

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

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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



Newly created shower facilities & lockers



Managed options available



Urban Baristas 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



100% electric building



CAT A space available
Typical floor plate in Knolly's

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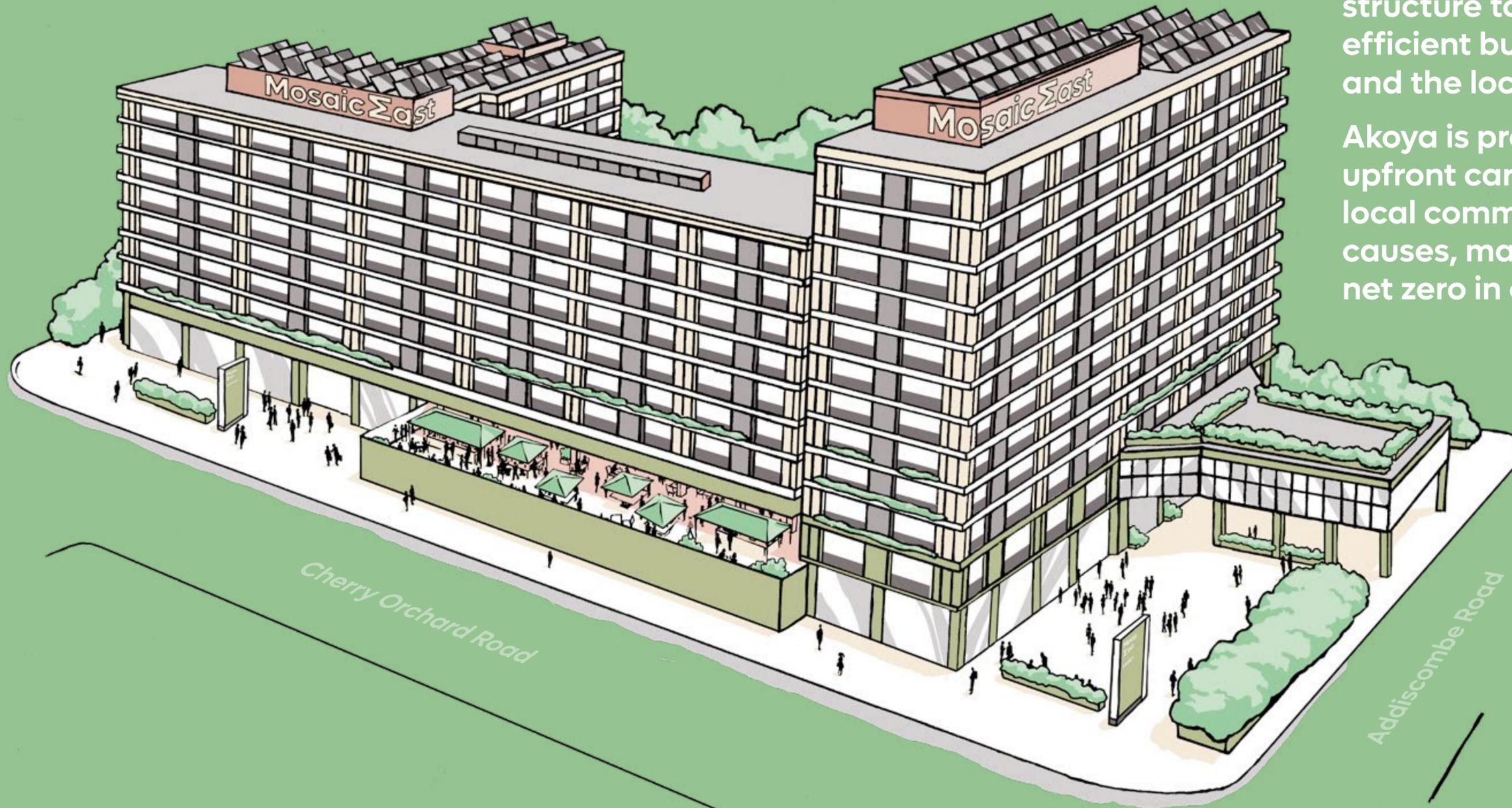
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Fully fitted Mezzanine suite, Stephenson

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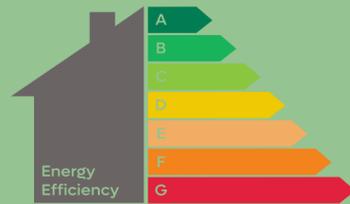
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The refurbishment has been carefully designed to reduce embodied carbon, reusing and reliving the existing structure to provide a highly energy efficient building that benefits tenants and the local community.

