

change
your view.

Interchange can provide
high quality office space from
4,263 to 18,500 sq ft.
Time for a **change.**







change your style.

Interchange features prominently on the Croydon skyline, occupying an exciting position within the continuing transformation of Croydon town centre. Best in class office accommodation providing an excellent working environment with over 150,000 sq ft let to internationally renowned global brands.

Croydon continues to change, exceeding all expectations and Interchange is situated at the heart of it.

Croydon Town Centre offers the best of both worlds: a wide variety of independent stores alongside established retail and leisure operators.



Trading since 1236, Surrey Street Market is the oldest known street market in the UK. Croydon Council is committing £500,000 for a programme of improvements to the market including improved lighting and paving.

Source: Develop Croydon



Thanks to a £5.25bn regeneration programme, the economic heartland of south London will soon become a thriving must-visit destination not just within the UK, but in Europe.

At the heart of these transformative plans will be a £1.5bn retail and leisure complex by The Croydon Partnership.

Source: Develop Croydon



BOXPARK

Based on the concept of a pop-up mall, BOXPARK Croydon fuses local and global brands together side by side to create a unique shopping and modern street food destination.

BOXPARK Croydon regularly hosts numerous events spanning grime raves to orchestras, baby discos to drum & bass workouts, regular jazz, poetry and open mic nights and a whole manor of events in between.



Café's & Restaurants

Coffee Village
Saffron Central Square
5 mins walk

"a nice escape, a quiet café, set back from Wellesley Road"

Steve, EDF

Classic Café
Whitgift (top level, above Sainsburys)
5 mins walk

"a very friendly & relaxing café, with a great selection & value for money"

Maxine, EDF

Runs

"a gentle, fairly flat 4.5km run up to & around Park Hill Park, just to get the blood flowing"

John, EDF

"a nice 10km run to / from Lloyd Park on Coombe Road, a little undulating, but a nice stretch for a lunch time run"

Robert, Regus

Fitness

Pure Gym
Corner of Dingwell St & Wellesley Road
10 mins walk

"a no-nonsense gym, that lets you exercise how you want without the hassle"

Katie, EDF

Pubs & Bars

The Green Dragon
Corner of High St & Surrey St Market
15 mins walk

"a great, friendly atmosphere for typically good pub food & drink"

Isabella, Siemens

Slug & Lettuce
Corner of Park St & Wellesley Rd, East Croydon
5 mins walk

"an old favourite, plates to share & drinks"

Chris, Regus

Cinema & Theatre

Fairfield Halls
Park Lane, East Croydon
10 mins walk

"now that it's been refurbished, a great place to see a show"

Kelly, Clarion

Vue Cinema
Grants, East Croydon
15 mins walk

"always showing the latest releases, a cinema sometimes forgotten about, when the larger multi-screens are full"

Charisma, Regus

croydon
treasures.



Interchange occupies a prominent and convenient position, with East Croydon station just an 8 minute walk or a short tram ride away.



- | | | | |
|-------------------|----------------------------|---------------|------------------|
| 1 Tesco Express | 4 Centrale Shopping Centre | 7 Premier Inn | 10 BOXPARK |
| 2 Saffron Square | 5 Jurys Inn | 8 Travelodge | 11 Pizza Express |
| 3 Whitgift Centre | 6 Hampton by Hilton | 9 Waitrose | 12 Wagamama |

Connecting into Central London
and to London Gatwick in just
15 minutes, Interchange is
also only 10 miles from Junction 7
of the M25 motorway.

change Your direction.

Croydon is the most connected urban centre in the south east and is one of the only London Boroughs linked by multiple modes of public transport. Interchange is situated next to West Croydon station and only 8 minutes walk from East Croydon station via a purpose built footbridge.

Croydon houses two main stations, which provide services into Central London on the Tramlink, Overground and National Rail Trains.



Network Rail's proposed expansion plan for East Croydon will create a more reliable, frequent and faster rail service for passengers.

