



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

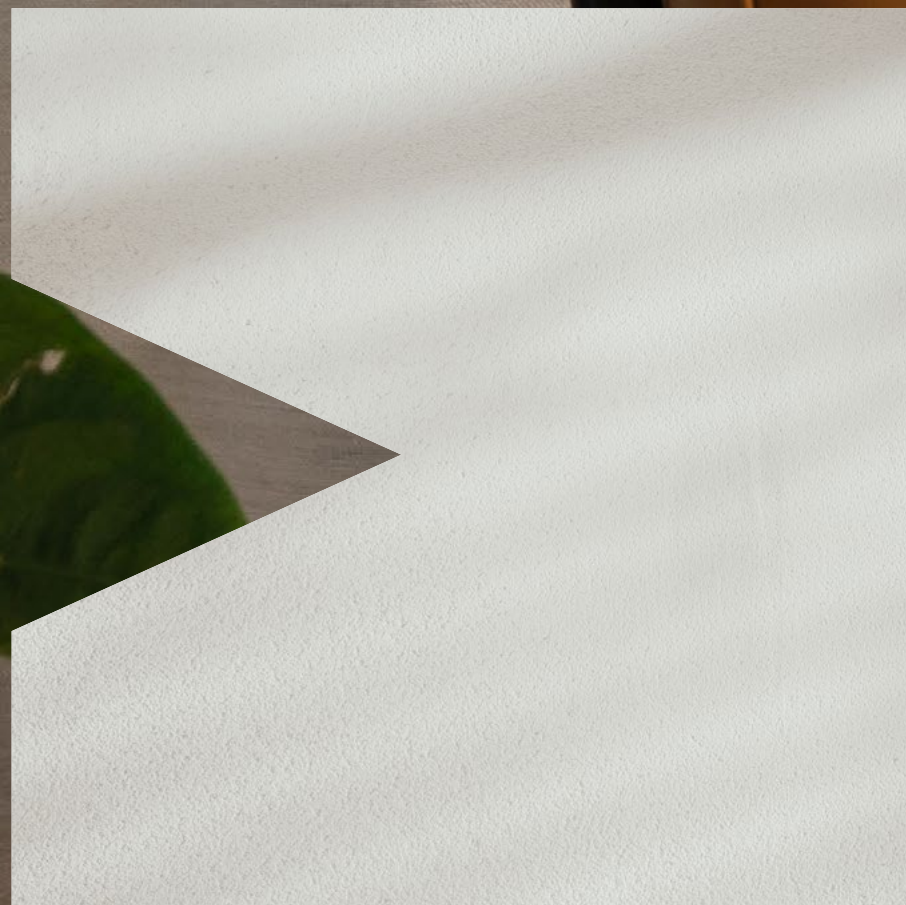


CGI for illustrative purposes only  
External view from Addiscombe Road

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# Building



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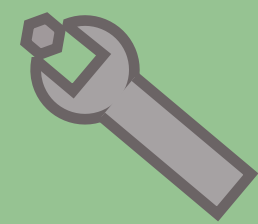
Reception of Stephenson



Reception of Knolly's

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# Specification



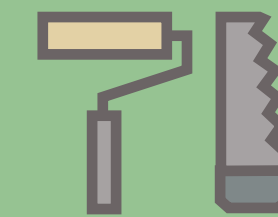
Comprehensive overhaul of centralised plant



