

FIFTH FLOOR

Knollys House – Mosaic East

17 ADDISCOMBE ROAD,
CROYDON CR0 6SR

FULLY FITTED & FURNISHED
EAST CROYDON OFFICES

6,582 SQ FT (611.5 SQ M)

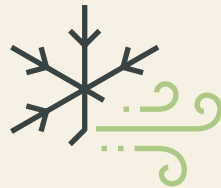


SPECIFICATION & OFFERING

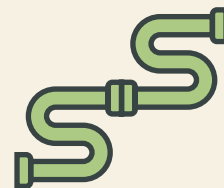
The 5th Floor of Knollys House represents an outstanding opportunity for an occupier to acquire recently refurbished fully fitted and furnished East Croydon offices and thus saving considerable outlay.



LED lighting



All-electric VRF air conditioning



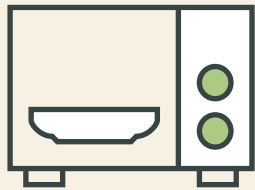
Exposed services finish



Secondary glazing



Perimeter trunking



Large kitchen & break-out area



Meeting rooms



Fully furnished option available



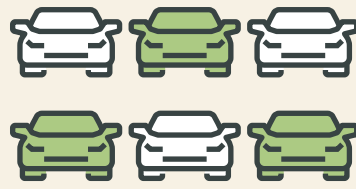
EPC Efficiency rating: B



Concierge reception



Refurbished WCs



6 secure parking spaces



New on-site café (Coming Soon)



New end of journey facilities

5th FLOOR PLAN

6,582 SQ FT (611.5 SQ M)



