

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

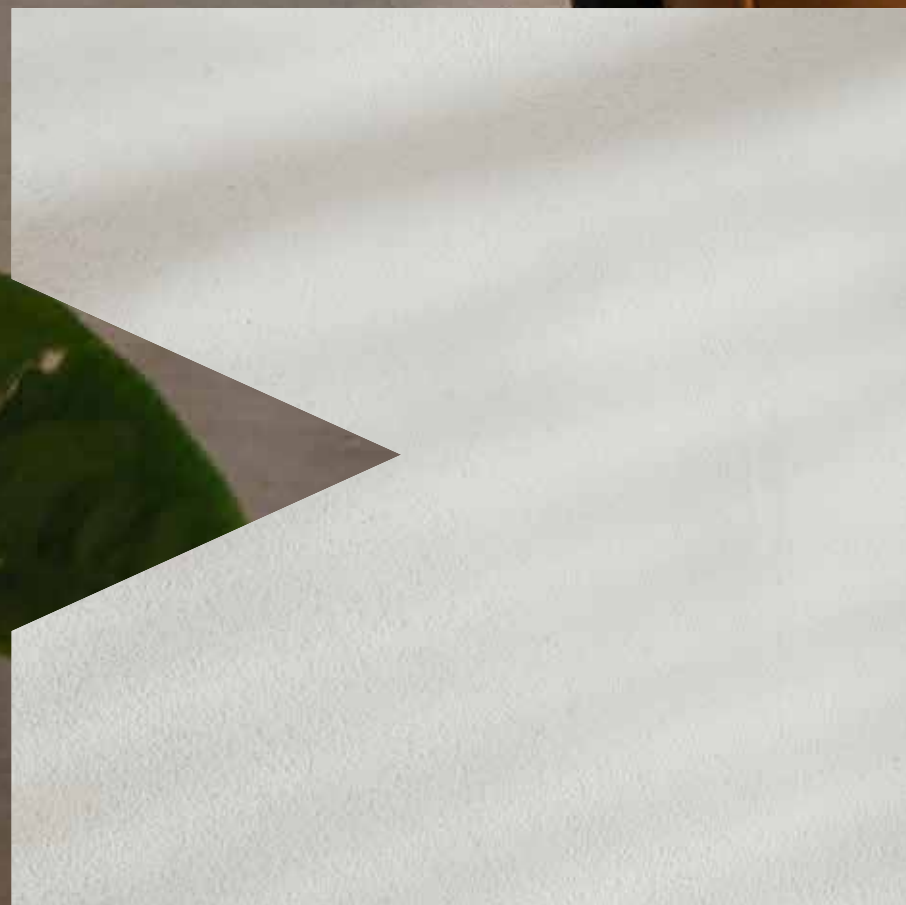


CGI for illustrative purposes only  
External view from Addiscombe Road

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# Building



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Reception of Stephenson

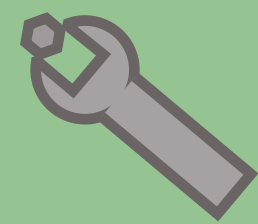


Reception of Knolly's

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# Specification



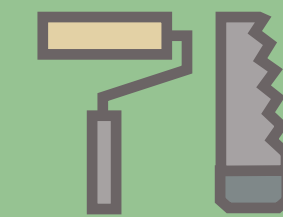
Comprehensive overhaul of centralised plant