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/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/sq. m for regulated energy use including the energy associated with space heating, cooling, lighting, auxiliary and 60kWh/sq. m 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.

Backbone Connect



Wired score gold



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



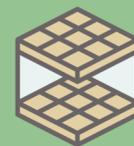
New HVAC : Mitsubishi Electric
Hybrid HVRF Heat Recovery
Air Conditioning System.



Raised floors:
80-100mm void



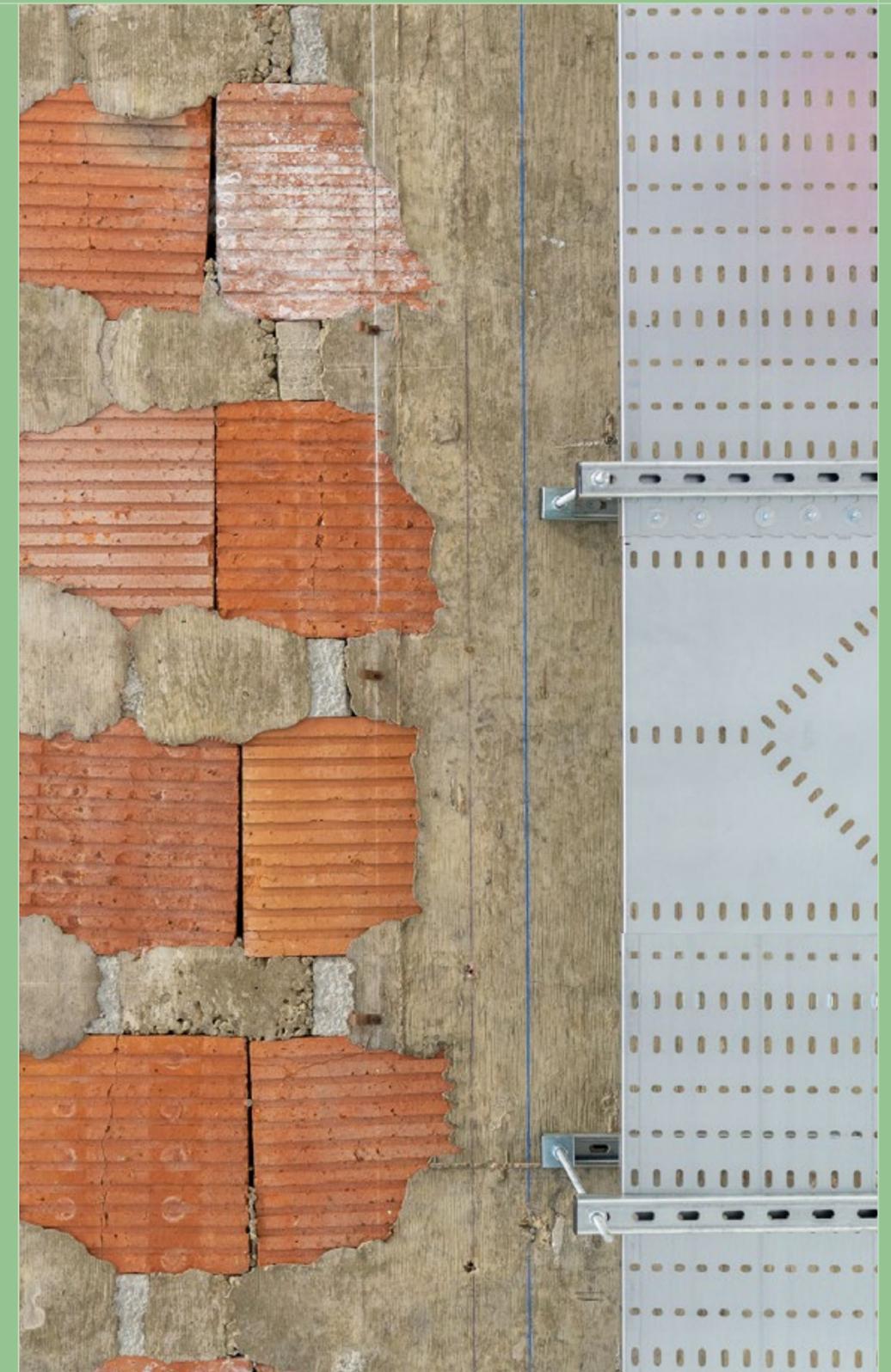
Energy efficient LED lighting



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 <i>Let</i>
