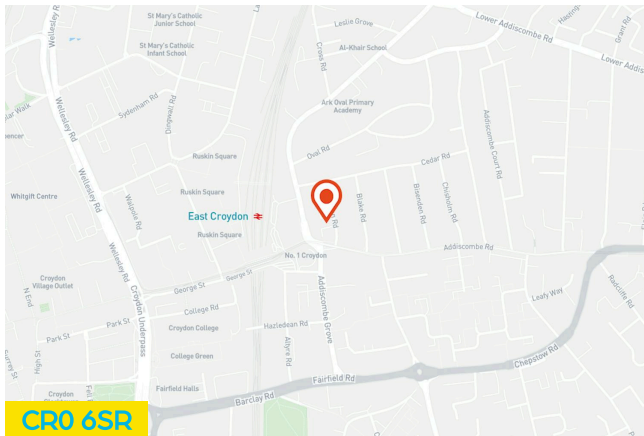


**TO LET, OFFICE, 1,359 TO 39,637 SQ FT**

**KNOLLYS HOUSE, 17 ADDISCOMBE ROAD, CROYDON, CR0 6SR**



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



- Grade A refurbishment
- Bike Racks
- Showers
- Lockers
- Upgrade M&E and new central plant
- Newly refurbished WCs
- New coffee shop in reception
- Smart spaces tenant app
- Onsite car parking and EV charging
- Airscore ' Gold'

# KNOLLYS HOUSE, 17 ADDISCOMBE ROAD, CROYDON, CRO 6SR

## OVERVIEW

Available Size	1,359 to 39,637 sq ft
Rent	£37.50 – £39.50 per sq ft
Rates Payable	£7.25 per sq ft
Service charge	£12.02 per sq ft
EPC	–

## 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	sq ft	sq m	Availability
1st	1,359	126.26	Available
1st – East	7,164	665.56	Available
2nd	9,685	899.77	Available
3rd	6,496	603.50	Available
6th – Part	1,921	178.47	Available
9th	6,506	604.43	Available
10th	6,506	604.43	Available
Total	39,637	3,682.42	

- Ska rating 'Gold'
- Wired for sound
- Floor to ceiling glass
- LED M



## VIEWING & FURTHER INFORMATION

### LUCIE SERGEANT

07920 417 991

lucie.sergeant@montagu-evans.co.uk

### TRACY COLLINS

07831 420 528

tracy.collins@montagu-evans.co.uk

### JUSTIN PARKER

07721 822 003

justin.parker@montagu-evans.co.uk

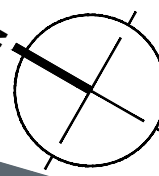
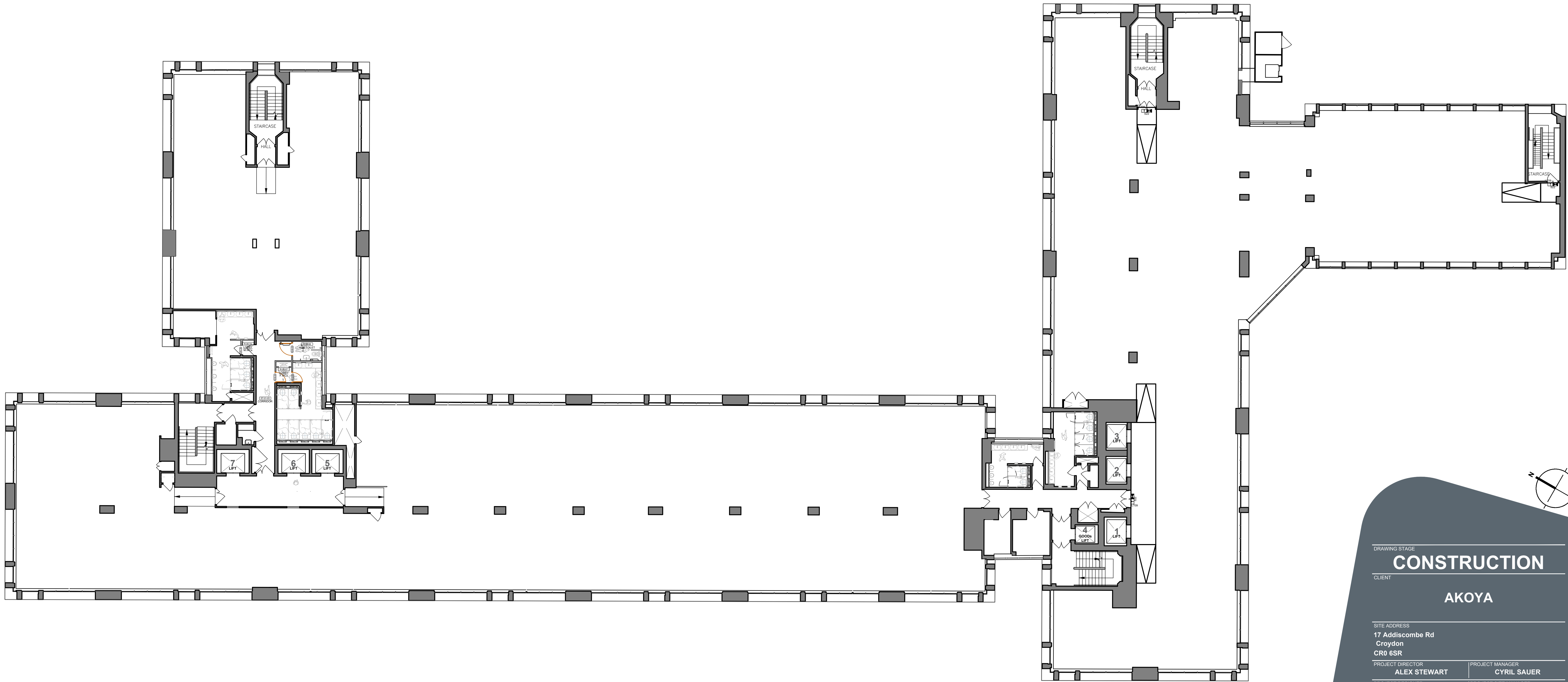