Knollys

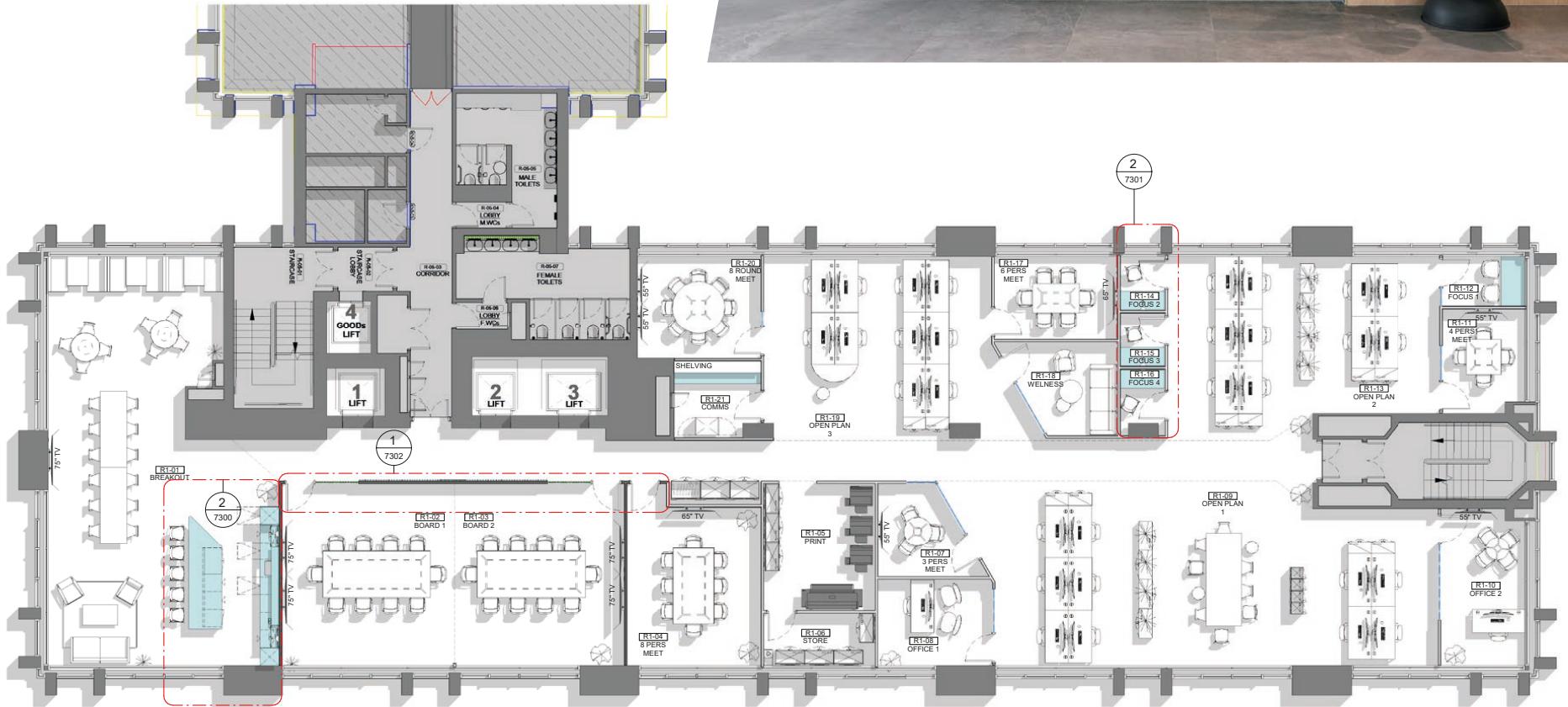
11 London: Team / Our space

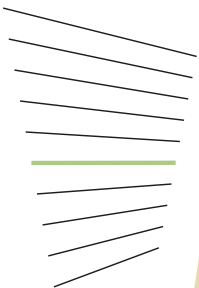
10

8 PIB Group

7 United Response

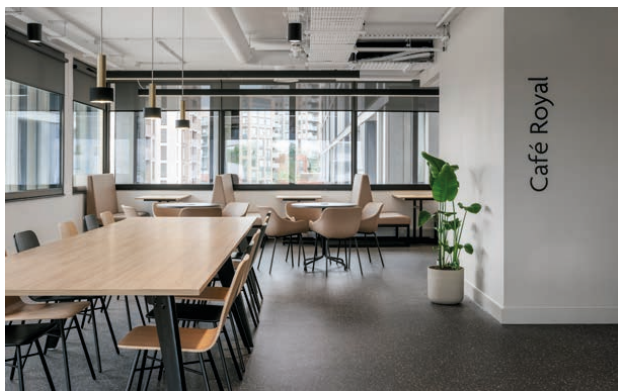
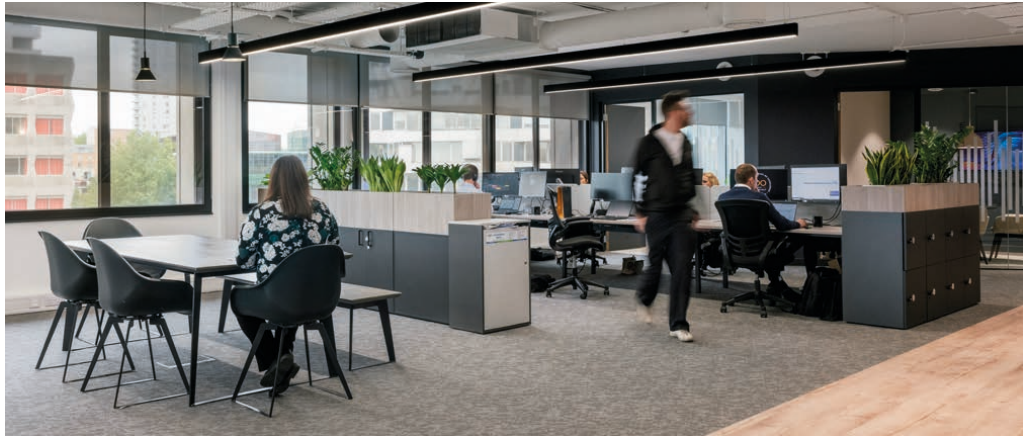
6 PIB Group & D Underwriting





OFFICE SPACE

Fully fitted space,
ready for occupation.
Furnished option
available.



LOCATION

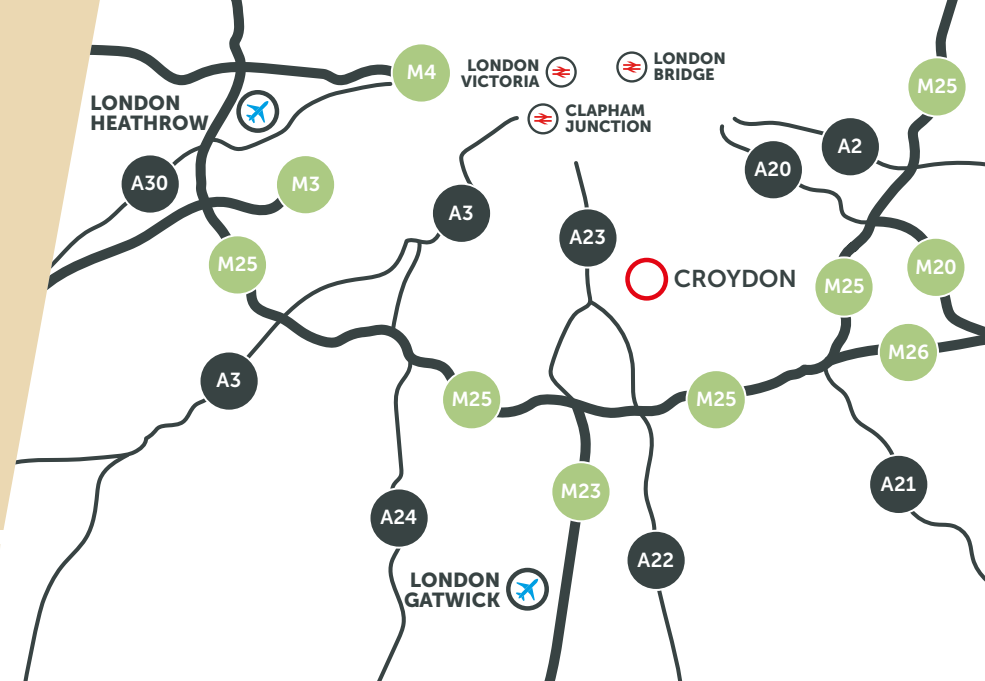
Knollys House is located immediately adjacent to East Croydon Station, which provides unrivalled connectivity into Central London via fast and frequent services to London Victoria and London Bridge, including Thameslink services running through to Kings Cross / St Pancras and beyond.



