

**change**  
**your view.**



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



[Click here to take our  
CAT A / B virtual tour](#)





**time for a  
change.**

**INTERCHANGE**







# 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 160,000 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.

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 Pizza Express |
| 2 Saffron Square  | 5 Jurys Inn                | 8 Travelodge  | 11 Wagamama      |
| 3 Whitgift Centre | 6 Hampton by Hilton        | 9 BOXPARK     |                  |



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.

West Croydon Station is conveniently located just 300m from Interchange. Operated by London Overground and Southern Railways, the station offers direct links to London Bridge Station, one of the busiest stations in London, with a fastest journey time of 18 minutes.

The station's proximity to London Bridge Station makes it a game changing option for commuters traveling to the City of London, one of the world's leading financial centers. Additionally, West Croydon Station provides easy access to other parts of London, including Victoria, Clapham Junction, and Gatwick Airport.

Highbury and Islington  
(52 mins)

Canada Water  
(28 mins)



London Bridge  
(18 mins)

Shoreditch High St  
(41 mins)

Heathrow Airport  
(60 mins)

M25  
(25 mins)



M23  
(20 mins)

Central London  
(46 mins)

London Blackfriars  
(20 mins)

Victoria  
(15 mins)



London Bridge  
(13 mins)

Gatwick Airport  
(15 mins)

Wimbledon  
(21 mins)

Mitcham Junction  
(15 mins)



Birbeck  
(16 mins)

Beckenham Junction  
(21 mins)



## 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.

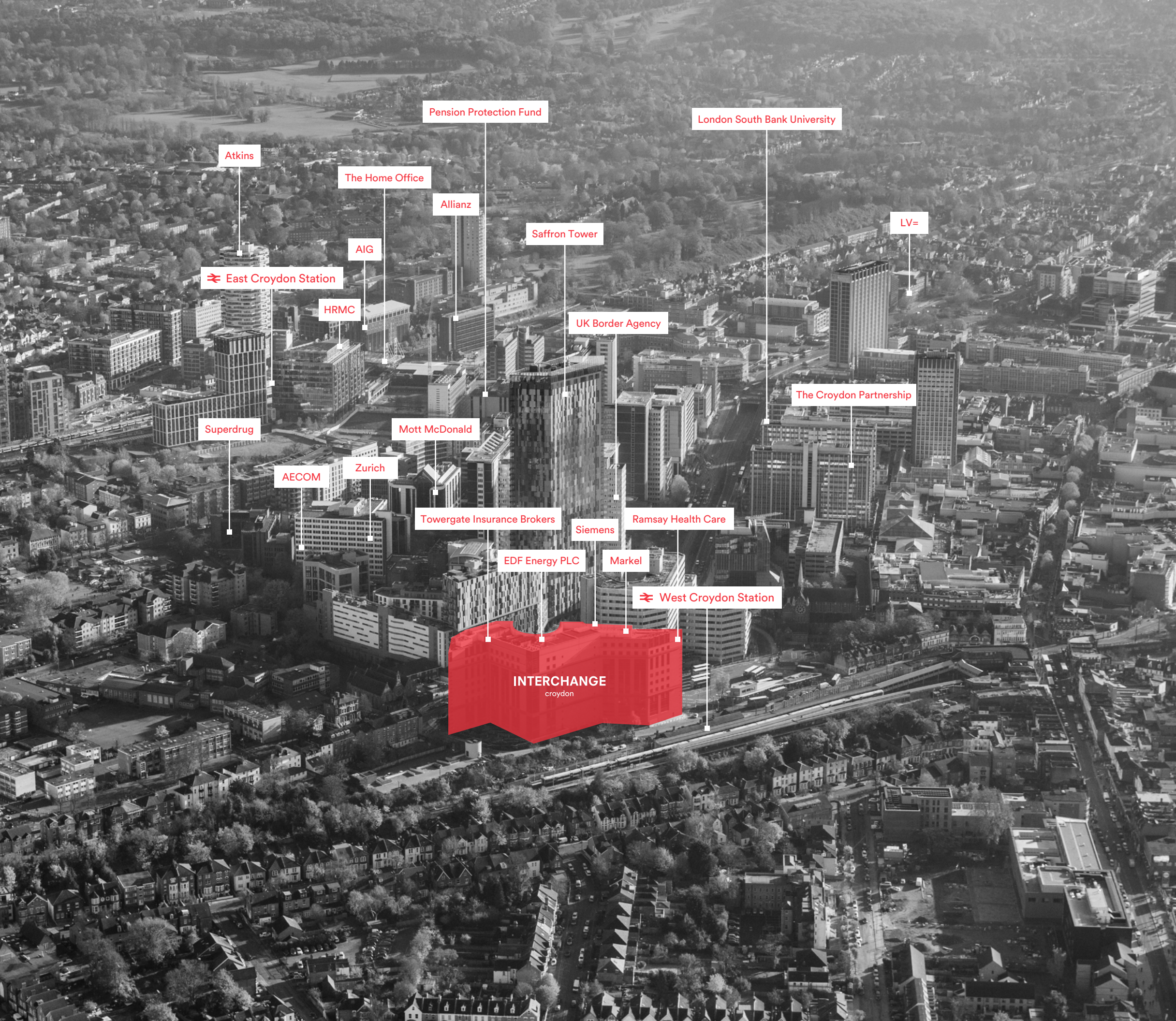
They also plan to physically separate existing surface (flat) railway junctions by constructing new flyovers and dive-unders to separate the tracks as they cross each other at Selhurst Triangle junction.