New concierge reception



Sustainable refurbishment of WCs



Low embodied carbon upgrade of common parts



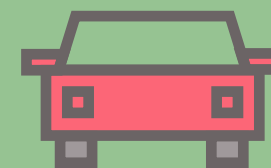
12 new showers, 176 lockers



New onsite café



Biodiversity led landscaping



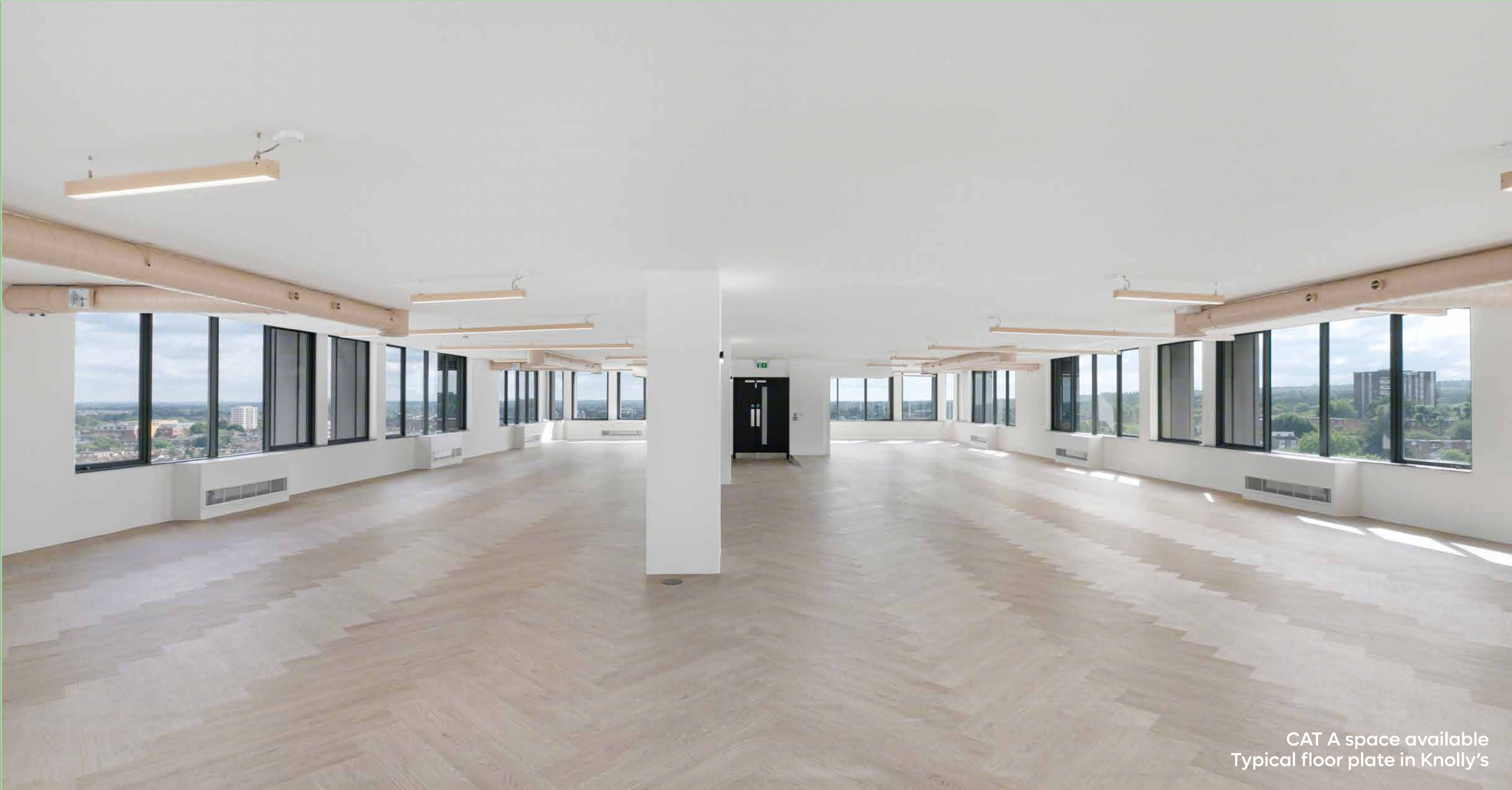
Secure on-site car parking with EV charging points