Network rail propose to rebuild East Croydon station with two additional platforms and a larger concourse with improved facilities for passengers.

They also plan to physically separate existing surface (flat) railway junctions by constructing new flyovers and dive-unders to separate the tracks as they cross each other at Selhurst Triangle junction.

This redevelopment, due to commence in 2023, will mean much faster and more reliable and punctual train journeys for passengers. This in turn will enable more trains to run, increasing trains in service.

Improving the links to Gatwick Airport and the south coast will also create a boost to the regional and national economy.

London Blackfriars (20 min)

Victoria (15 min)



London Bridge (13 min)

Gatwick Airport (15 min)

Highbury and Islington (52 min)

Canada Water (28 min)



New Cross Gate (27 min)

Shoreditch High St (41 min)

Heathrow Airport (60 min)

M25 (25 min)



M23 (20 min)

Central London (46 min)

Wimbledon (21 min)

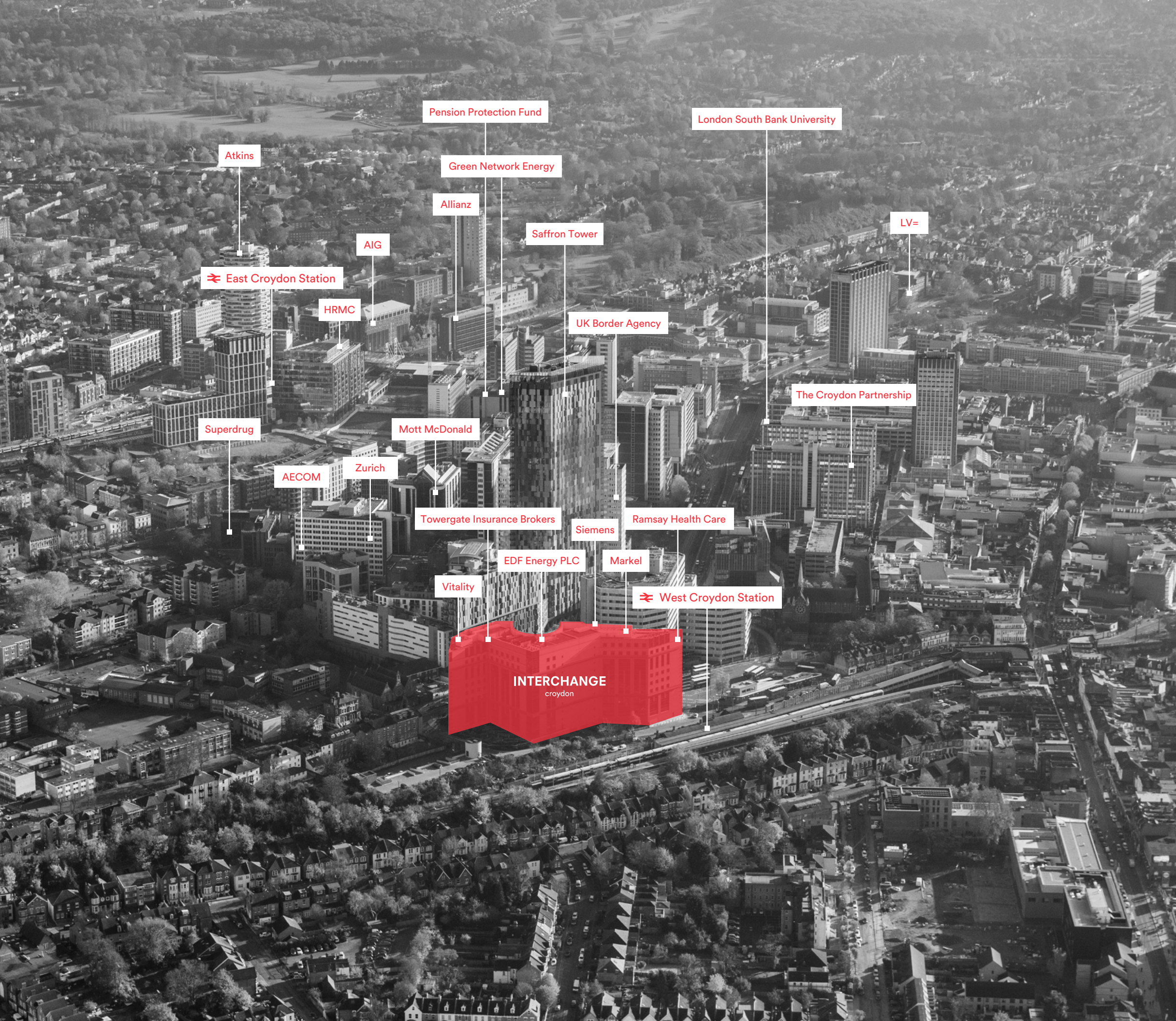
Mitcham Junction (15 min)