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.



# change Your view.

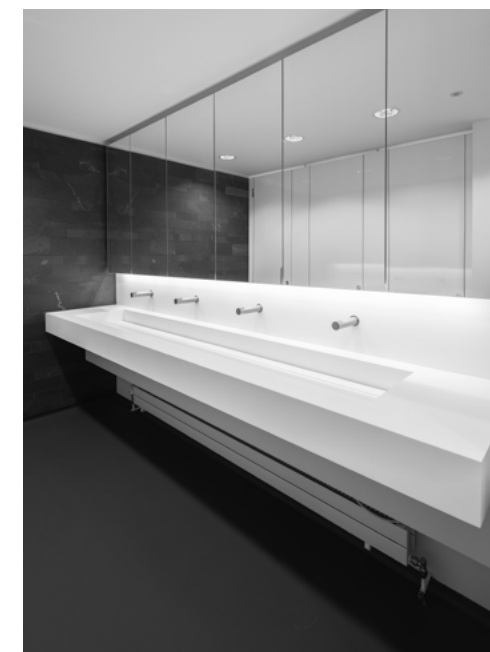
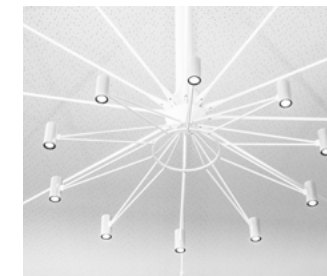


Interchange has seen some of the UK's biggest companies move their businesses in to the building. Occupiers include: Ramsay Health Care, Towergate Insurance, EDF Energy PLC, Siemens PLC, Regus, Markel and JT Global.



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 sq ft upwards. 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 up to c.18,000 sq ft
- 2.7m floor to ceiling
- Occupancy ratio 1 person/8.5m<sup>2</sup>
- 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
- CAT A+ suite at Pt 8th Floor