New end of journey facilities, with 37 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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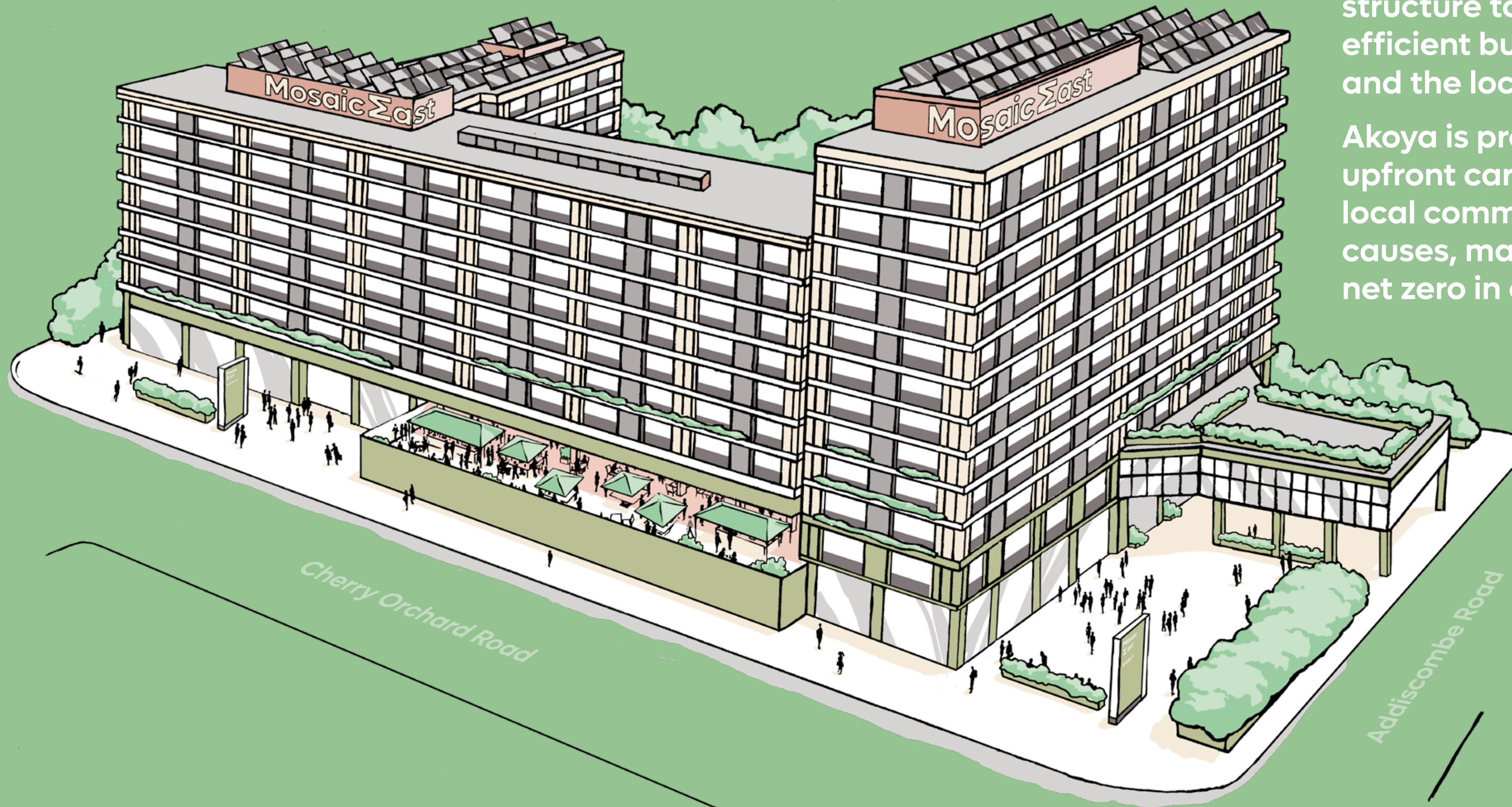




Fully fitted Mezzanine suite, Stephenson

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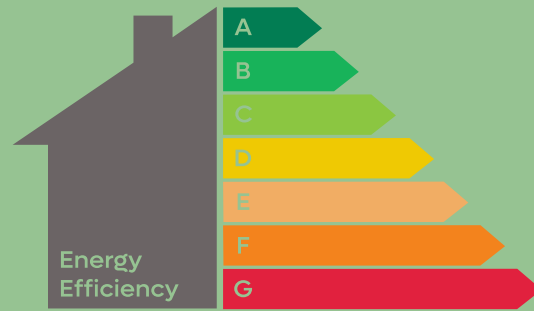
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The refurbishment has been carefully designed to reduce embodied carbon, reusing and reliving the existing structure to provide a highly energy efficient building that benefits tenants and the local community.

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



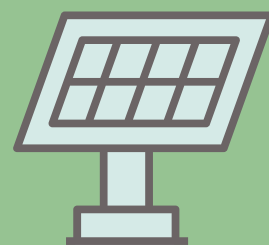
Operational energy intensity -targeting 100kWh/m<sup>2</sup>/GIA



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



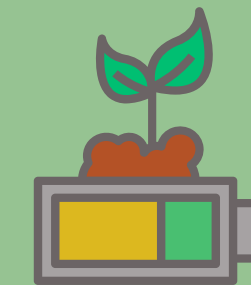
On site solar panels generating carbon savings of c. 32 tonnes per annum



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

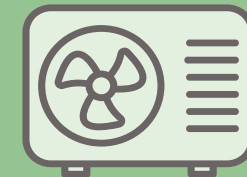
## Backbone Connect

-  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

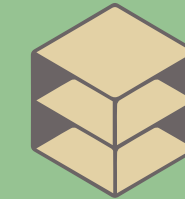
# Technical specification



X3 Kone lifts per building :  
16 person capacity



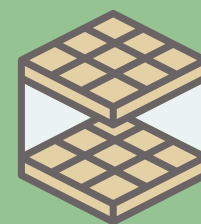
New HVAC : Mitsubishi Electric  
Hybrid HVRF Heat Recovery  
Air Conditioning System.



