

MOSAIC EAST (STEPHENSON'S), KNOLLYS HOUSE

17 ADDISCOMBE ROAD CROYDON CRO 6SR



Mosaic East (Stephenson & Knolly's House) has recently undergone a comprehensive refurbishment, offering high quality space in Croydon

OFFICE

TO LET

2,728 TO 44,917 SQ FT

(253.44 TO 4,172.93 SQ M)

- Grade A refurbishment
- Bike Racks
- Showers
- Lockers
- Upgrade M&E and new central plant
- Newly refurbished WCs
- New coffee shop at the entrance of Stephenson House

MOSAIC EAST (STEPHENSON'S), KNOLLYS HOUSE, 17 ADDISCOMBE ROAD, CROYDON, CR0 6SR

DESCRIPTION

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 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.

LOCATION

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

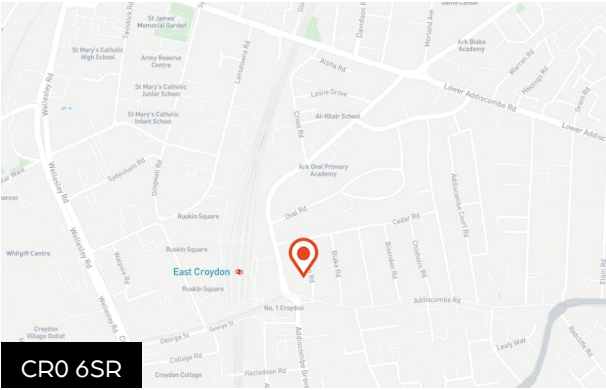
With ever growing amenity options, you are spoiled for choice with cuisines from all over the world, minutes from Mosaic East.

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

ACCOMMODATION

The accommodation comprises the following areas:

Name	Size	sq ft	sq m	Tenure	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
7th – Front wing	10,503 sq ft	10,503	975.76	To Let	–	On Application	£13.24	Available
4th – Front Wing	10,591 sq ft	10,591	983.94	To Let	–	On Application	£13.27	Available
4th – Annex	2,728 sq ft	2,728	253.44	To Let	–	On Application	£13.27	Available
3rd	10,591 sq ft	10,591	983.94	To Let	–	On Application	£13.26	Available
2nd – Front Wing	7,601 sq ft	7,601	706.16	To Let	–	On Application	£15.40	Available
1st – Annexe	2,903 sq ft	2,903	269.70	To Let	–	On Application	£13.26	Available
Total		44,917	4,172.94				£13.62	