New concierge reception



Sustainable refurbishment of WCs



Low embodied carbon upgrade of common parts



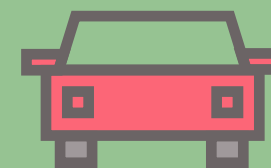
12 new showers, 176 lockers



New onsite café



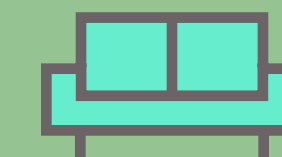
Biodiversity led landscaping



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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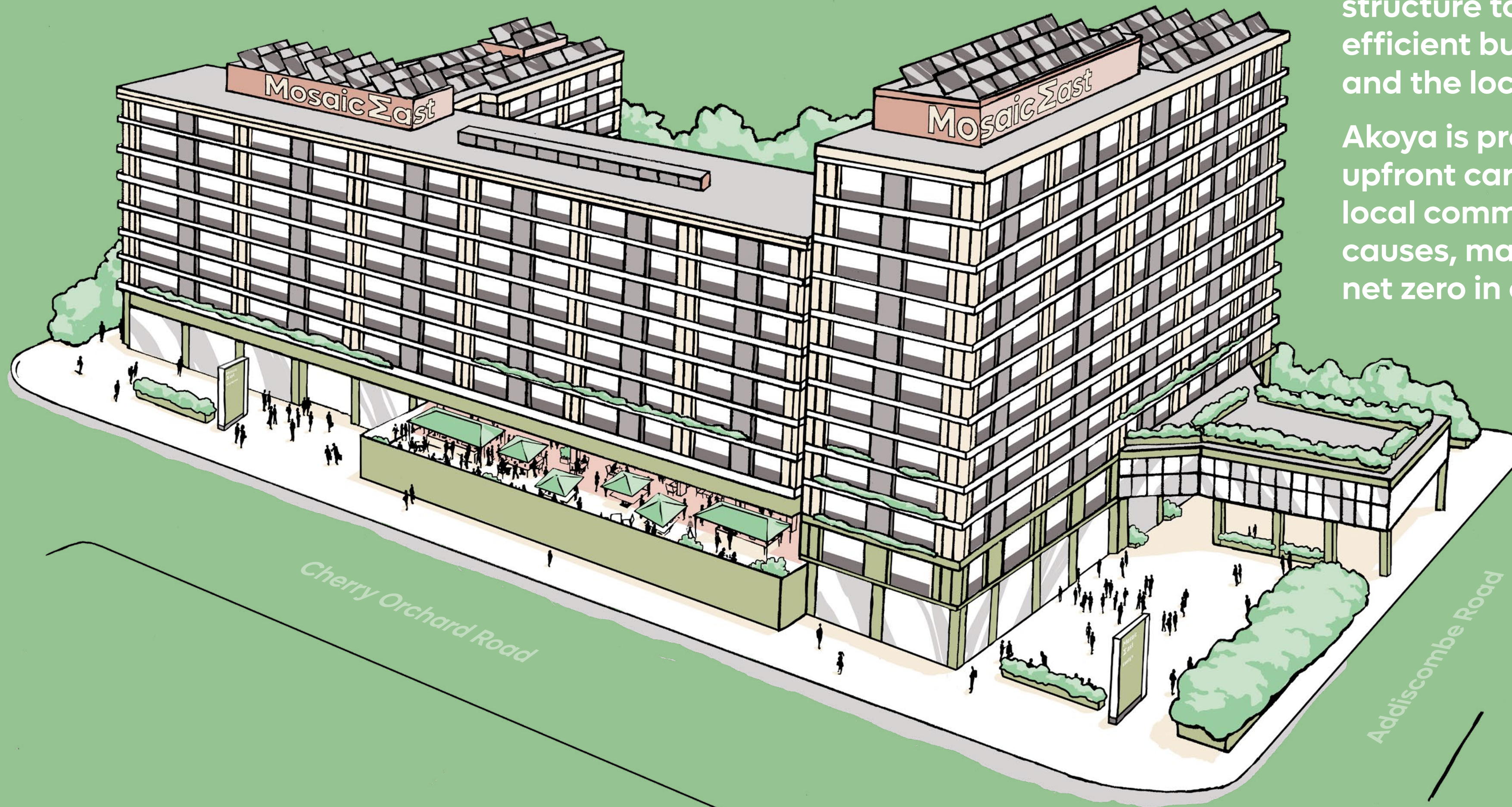
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Fully fitted Mezzanine suite, Stephenson

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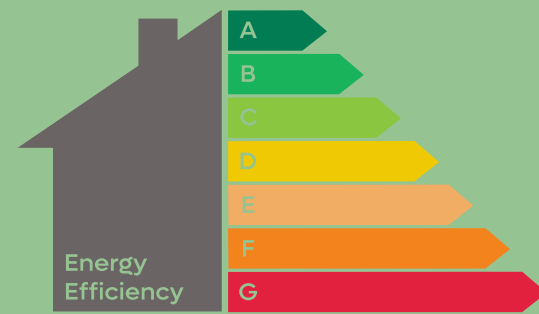
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The refurbishment has been carefully designed to reduce embodied carbon, reusing and reliving the existing structure to provide a highly energy efficient building that benefits tenants and the local community.

