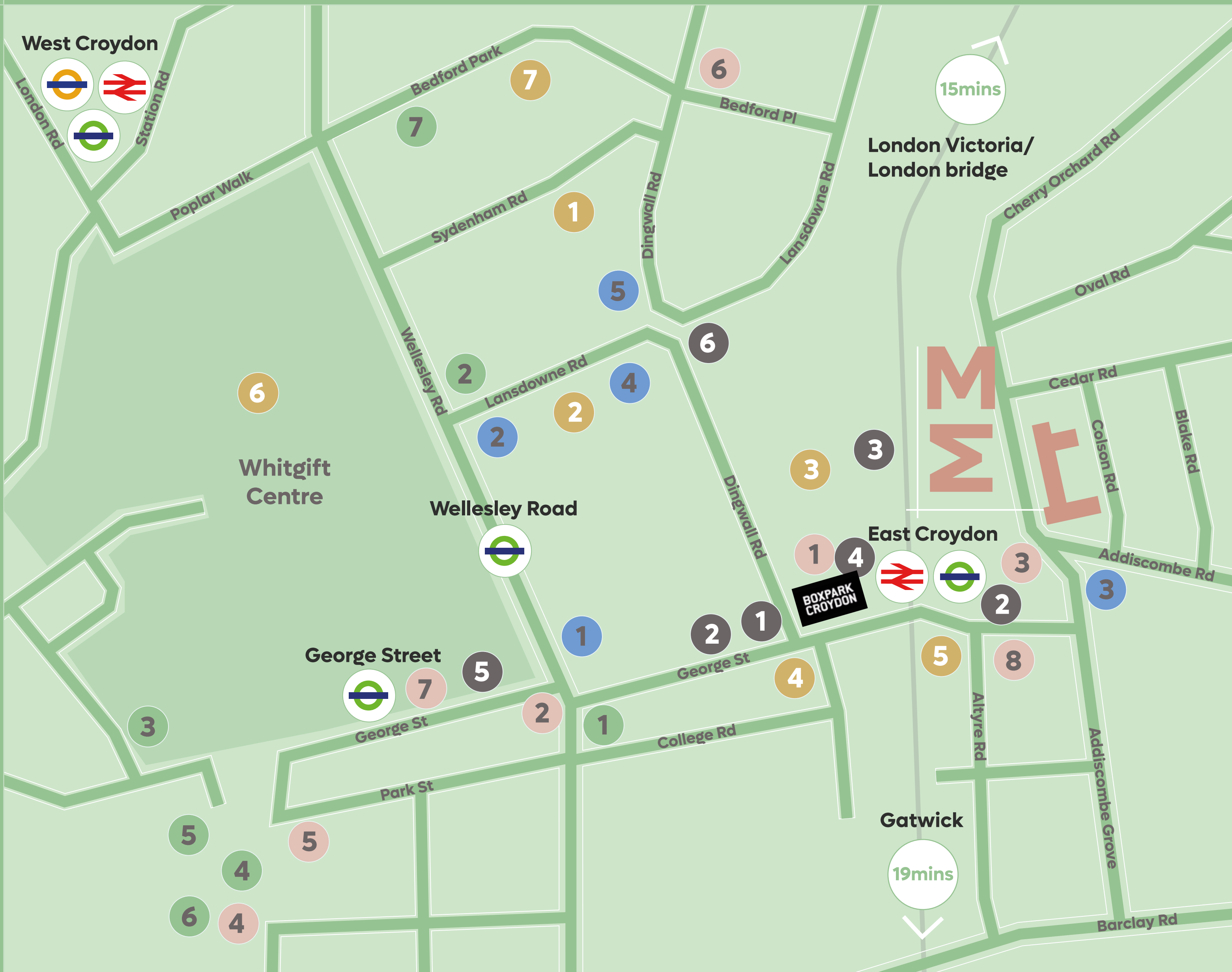
Mr Fox



Croydon Town hall

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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



David Cuthbert

dcuthbert@hanovergreen.co.uk
07710 183 423

Florence Horner

florence.horner@savills.com
07870 999 255
www.savills.co.uk

Andy Tucker

atucker@hanovergreen.co.uk
07721 260 545
www.hanovergreen.co.uk

akoyalondon.com/mosaiceastcroydon

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