Raised floors:  
80-100mm void



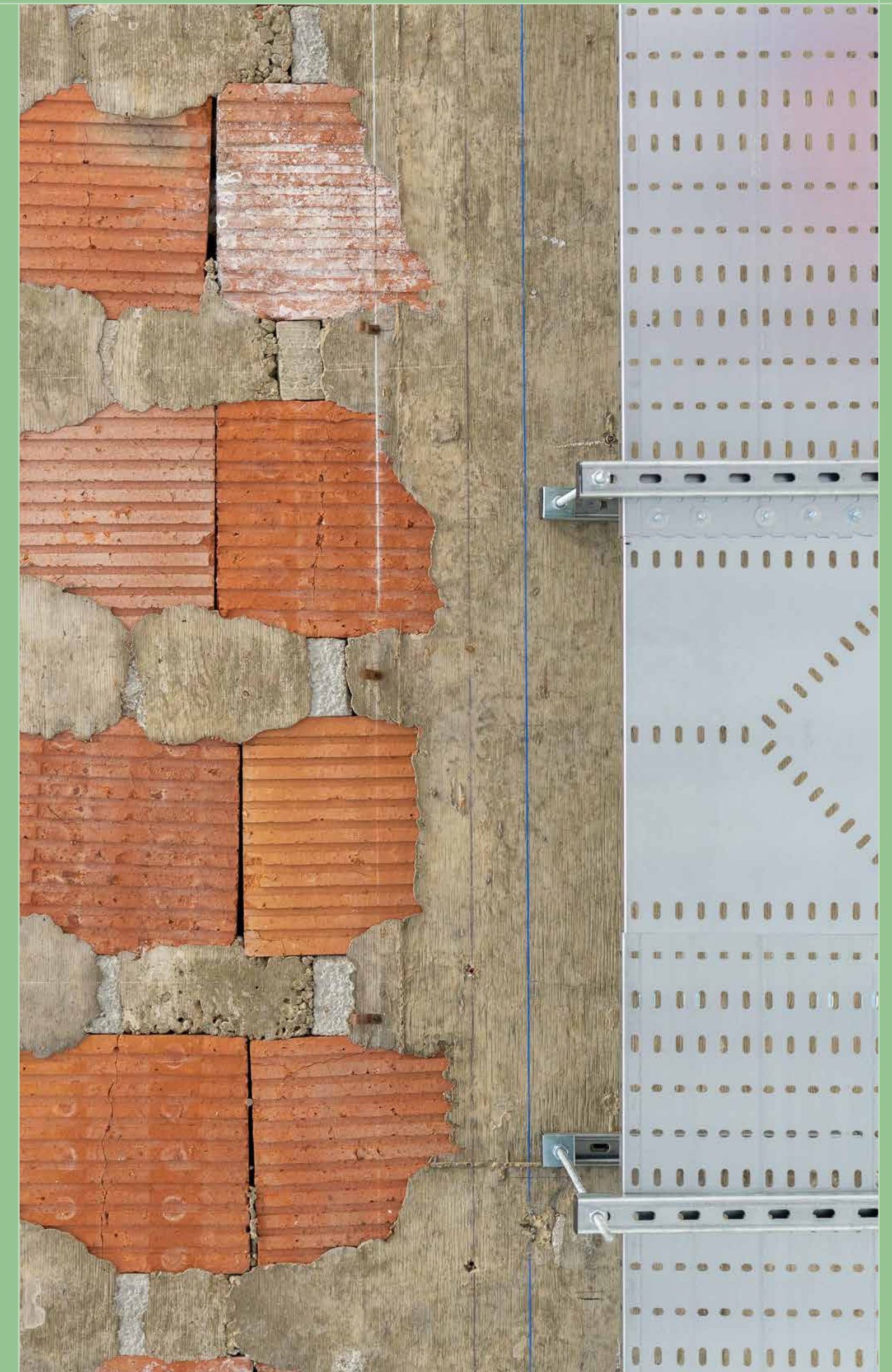
Energy efficient LED lighting



Floor to ceiling  
2.4m – 2.9m



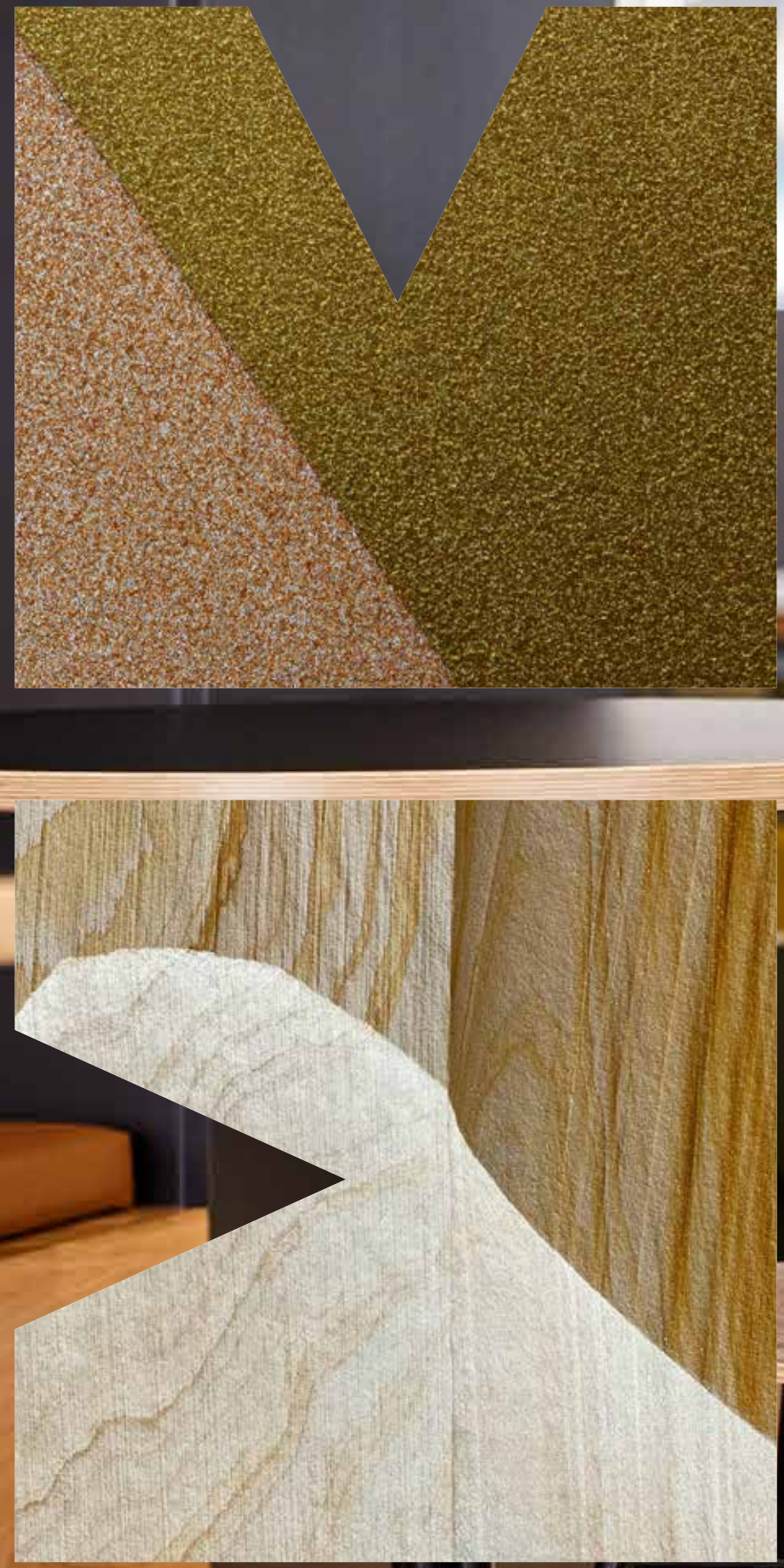
Flooring finish:  
Forbo magnetic vinyl  
flooring to CAT A suites



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# Spaces



# Availability

All floors can be delivered as CAT B

## Stephenson

Floor	sq. ft	sq. m
Seventh	10,503	975.7
Seventh (annexe)	2,693	250.4
Sixth (front wing)	3,080	286.1
Fourth	10,591	983.9
Fourth (annexe)	2,728	253.4
Third	10,591	983.9
One (annexe)	2,903	269.6
Mezzanine	1,505	139.8
<b>Total</b>	<b>44,594</b>	<b>4,142.8</b>