VIEWING & FURTHER INFORMATION

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TRACY COLLINS

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JUSTIN PARKER

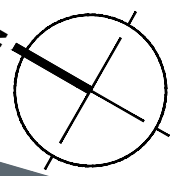
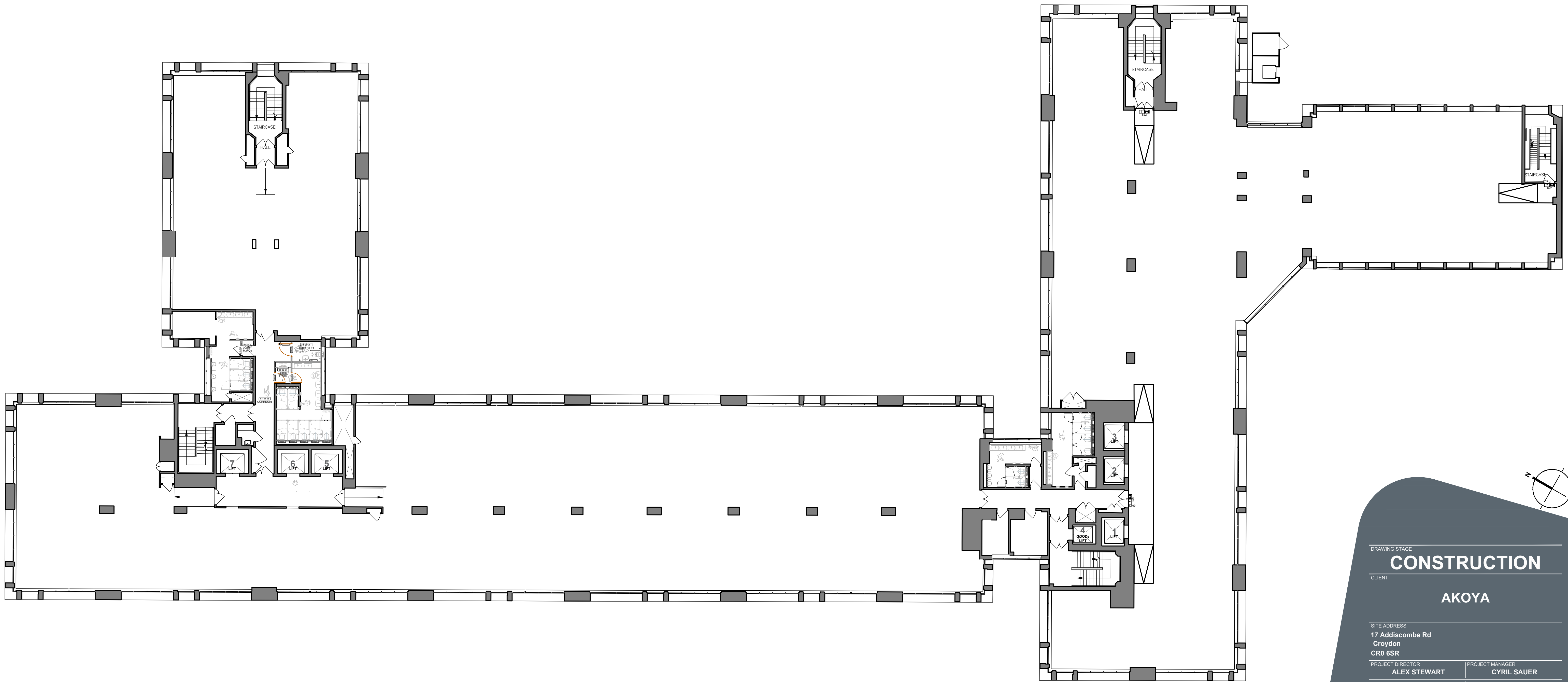
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DRAWING STAGE
CONSTRUCTION