Sixth (front wing)	3,080	286.1 <i>Let</i>
Fourth	10,591	983.9 <i>Let</i>
Fourth (annexe)	2,728	253.4 <i>Let</i>
Third (front wing)	10,591	983.9
Second (front wing)	7,601	706.1 <i>Let</i>
Second (annexe)	2,657	246.8
First (annexe)	2,903	269.6
Mezzanine Floor C	2,574	239.1
Gym	11,369	1,056.2 <i>Let</i>
Total Available	29,228	2,715.4

Knollys

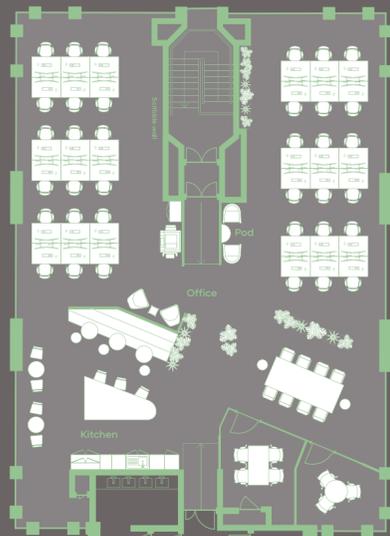
Floor	sq. ft	sq. m
Tenth	6,399	594.4
Ninth	6,508	604.6 <i>Under offer</i>
Seventh	6,576	610.9
Sixth (part)	1,921	178.5 <i>Under offer</i>
Third	6,496	603.4
Second	9,685	899.7
First (West)	1,359	126.3
First (East)	7,164	665.5
Total Available	37,679	3,500.5