Approximate net internal floor areas

## Knollys

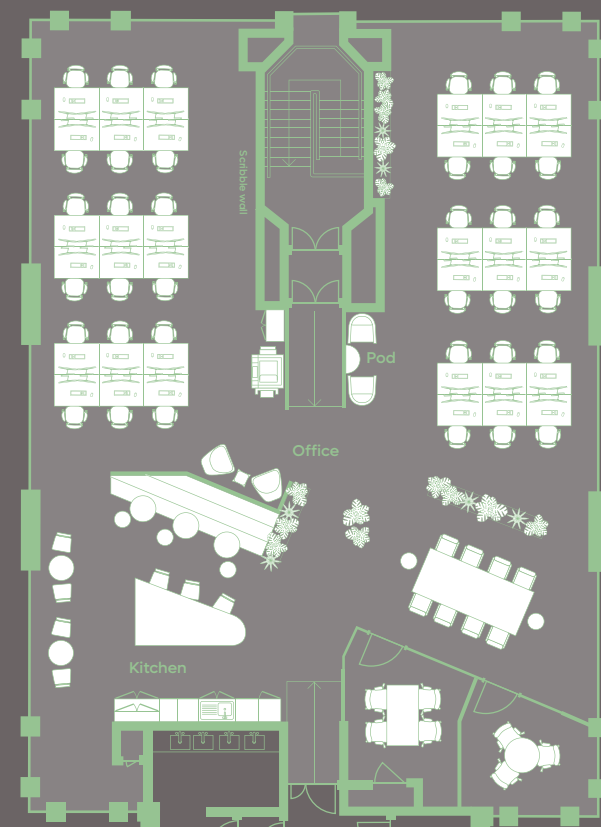
Floor	sq. ft	sq. m
Ten	6,506	604.4
Nine	6,506	604.4
Sixth (part)	1,921	178.4
Fifth	6,582	611.4
Three	6,496	603.5
Two	9,685	899.8
One (East)	7,164	665.5
One (West)	1,359	126.3
<b>Total</b>	<b>46,219</b>	<b>4,293.7</b>