CLIENT
AKOYA

SITE ADDRESS
**17 Addiscombe Rd
Croydon
CR0 6SR**

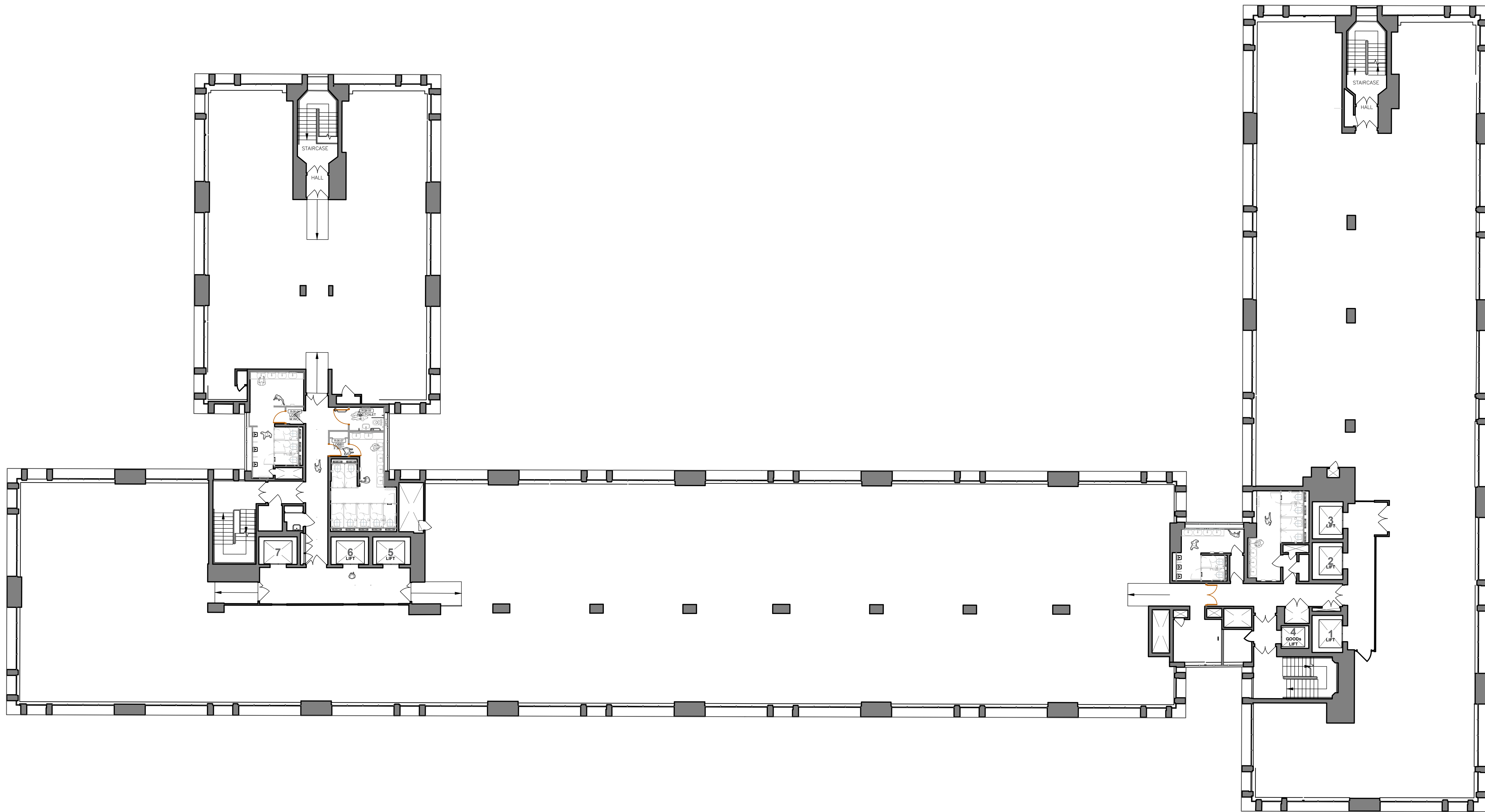
PROJECT DIRECTOR ALEX STEWART	PROJECT MANAGER CYRIL SAUER
PROJECT DESIGNER DANIELLE LA PORTE	PROJECT SITE MANAGER JM / SJ / JR

DRAWING TITLE
**Stephenson's & Knolly's House
2nd Floor - Unfurnished**

PROJECT NO. 1409	SCALE 1:150@A1	STATUS S0	REVISION A
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DRAWING NO.
1409 - OKT - V1 - 02 - DR - I - 0201

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DRAWING STAGE

CONSTRUCTION

CLIENT

AKOYA

SITE ADDRESS

**17 Addiscombe Rd
Croydon
CR0 6SR**

PROJECT DIRECTOR
ALEX STEWART

PROJECT MANAGER
CYRIL SAUER

PROJECT DESIGNER
DANIELLE LA PORTE

PROJECT SITE MANAGER
JM / SJ / JR

DRAWING TITLE

**Stephenson's & Knolly's House
7th Floor - UnFurnished**

PROJECT NO.	SCALE	STATUS	REVISION
1409	1:150@A1	S0	A

DRAWING NO.

1409 - OKT - V1 - 07 - DR - I - 0701



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