Approximate net internal floor areas

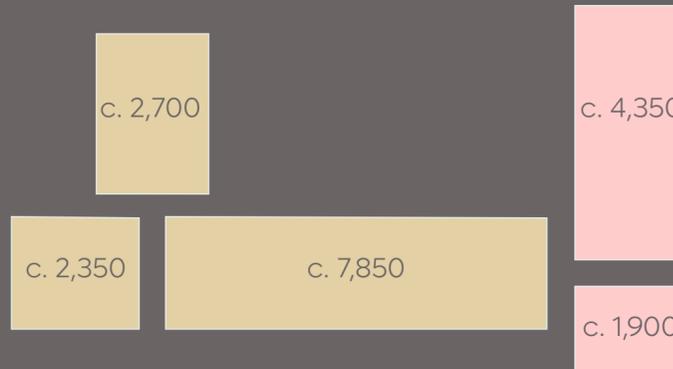
Floor areas

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

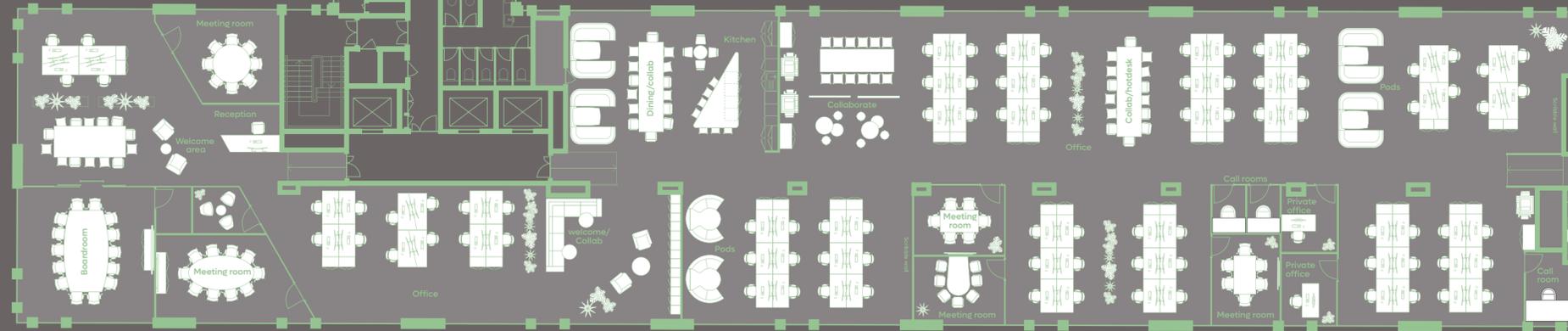
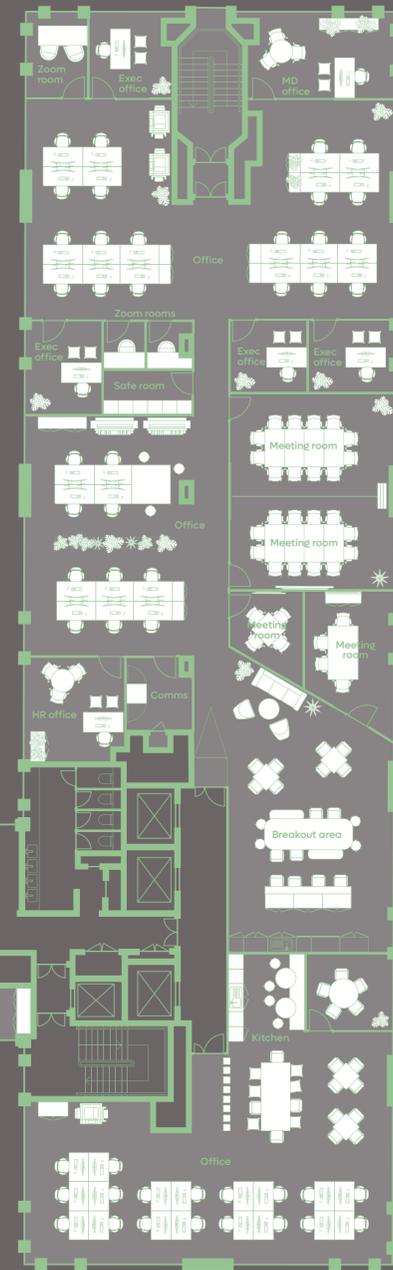
Stephenson
Ground to 11th
Typical floor
13,050 sq. ft / 1,212 sq. m



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





Stephenson annexe

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Fully fitted annexe suite in Stephenson



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Amenities

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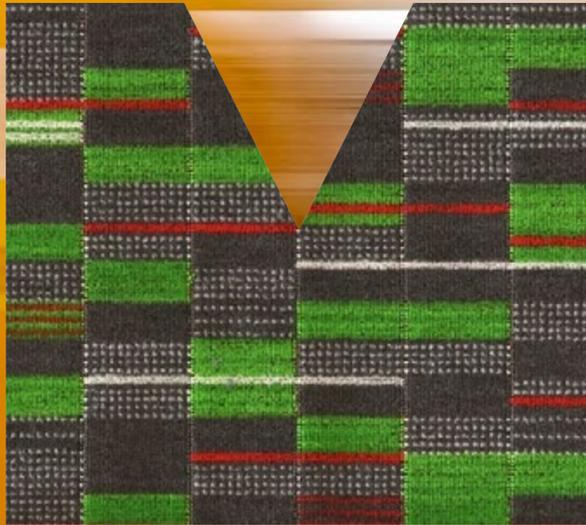