Under Offer

# 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

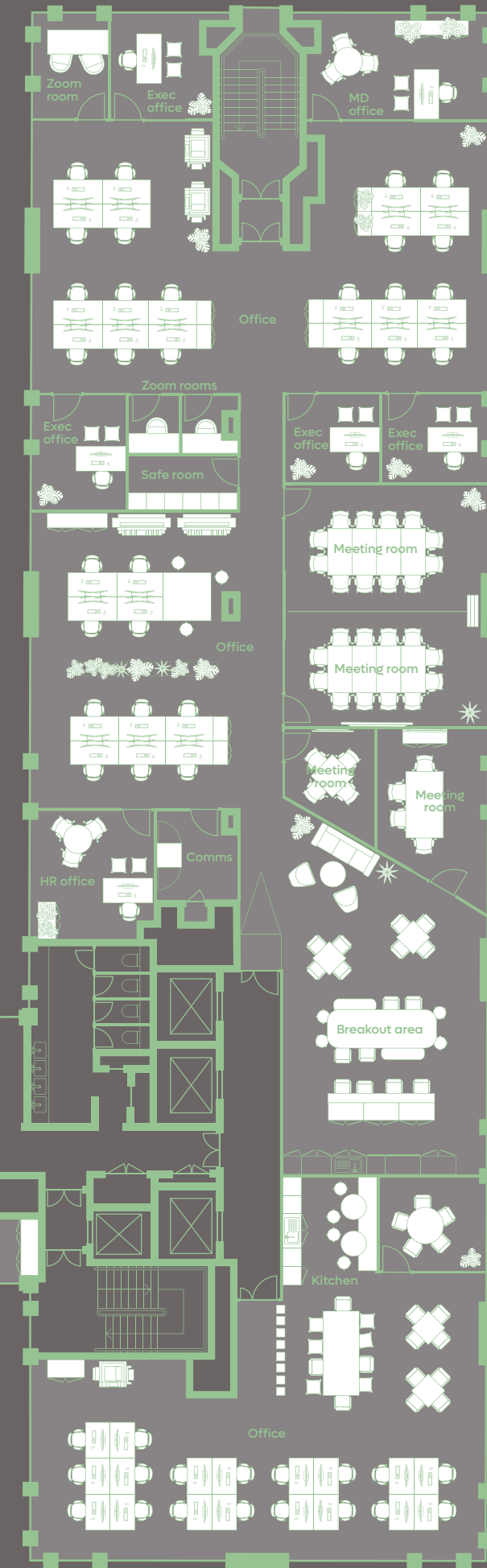
c. 4,350

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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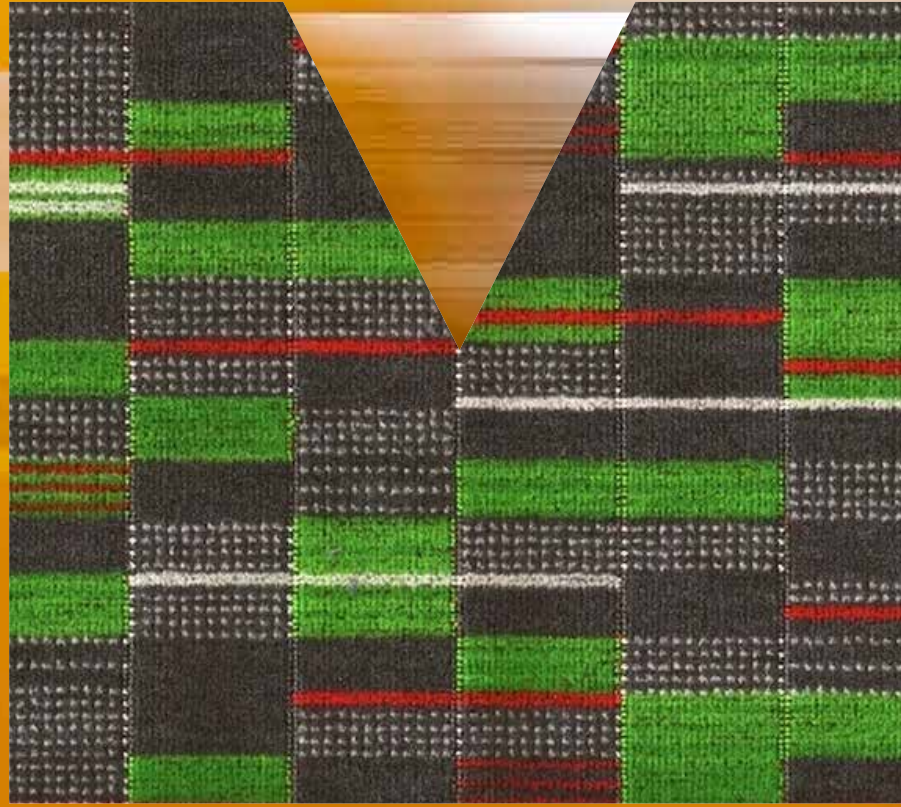
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New WCs, showers and changing facilities

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# Connectivity



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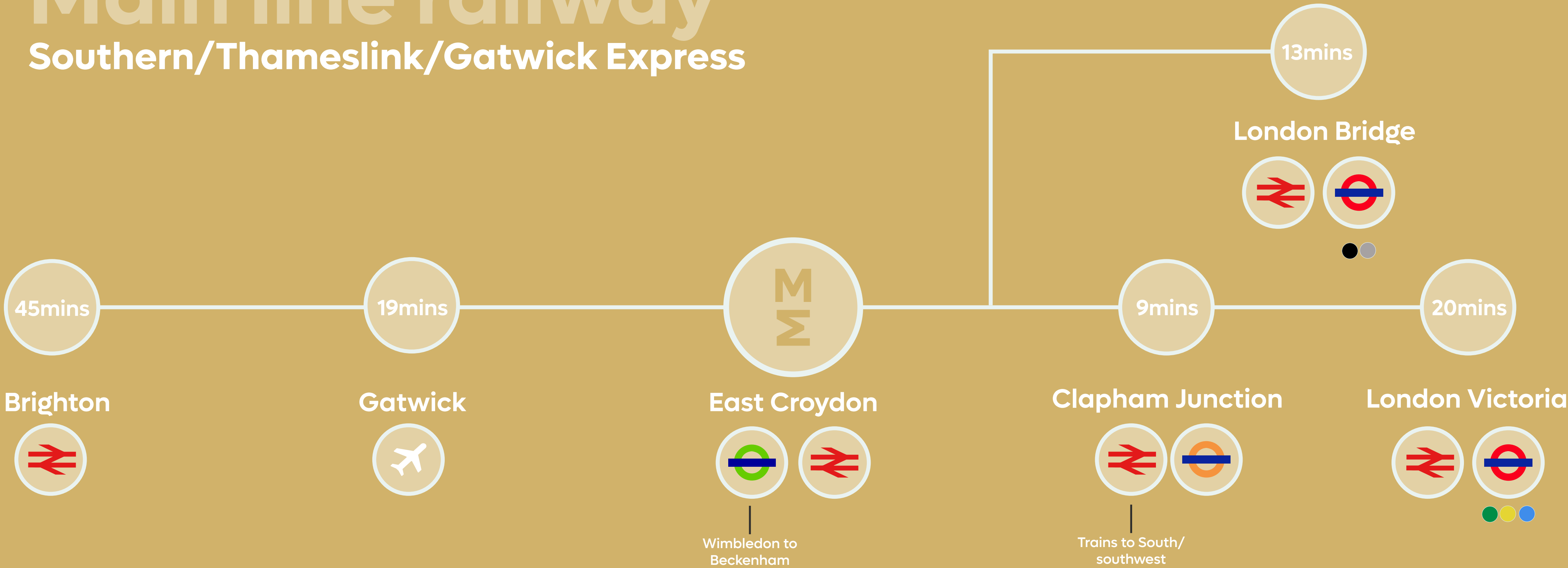
East Croydon station

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# Main line railway

## Southern/Thameslink/Gatwick Express



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# Timings to the city, airport and beach!

