

INTERCHANGE

croydon

Flexible grade A offices
From 2,000 Sq Ft



Change your view.

A workspace experience worth the commute.

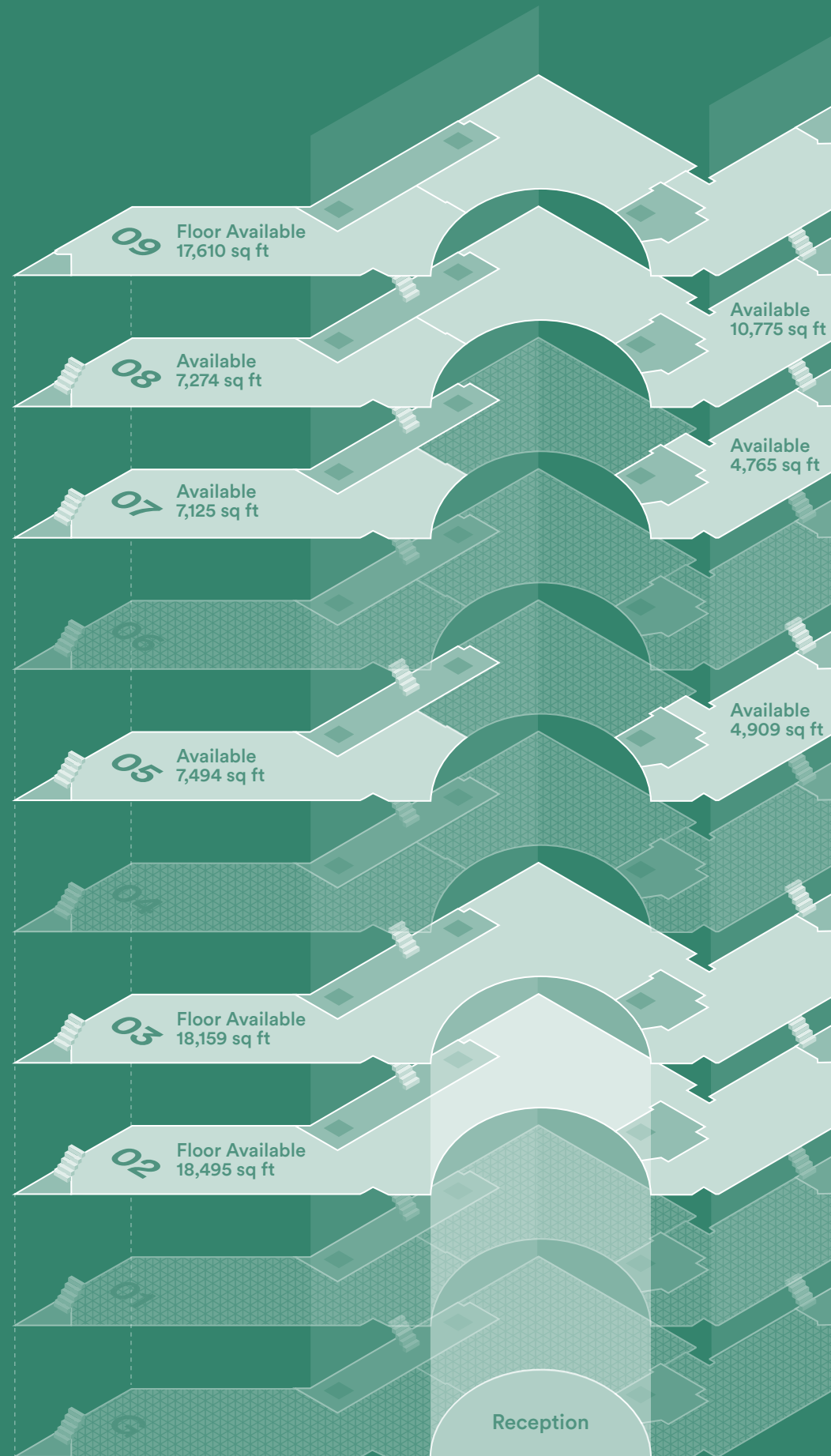
A modern office destination offering high-quality contiguous floorplates designed to attract and retain exceptional teams, with flexible dual-use consent for office, educational and medical uses.