Huddle Area CGI



Coffee Bar CGI

are



Coffee Bar CGI



Kitchen CGI



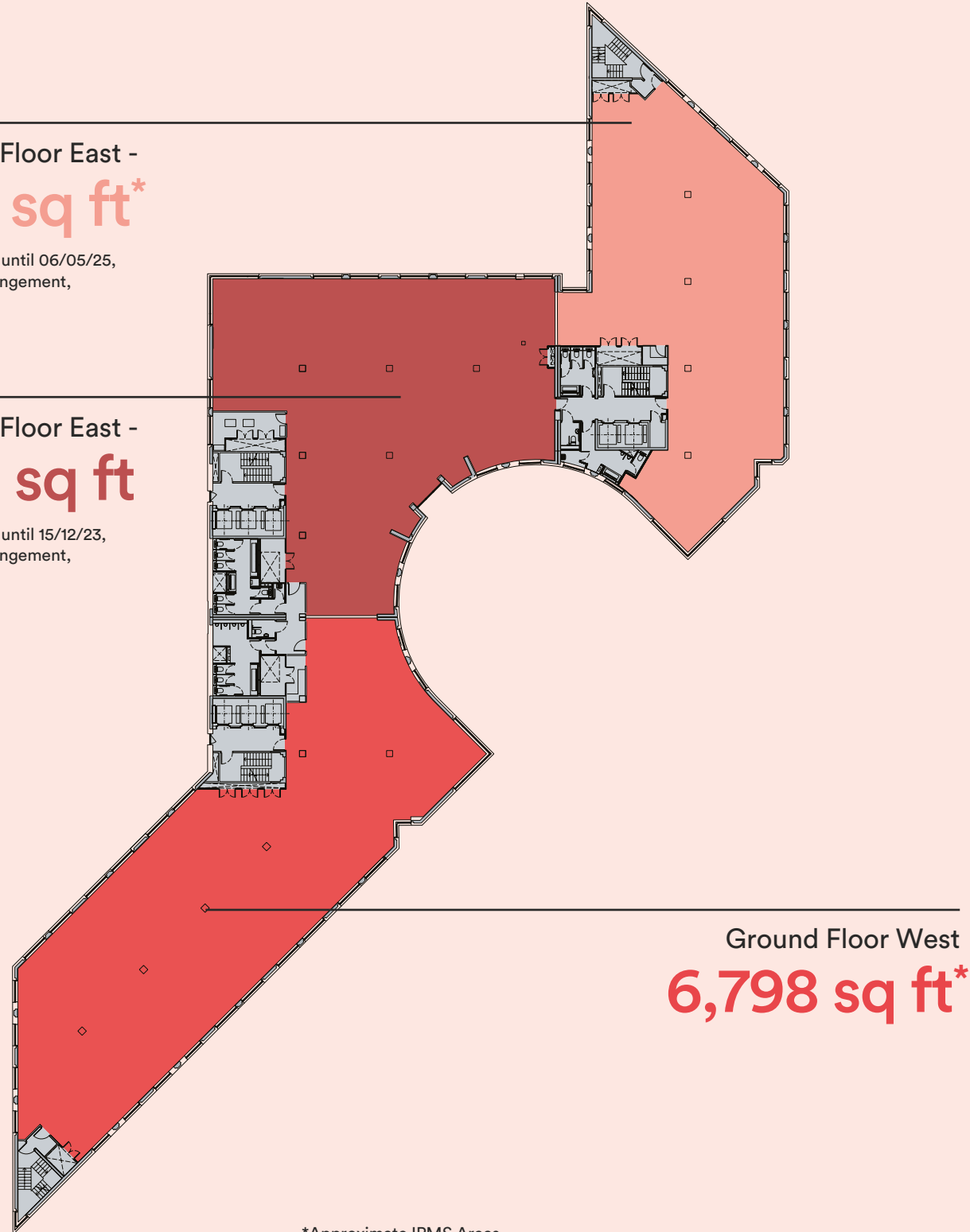
# Ground Floor Availability

Part Ground Floor East -  
**4,263 sq ft\***

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

Part Ground Floor East -  
**5,088 sq ft**

\*Currently on a lease until 15/12/23,  
but available by arrangement,  
subject to contract.