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.

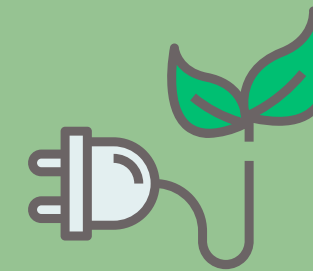
# ESG



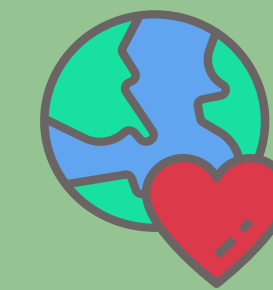
Achieving EPC B



Ska Gold



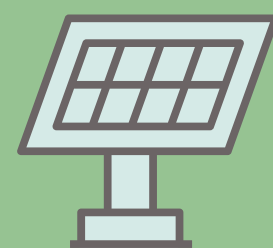
Operational energy intensity -targeting 100kWh/m<sup>2</sup>/GIA



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/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.



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.

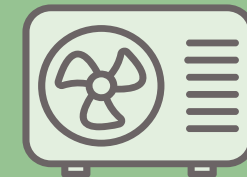
  
Speeds of up to 10GB



# Technical specification



X3 Kone lifts per building :  
16 person capacity



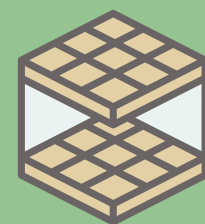
New HVAC : Mitsubishi Electric  
Hybrid HVRF Heat Recovery  
Air Conditioning System.