An impressive triple-height reception sets the tone the moment you arrive.

The coffee bar and shared ground-floor spaces give teams room to meet, connect and reset. Bright Grade A offices can be shaped around the way your business works, with flexible floorplates capable of supporting a range of occupier requirements.





Agile by design, to work your way.

Expansive, light-filled floorplates with the flexibility to scale from 2,000 sq ft.

A workspace shouldn't constrain how you operate, it should unlock your potential. At Interchange our floorplates are intentionally engineered to deliver maximum adaptability, giving you complete freedom to design an environment that fits your exact operational culture and workflow.



CAT A
fit-out



Bright, flexible
floorplates



2.7m floor
to ceiling



Occupancy ratio
1 person/8.5m²



Stunning triple height
reception area



VRF air
conditioning



Eight 13-person
passenger lifts



Car parking ratio
of 1 : 650 sq ft



4 electric vehicles
(EV) bays



60 cycle racks with
basement showers



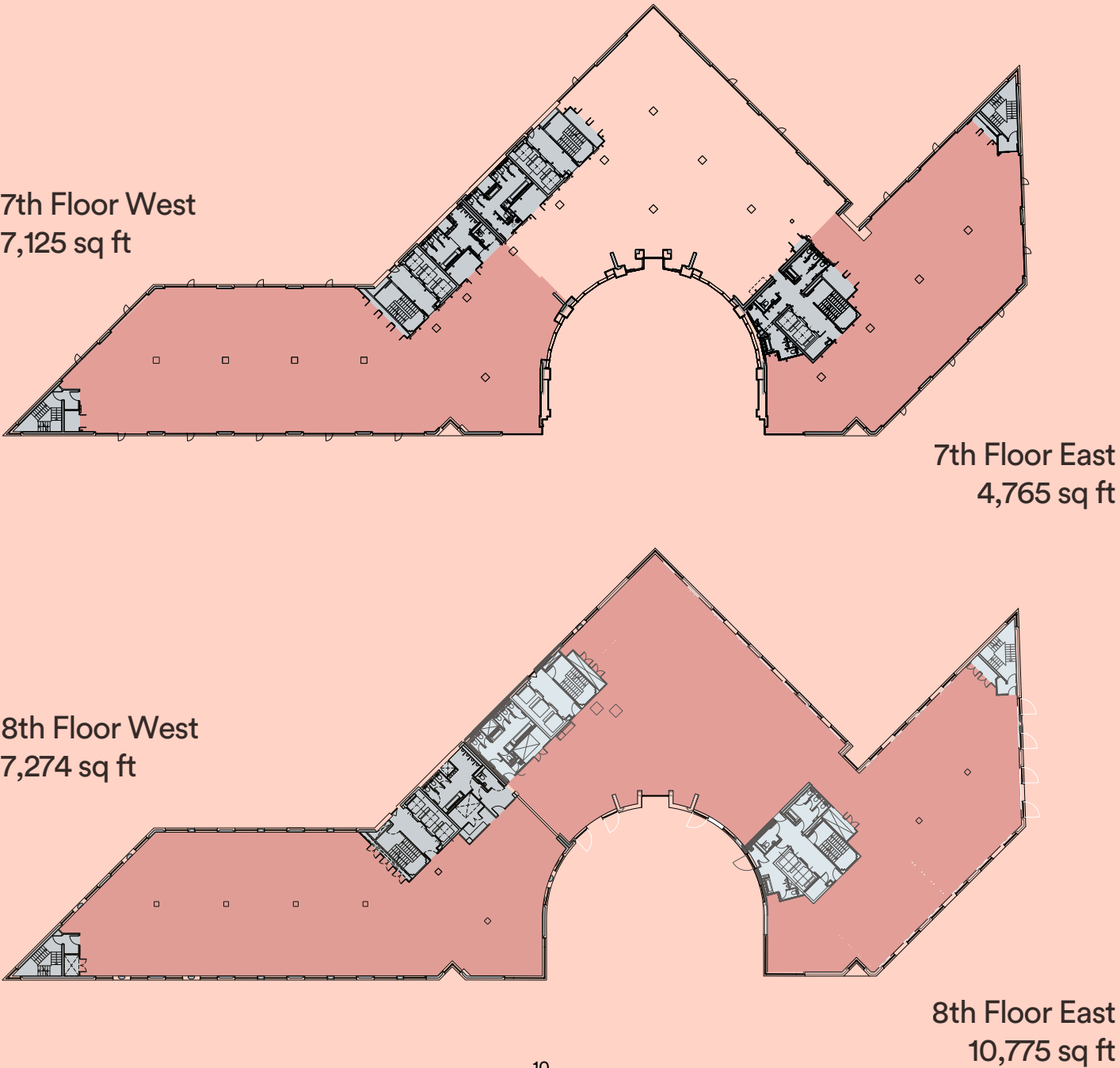
Potential for a private
entrance to the building