Birbeck (16 min)

Beckenham Junction (21 min)

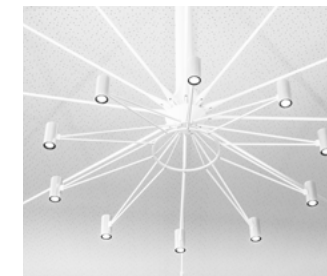
change Your view.



Interchange has seen some of the UK's biggest companies move their businesses in to the building. Occupiers include: Ramsay Health Care, Vitality Health, Towergate Insurance, EDF Energy PLC, Siemens PLC, Regus, Markel and JT Global.

Interchange is the largest multi-let building to arrive in the town centre for over 20 years, providing Grade A office space, with unprecedented value for its occupiers.

Interchange can provide office space from 4,263 to c.18,500 sq ft. It has a stunning triple height reception area, atrium café and private garden. Current occupiers include:



Specification

- 182,187 sq ft Grade A offices
- Bright, flexible floor plates
- 2.7m floor to ceiling
- Occupancy ratio 1 person/8.5m²
- VRF air conditioning
- Stunning triple height reception area
- 8 x 13 passenger lifts
- Car parking ratio of 1 : 650 sq ft (further spaces may be available by separate licence)
- 4 electric vehicles (EV) bays
- 60 cycle racks with showers in the basement
- Energy efficient design
- BREAAAM 'Very Good'
- EPC B(38)
- Atrium café and private garden area