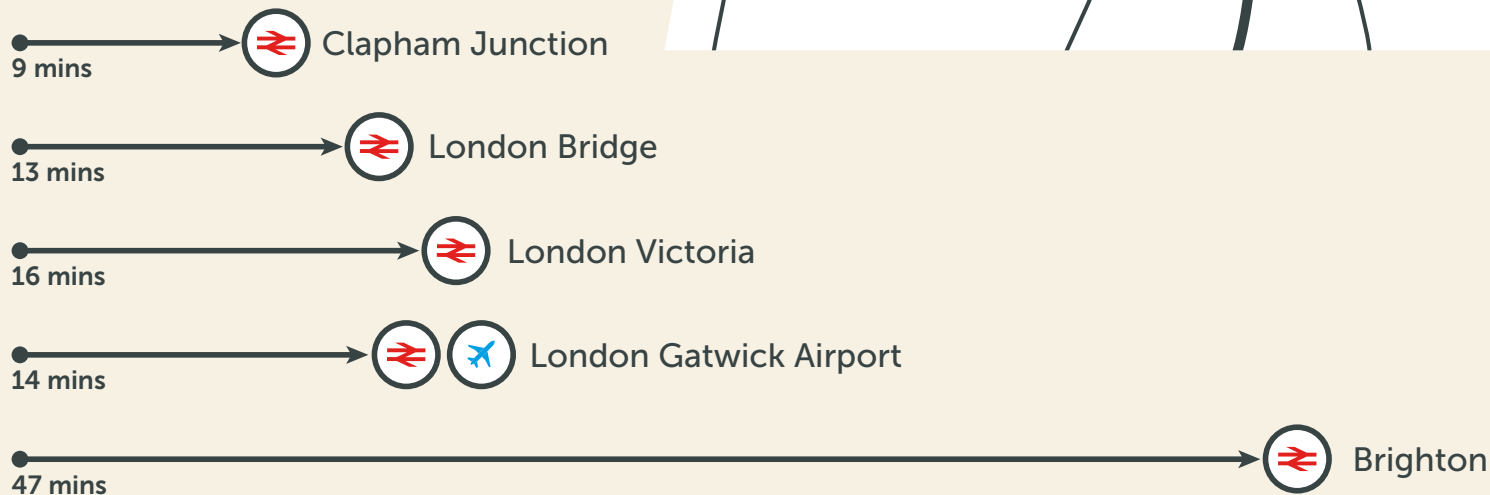
TRAVEL TIMES

The Croydon Tramlink provides services westbound to Wimbledon and eastbound to Beckenham Junction.

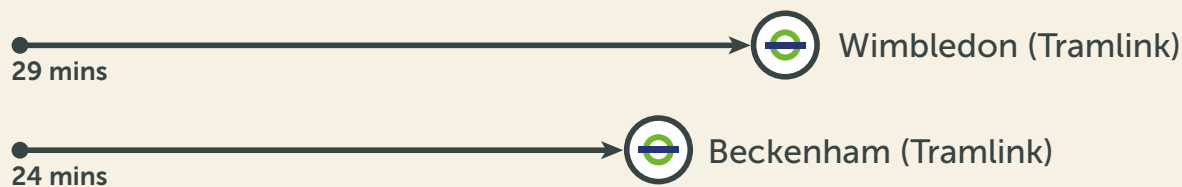
East Croydon Bus Station provides access to numerous routes including the SuperLoop 5 to Bromley North.



EAST CROYDON STATION



EAST CROYDON TRAMLINK



LOCAL AMENITIES

Knollys House has a wide range of food, beverage and entertainment amenities on the doorstep.





FURTHER INFORMATION & CONTACT

TERM

Available by way of assignment or sub-lease for a term to May 2034, subject to a break in May 2029. Further information available on request.

RENT

£41 per sq ft.

SERVICE CHARGE

Estimated £12.05 per sq ft 2025-26.

BUSINESS RATES

The 5th floor has a rateable value of £152,000. Estimated rates payable for 2025-26 of £84,360 (£12.82 per sq ft).

VAT

VAT is applicable on the rent and other outgoings.

LEGAL COSTS

An incoming occupier will be responsible for their own legal and professional costs incurred.

EPC

Efficiency rating: B.

VIEWING

Strictly via the sole agents SHW.

Thomas Tarn

07943 579 296

ttarn@shw.co.uk

Tom Reed

07867 232 653

treed@shw.co.uk

Important Notice: SHW ('Agent') prepare sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor the Agent will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, the Agents may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Particulars dated October 2025.



SHW