BREEAM
'Very Good'

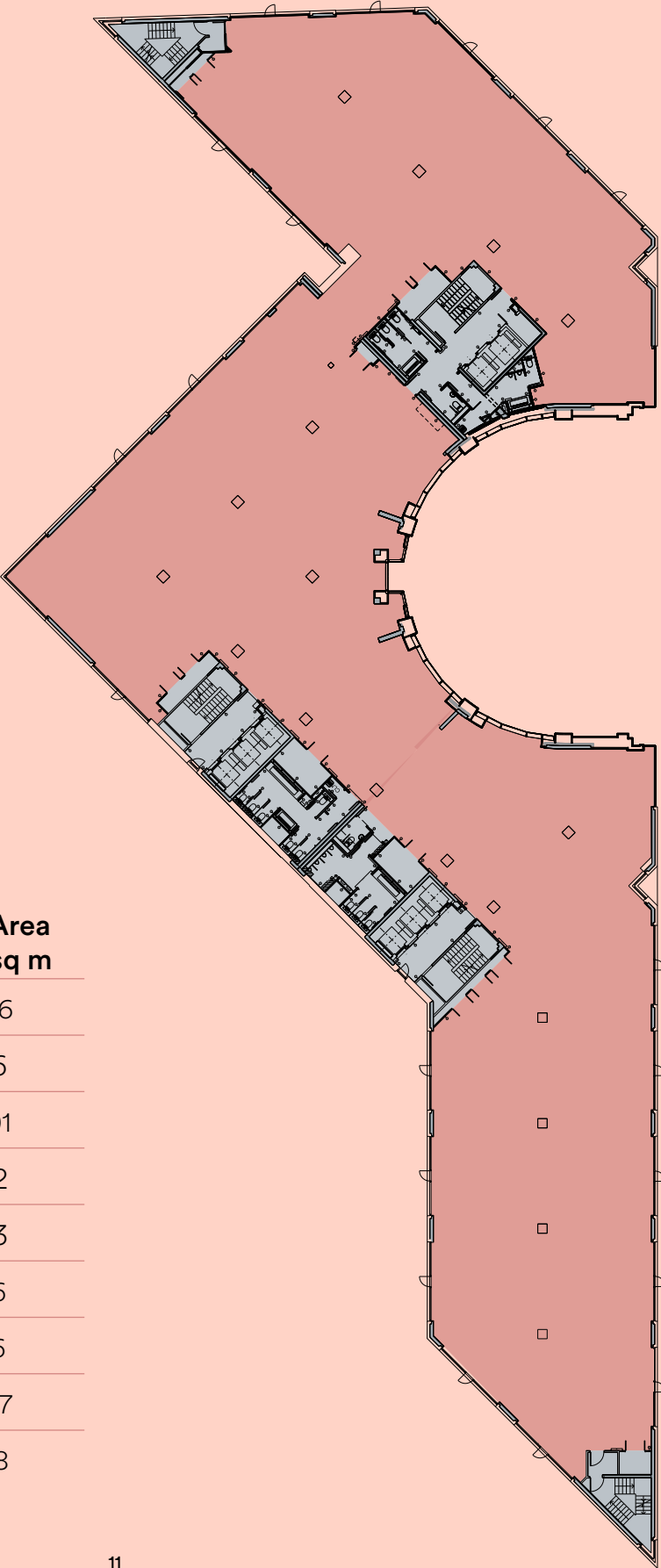


Contiguous floorplates available.