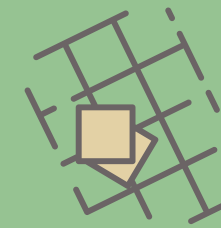
Raised floors:  
80-100mm void



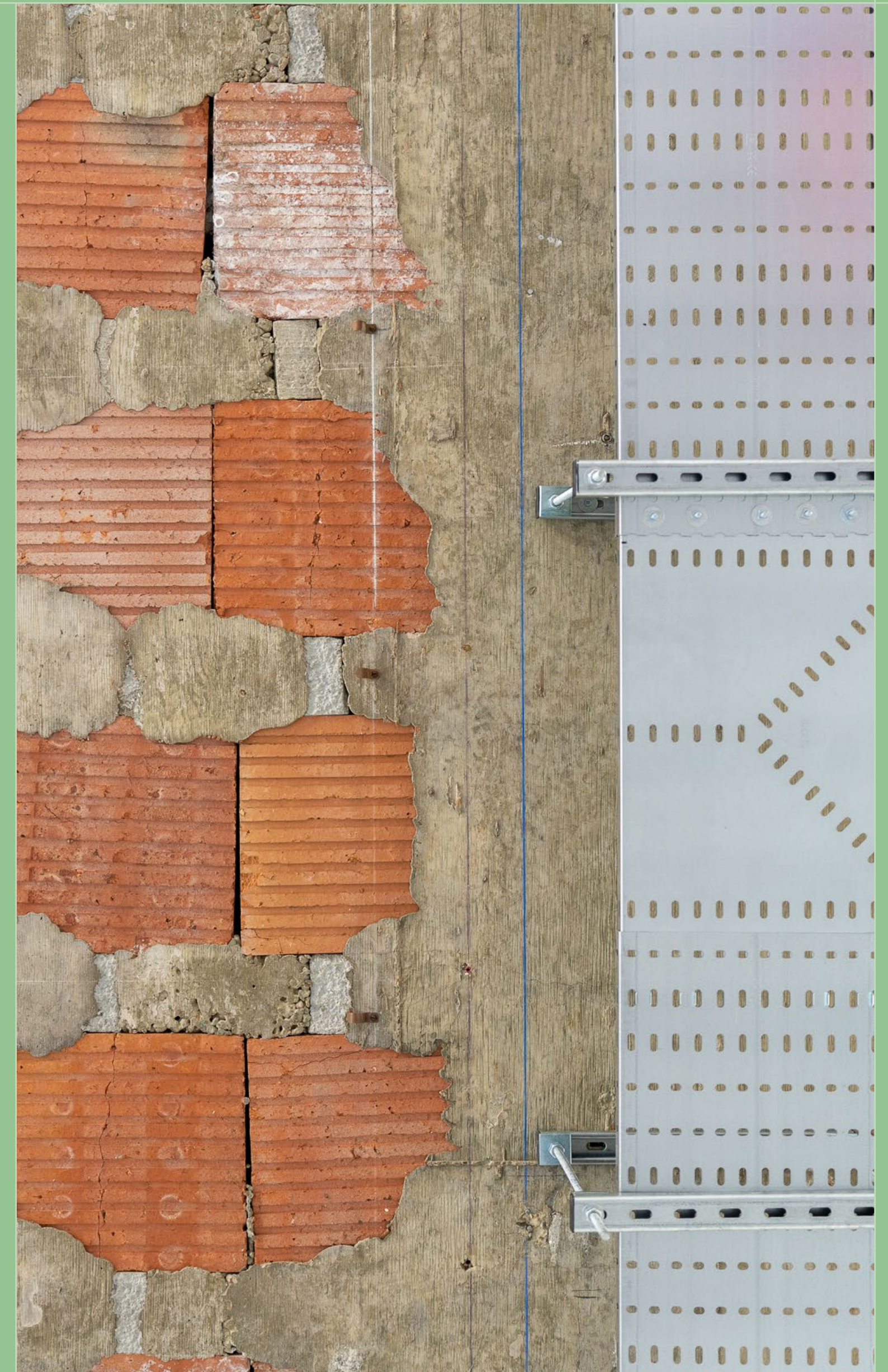
Energy efficient LED lighting



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
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>Under Offer</i>
Fourth (annexe)	2,728	253.4 <i>Under Offer</i>
Third (front wing)	10,591	983.9
Second (front wing)	7,601	706.1
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
<b>Total Available</b>	<b>48,198</b>	<b>4,477.7</b>

## Knollys

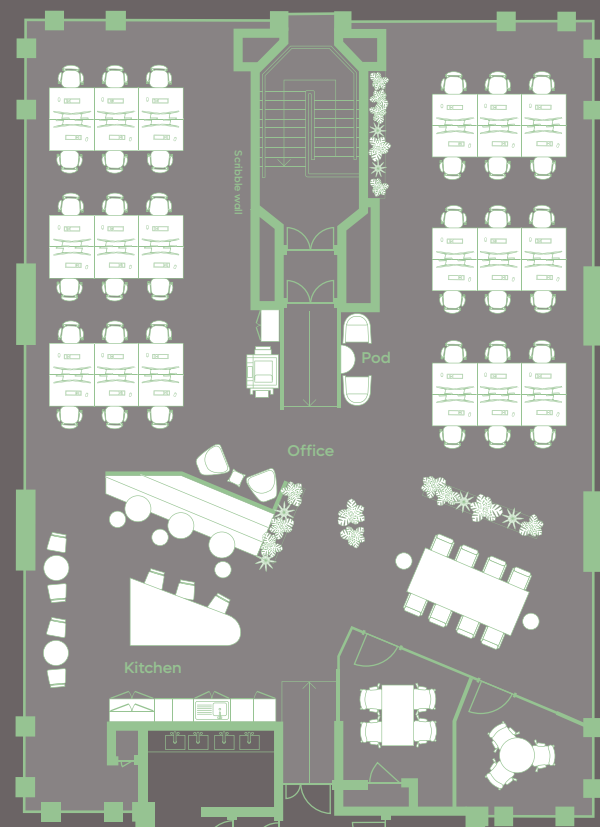
Floor	sq. ft	sq. m
Tenth	6,399	594.4
Ninth	6,508	604.6
Seventh	6,576	610.9
Sixth (part)	1,921	178.5
Third	6,496	603.4s
Second	9,685	899.7
First (West)	1,359	126.3
First (East)	7,164	665.5
<b>Total Available</b>	<b>46,208</b>	<b>4,292.8</b>