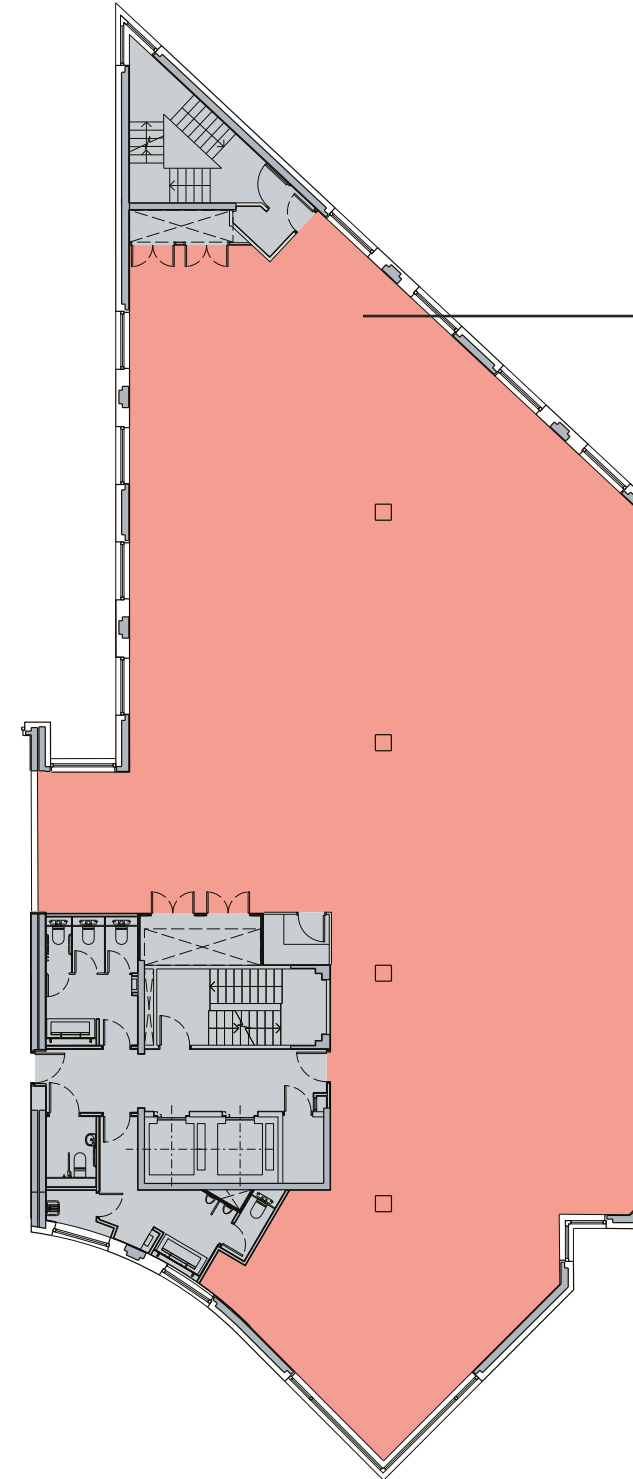


Ground Floor West  
**6,798 sq ft\***

\*Approximate IPMS Areas

# Part 5th floor

Part 5th Floor  
**4,909 sq ft\***

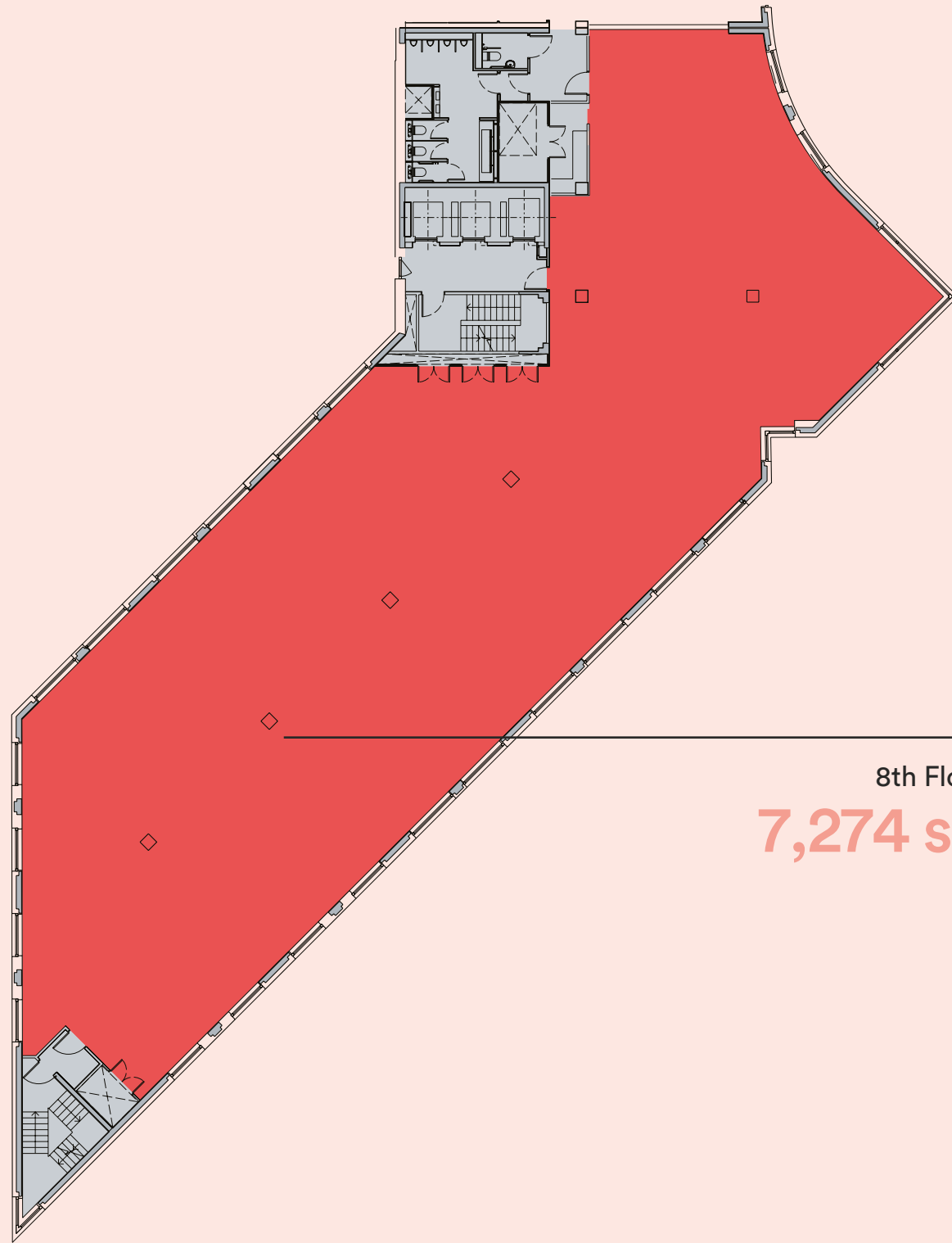


\*Approximate IPMS Areas



# Part 8th Floor

CAT A +



8th Floor East -  
**7,274 sq ft\***

\*Typical upper floors c. 18,500 sq ft





# time for a change.

[www.interchangecroydon.co.uk](http://www.interchangecroydon.co.uk)

81-85 Station Road, Croydon CR0 2AJ

///joined.equal.edge

For further information please contact:

**Savills**

Olivia Jones

M: 07951 041 788

[ojones@savills.com](mailto:ojones@savills.com)

Holly Purvis

M: 07977 371 475

[holly.purvis@savills.com](mailto:holly.purvis@savills.com)

**DTRE**

Alex Lowdell

M: 07745 110 201

[alex.lowdell@dtre.com](mailto:alex.lowdell@dtre.com)

Hannah Davies

M: 07501 323 734

[hannah.davies@dtre.com](mailto:hannah.davies@dtre.com)

**Knight Frank**

Jack Riley

M: 07867 002 484

[jack.riley@knightfrank.com](mailto:jack.riley@knightfrank.com)

Tom Slater

M: 07870 803 314

[tom.slater@knightfrank.com](mailto:tom.slater@knightfrank.com)

designed & produced by **CORMACK** - [cormackadvertising.com](http://cormackadvertising.com)

Important Notice: Savills, DTRE, Knight Frank and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills, DTRE and Knight Frank have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. June 2023.





TRISTAN  
CAPITAL PARTNERS

CANMOOR