New WCs, showers and changing facilities



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Connectivity

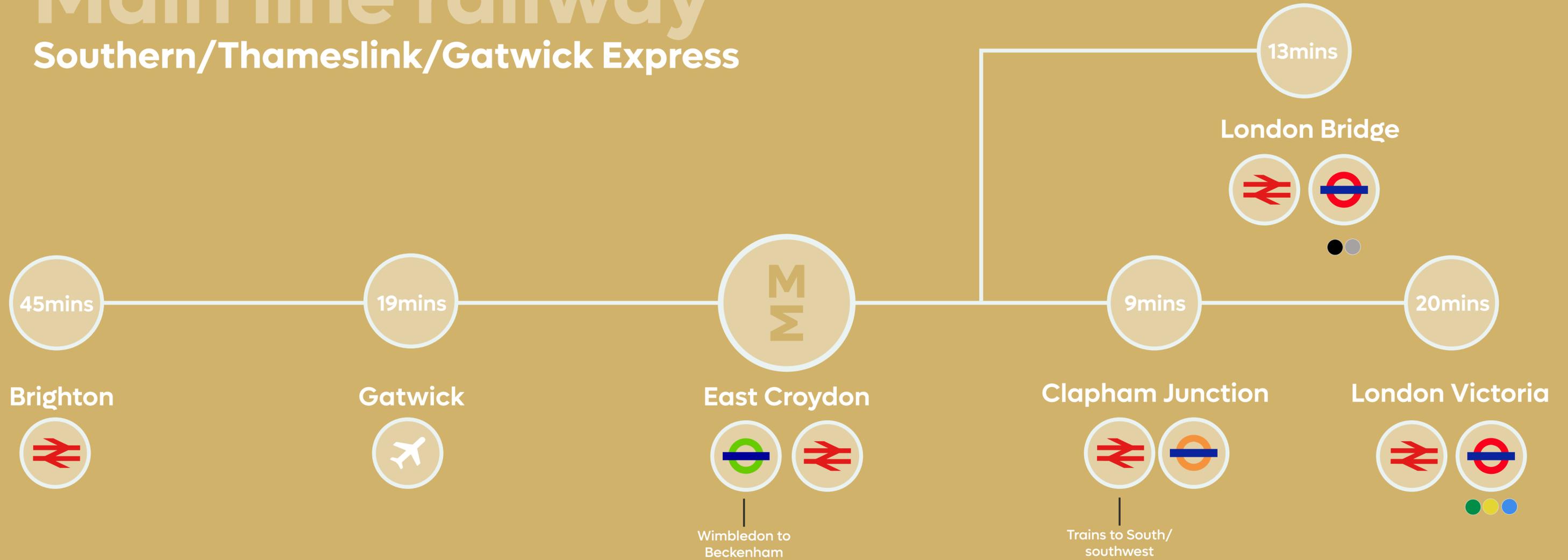


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Main line railway

Southern/Thameslink/Gatwick Express



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Timings to the city, airport and beach!

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



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.

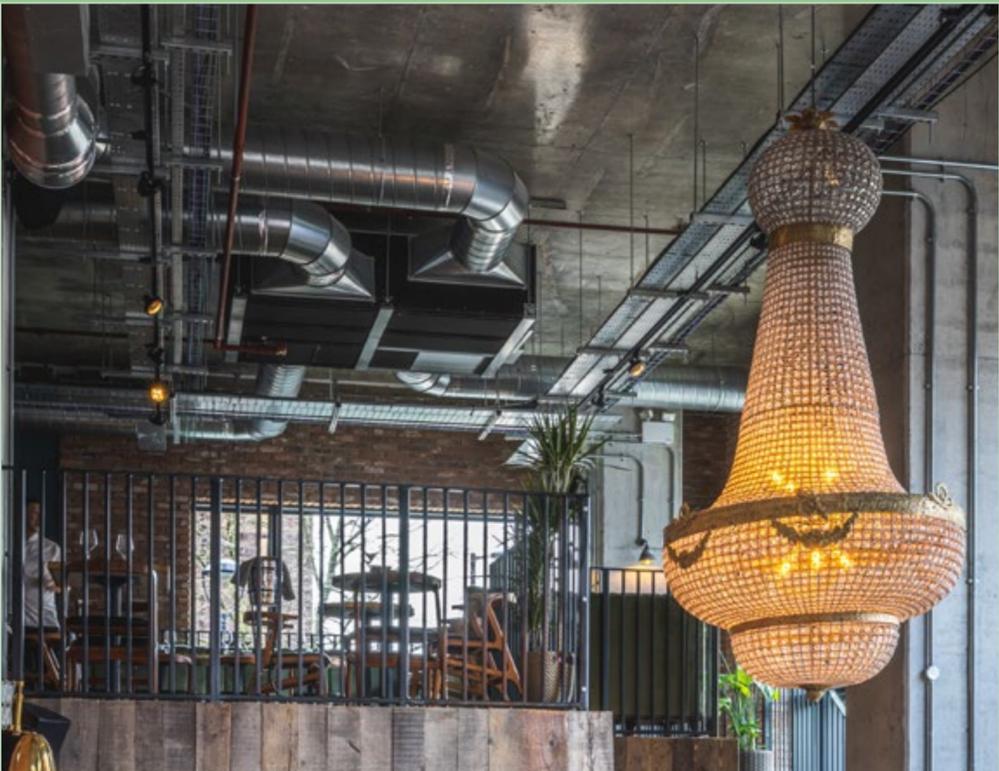
Boxpark is a staple for street food lunches, a shape up at the barbers, or lively afterwork drinks with a side of axe-throwing.