Approximate net internal floor areas

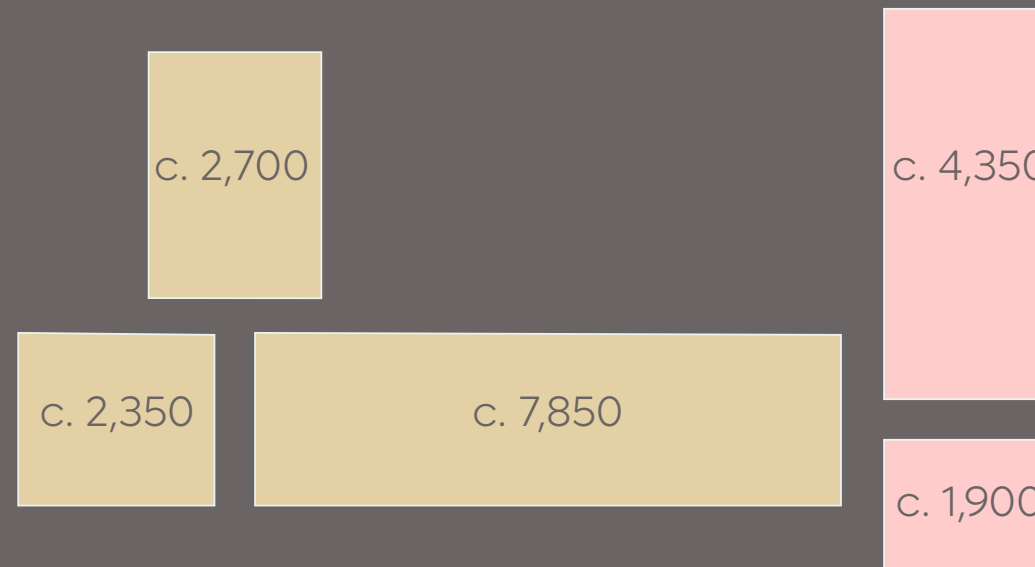
# Floor areas

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

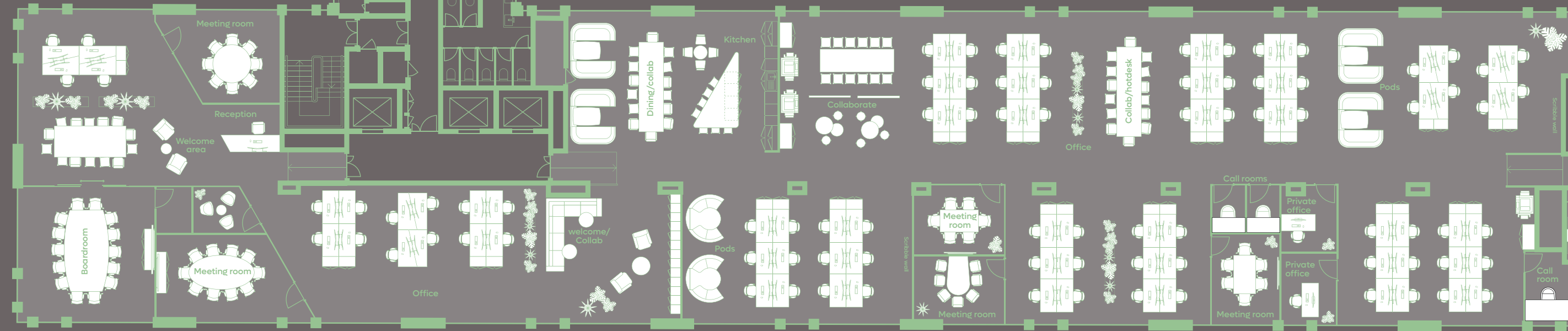
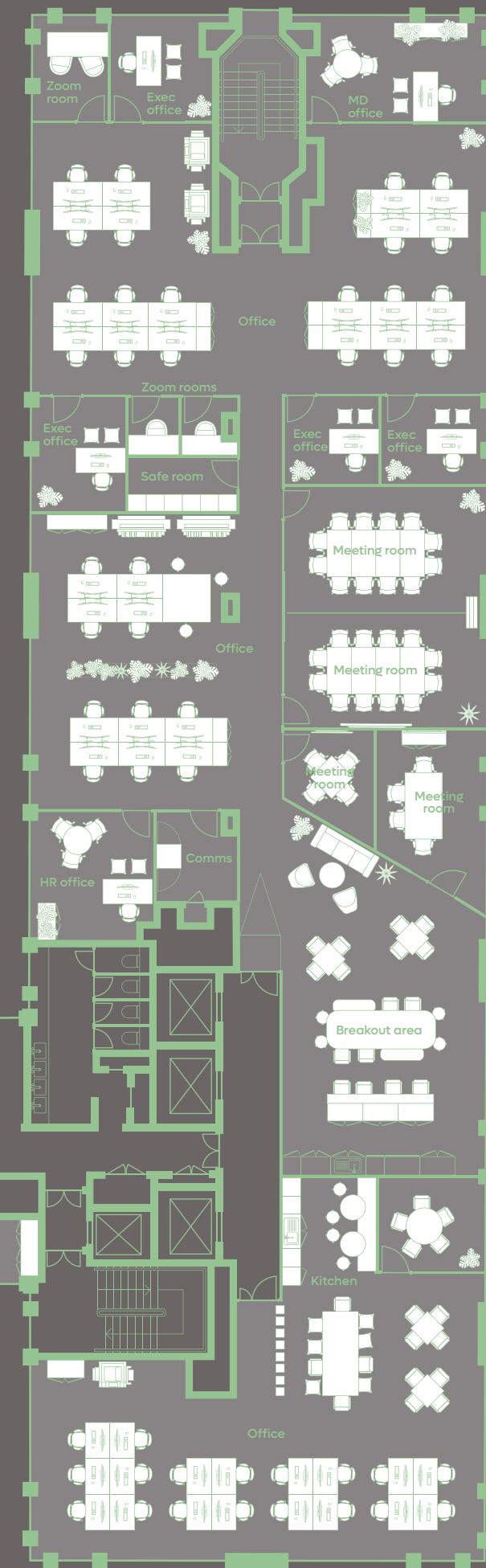
**Stephenson**  
Ground to 11th  
Typical floor  