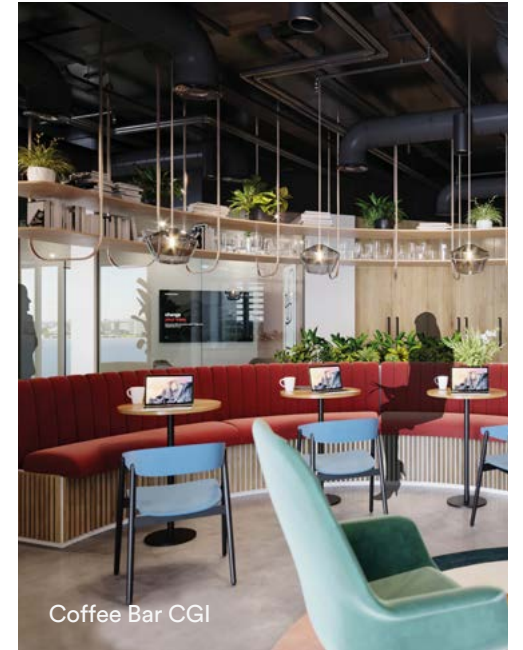




Huddle Area CGI



Coffee Bar CGI

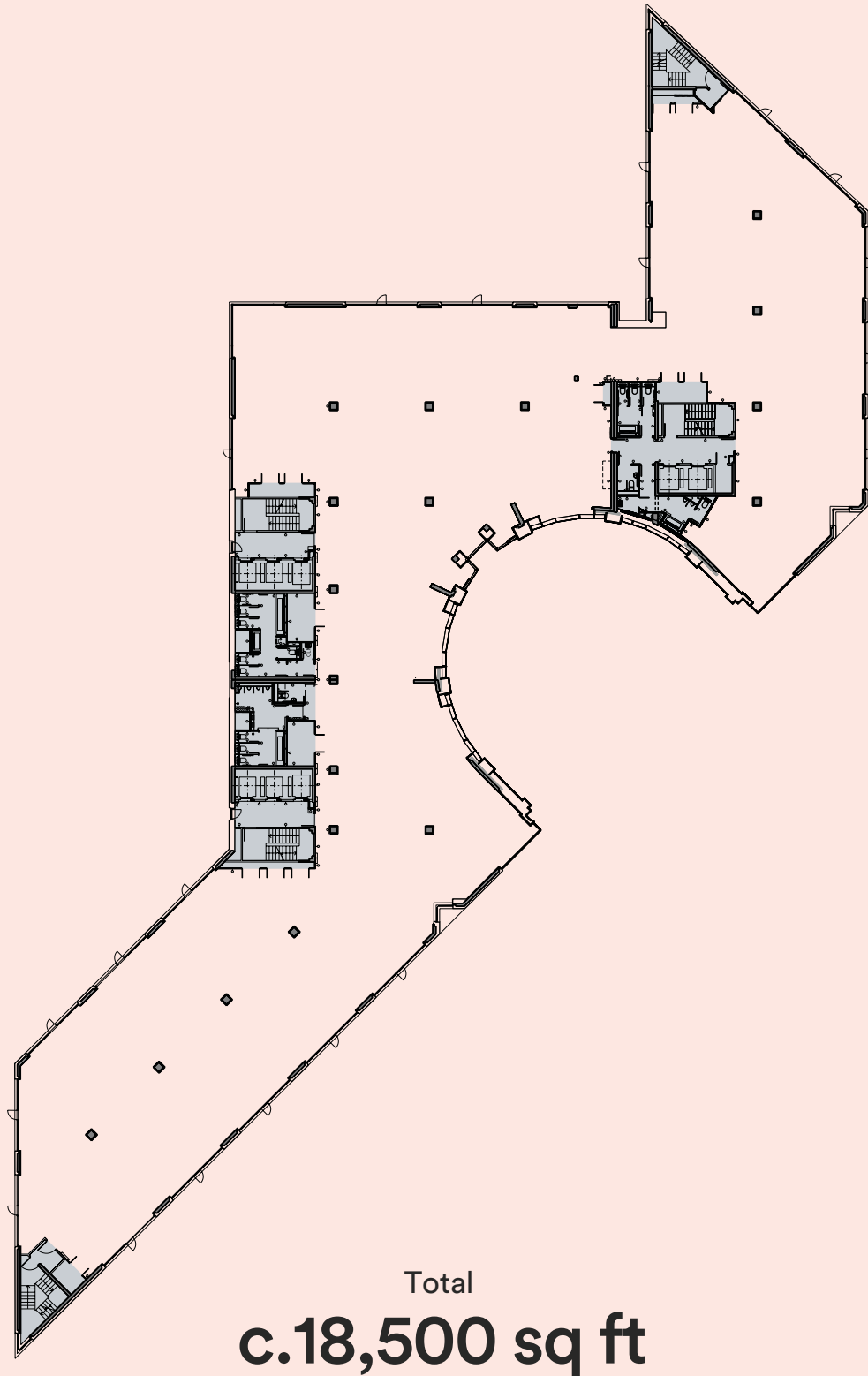


Coffee Bar CGI



Kitchen CGI

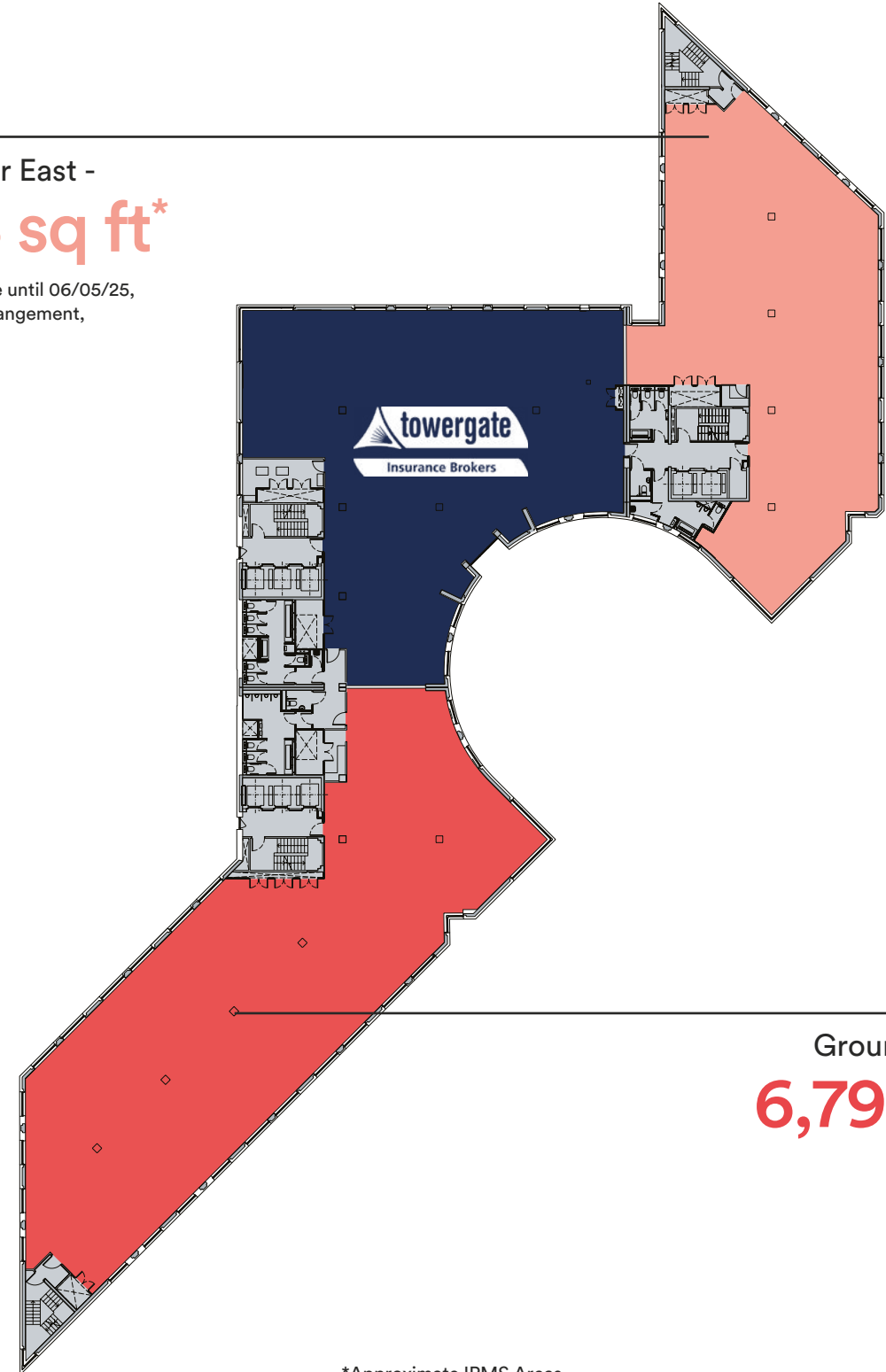
Indicative Floor Plate



Ground Floor Availability

Ground Floor East -
4,263 sq ft*

*Currently on a lease until 06/05/25,
but available by arrangement,
subject to contract.



*Approximate IPMS Areas

time for a change.



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