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





# Lifestyle



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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



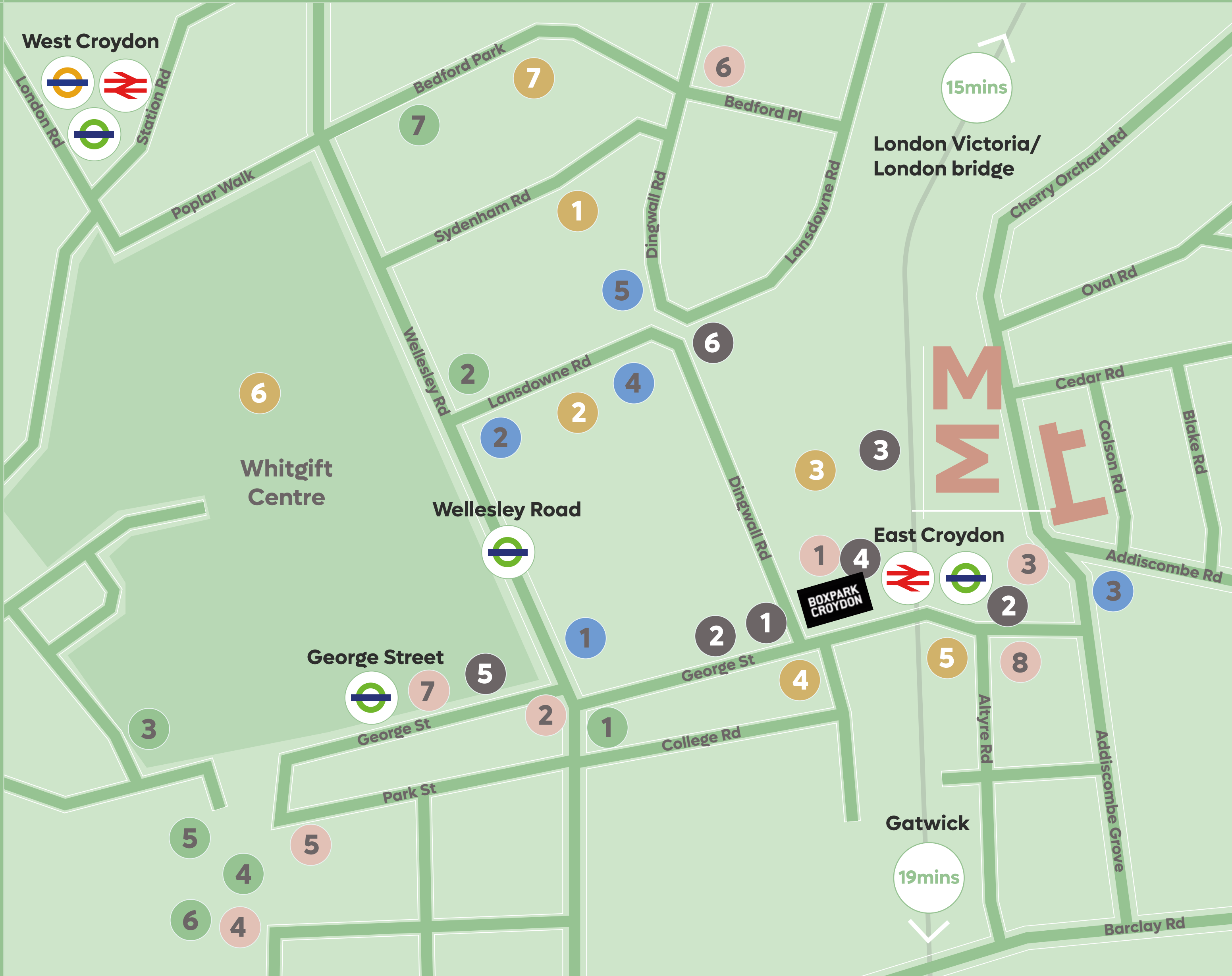
Mr Fox



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:



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## By Akoya

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