13,050 sq. ft / 1,212 sq. m



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



# Amenities

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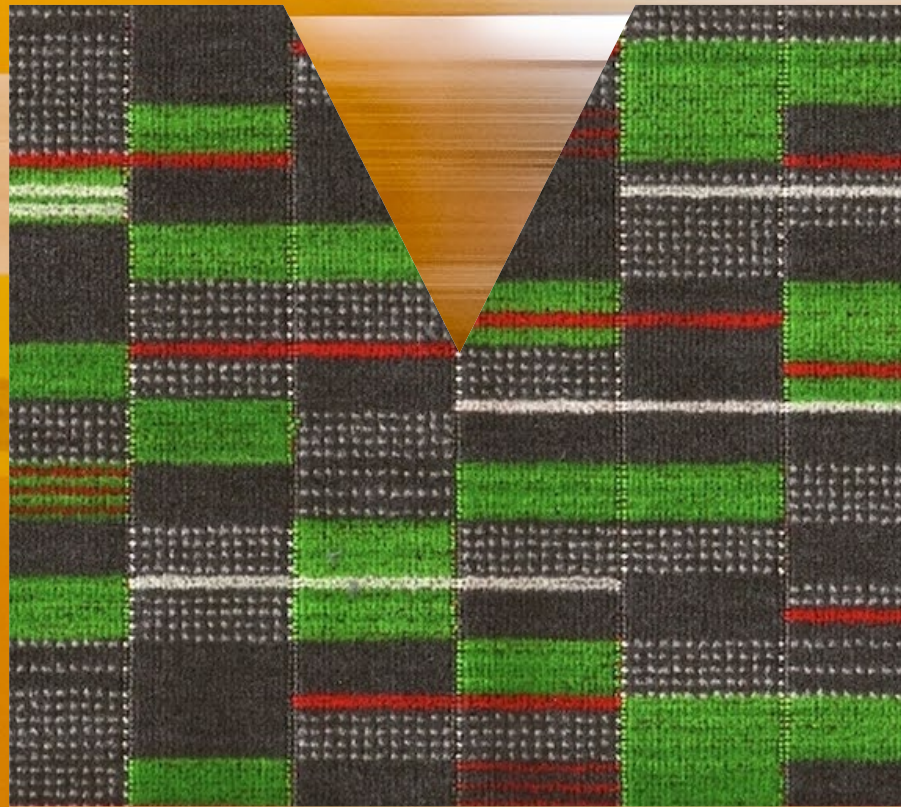
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New WCs, showers and changing facilities