Boxpark Croydon



The Store



Fern



Boxpark Croydon



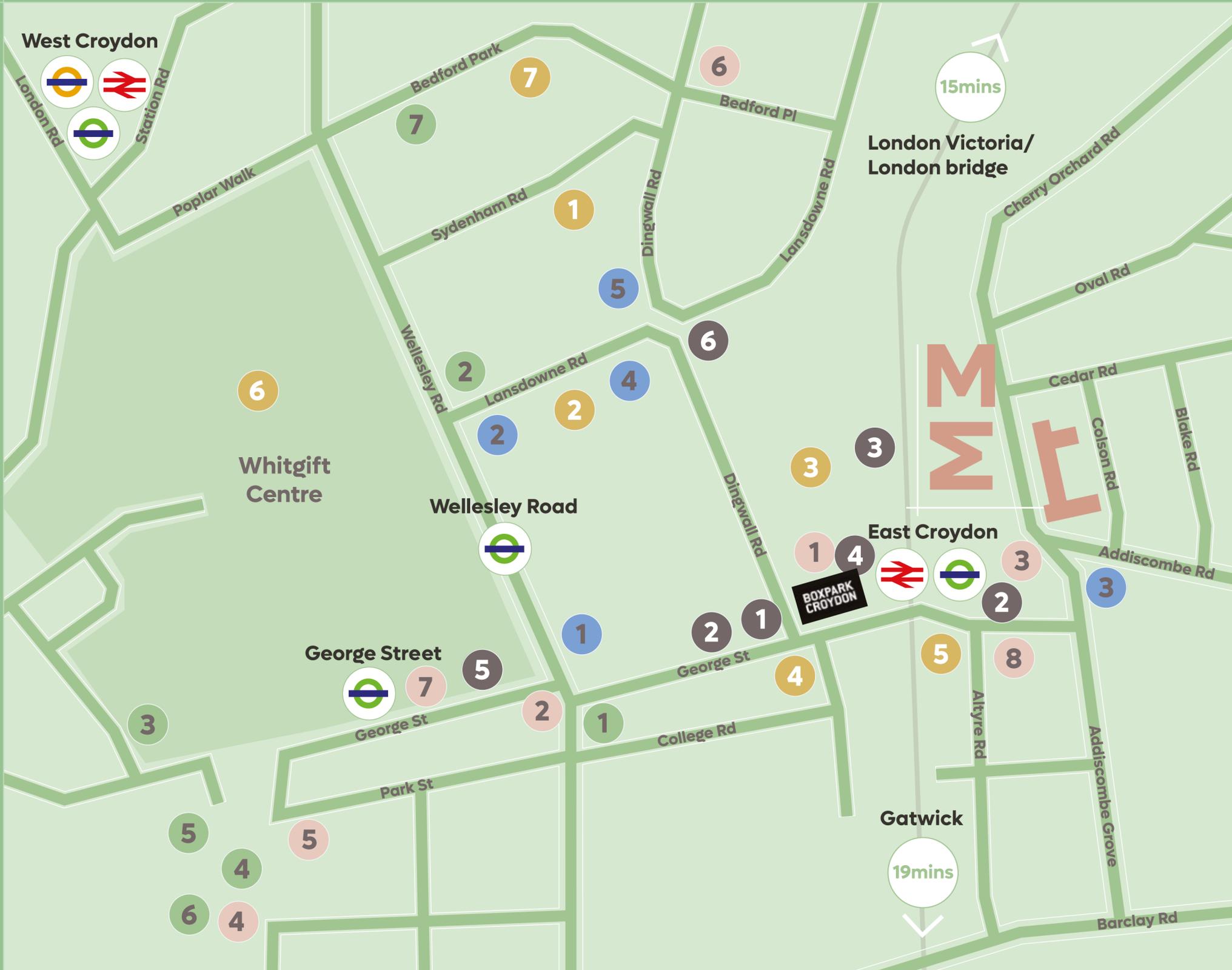
Mr Fox



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



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