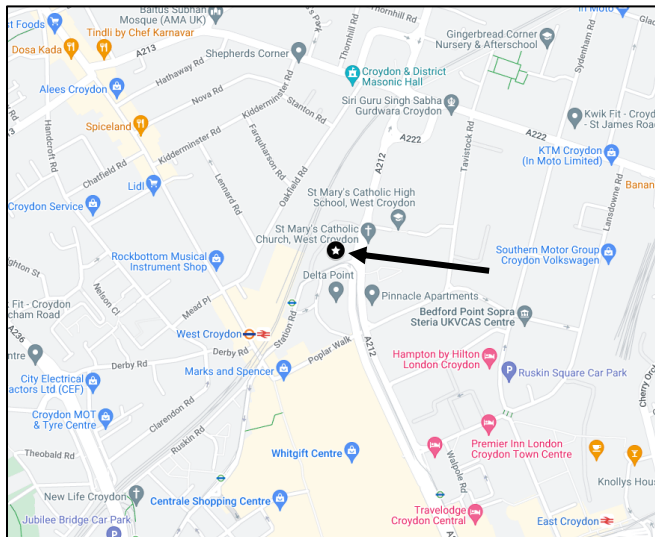
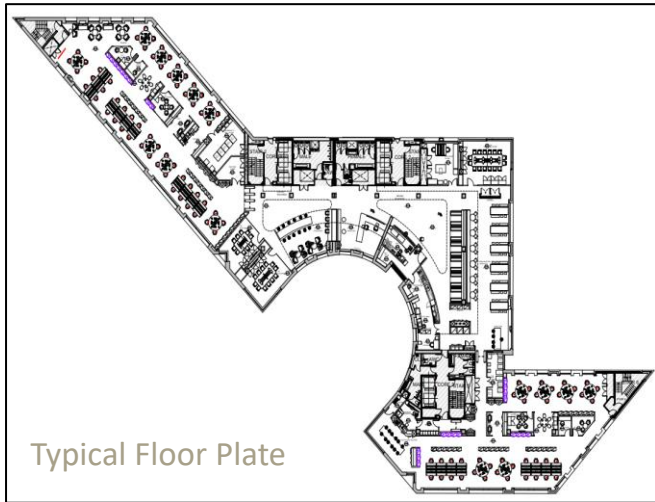




INTERCHANGE
81-85 STATION ROAD, CROYDON, CR0 2AJ

FROM C. 7,500 SQ FT, UP TO 43,264 SQ FT: FULLY-FITTED OFFICE SPACE AVAILABLE NOW

geraldeve.com



Location

Interchange is located adjacent to West Croydon National Rail and Overground station (direct services to Highbury & Islington). East Croydon station is a short (approx.) 10-minute walk away, providing direct services to London Bridge, London Victoria, Gatwick Airport and Brighton.

Description

The accommodation is fitted out to a high standard incorporating a mixture of open plan office space, break-out areas, kitchenettes, meeting rooms, and some cellular offices. The 7th floor benefits from a fully fitted cafeteria, including food preparation area, serving area and bench seating.

The space benefits from lots of natural light and is **fully fitted and furnished**.

Other features include:

- Triple height building entrance reception
- Private garden area
- Secure cycle storage
- Communal, and private, shower facilities
- Private, secure car parking, at a ratio of approx. 1:650 sq ft
- Suspended ceilings
- Raised floors
- 8 x 13-person passenger lifts

The accommodation is **available for immediate occupation** (Subject to Contract).

Schedule of accommodation (approx. floor areas)

Floor	Area (sq m)	Area (sq ft)
7 th	1,672	18,002
6 th	1,651	17,768
Part 5 th	696	7,494
Total NIA	4,019	43,264

Business Rates

Business rates are estimated at £10.85 psf (2023). Interested parties are advised to make their own enquiries with the Valuation Office.

Service Charge

The service charge is estimated at £11.60 psf for the year to December 2023.

EPC

The current EPC rating is 'C'. See link below for more information.

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](#)

Rent

On Application

Terms

Requirements from approximately 7,500 sq ft + can be accommodated, for a term of years to be agreed.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

Greg Carter

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Max Johnson

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Particulars issued **May 2023**



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