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DRAWING STAGE  
**CONSTRUCTION**

CLIENT  
**AKOYA**

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

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

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

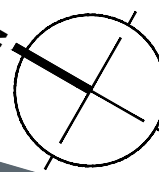
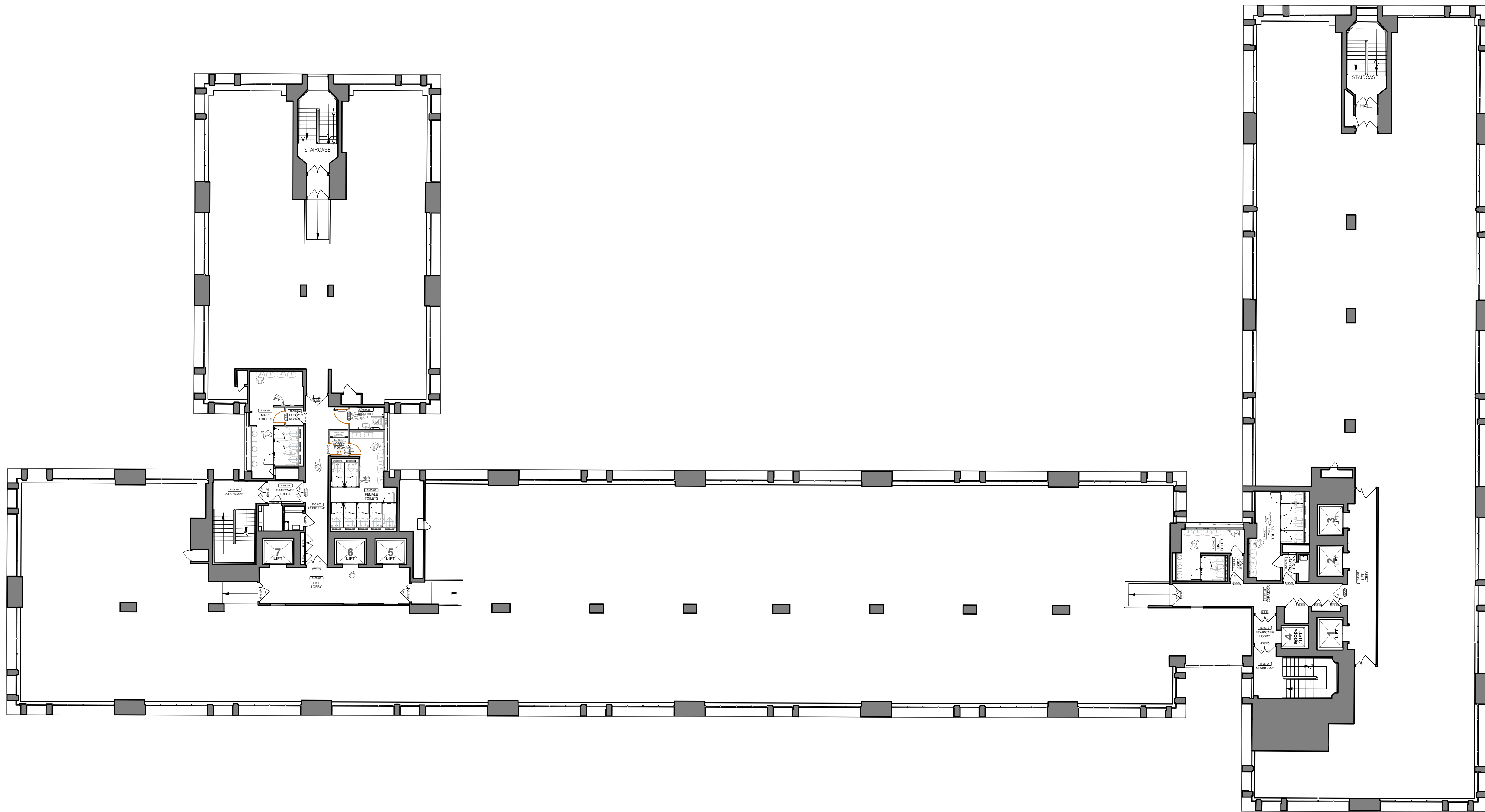
PROJECT NO. <b>1409</b>	SCALE <b>1:150@A1</b>	STATUS <b>S0</b>	REVISION <b>A</b>
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DRAWING NO.  
**1409 - OKT - V1 - 02 - DR - I - 0201**

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Friary Court  
13-21 High Street  
Guildford  
GU1 3DG  
+44 (0)1483 947520  
oktra.co.uk





DRAWING STAGE

## CONSTRUCTION

CLIENT

**AKOYA**

SITE ADDRESS

**17 Addiscombe Rd  
Croydon  
CR0 6SR**

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

DRAWING TITLE

**Stephenson's & Knolly's House  
5th Floor - UnFurnished**

PROJECT NO.	SCALE	STATUS	REVISION
<b>1409</b>	<b>1:150@A1</b>	<b>S0</b>	<b>A</b>

DRAWING NO.

**1409 - OKT - V1 - 05 - DR - I - 0501**

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