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# Connectivity

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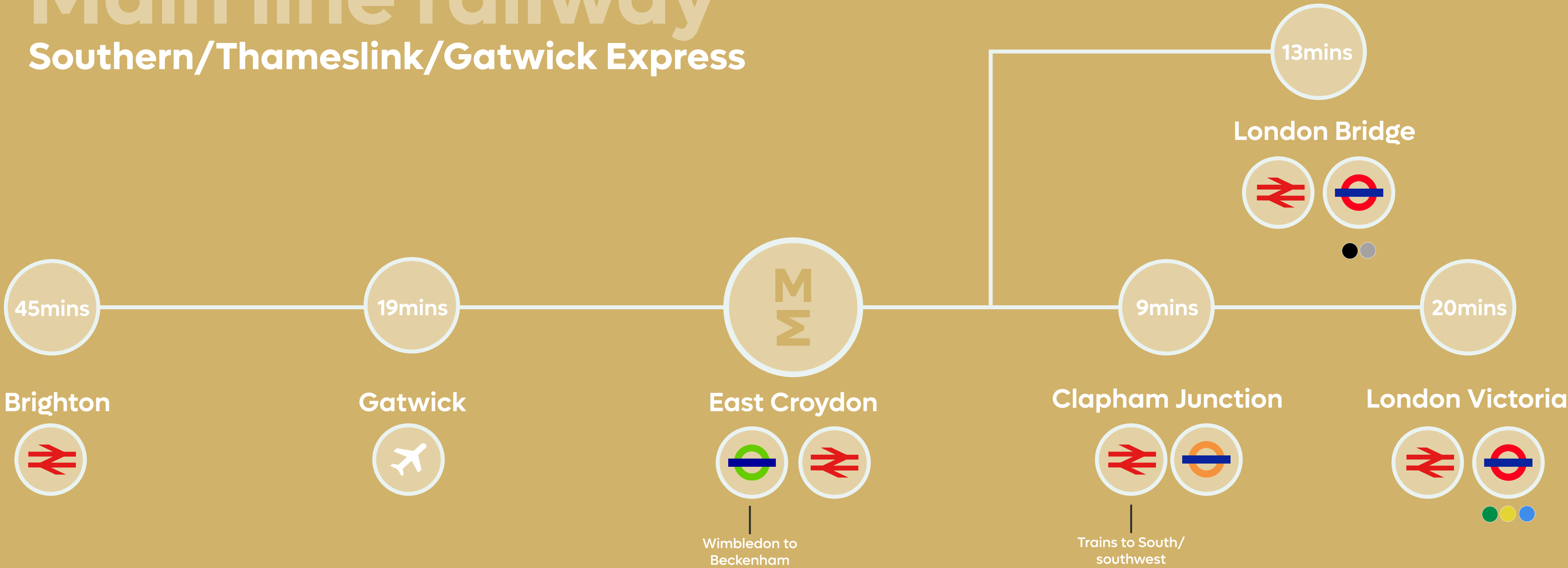


East Croydon station

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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
	9mins	
		London Bridge
	13mins	
		Gatwick
	19mins	
		London Victoria
	20mins	
		London Blackfriars
	22mins	
		St Pancras International and Kings Cross Station
	30mins	
		Brighton
	47mins	



# 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. 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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## By Akoya

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