9th Floor 17,610 sq ft.

Unit	Floor Area (NIA) sq ft	Floor Area (NIA) sq m
9th	17,610	1,636
Part 8th West	7,274	676
Part 8th East	10,775	1,001
Part 7th West	7,125	662
Part 7th East	4,765	443
Part 5th West	7,494	696
Part 5th East	4,909	456
3rd	18,159	1,687
2nd	18,495	1,718





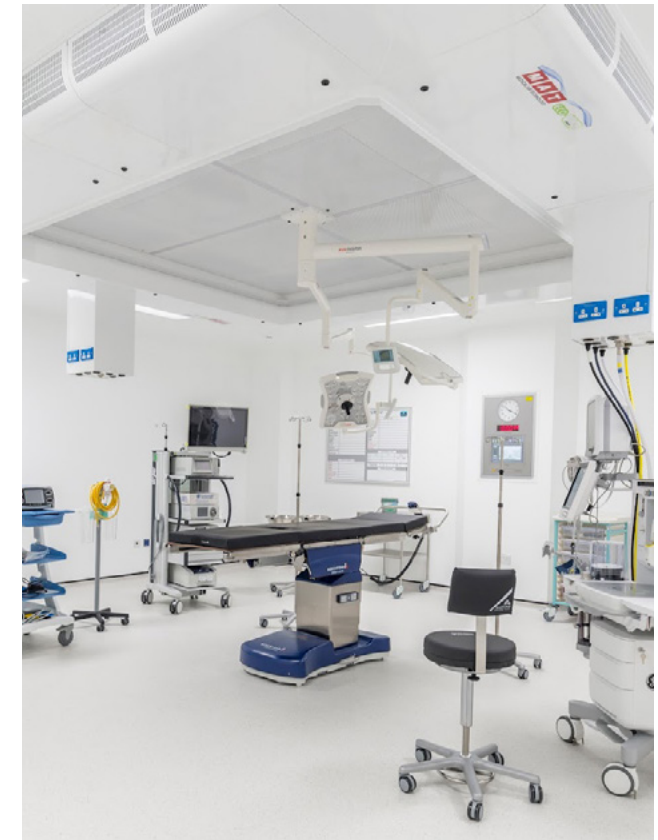
Interchange offers flexible dual-use consent for educational and medical occupiers, alongside its Grade A office space.

Space to shape minds.



Flexible, self-contained space of up to 53,661 sq ft, ideal for colleges, universities and training providers. Consented for educational use, with a designated entrance available and 60 cycle racks with showers in the basement.

A proven medical destination.



Interchange has an established track record with medical occupiers, including Ramsey Healthcare, SpaMedica and Bupa already in the building. Space can be fitted to a high standard, from reception and consultation areas through to treatment rooms and dedicated offices.

Connected to talent, without the Zone 1 commute.

Just 100 metres from West Croydon station and within easy reach of East Croydon, Interchange gives businesses access to London's talent while offering a convenient destination for employees across South London, Surrey, Sussex and the Gatwick corridor.

More than 1.1 million economically active people are within a 30-minute journey. Fast connections to London Bridge, Victoria and Gatwick, along with easy access to the M23 and M25, connect occupiers to central London and the wider South East.



1.1M+
Active workforce
in 30 minutes

65.4%
Working-age
population share

76.9%
Local employment rate
(outperforming London)

38.4
Average age. A young
and vibrant community.



Overground
West Croydon

Canada Water
(28 mins)

Shoreditch High St
(41 mins)

Highbury & Islington
(52 mins)



Tramlink
East Croydon

Mitcham Junction
(15 mins)

Birkbeck
(16 mins)

Beckenham Junction
(21 mins)

Wimbledon
(29 mins)



National Rail
East Croydon

London Bridge
(13 mins)

Gatwick Airport
(15 mins)

Reigate
(27 mins)

Brighton
(46 mins)



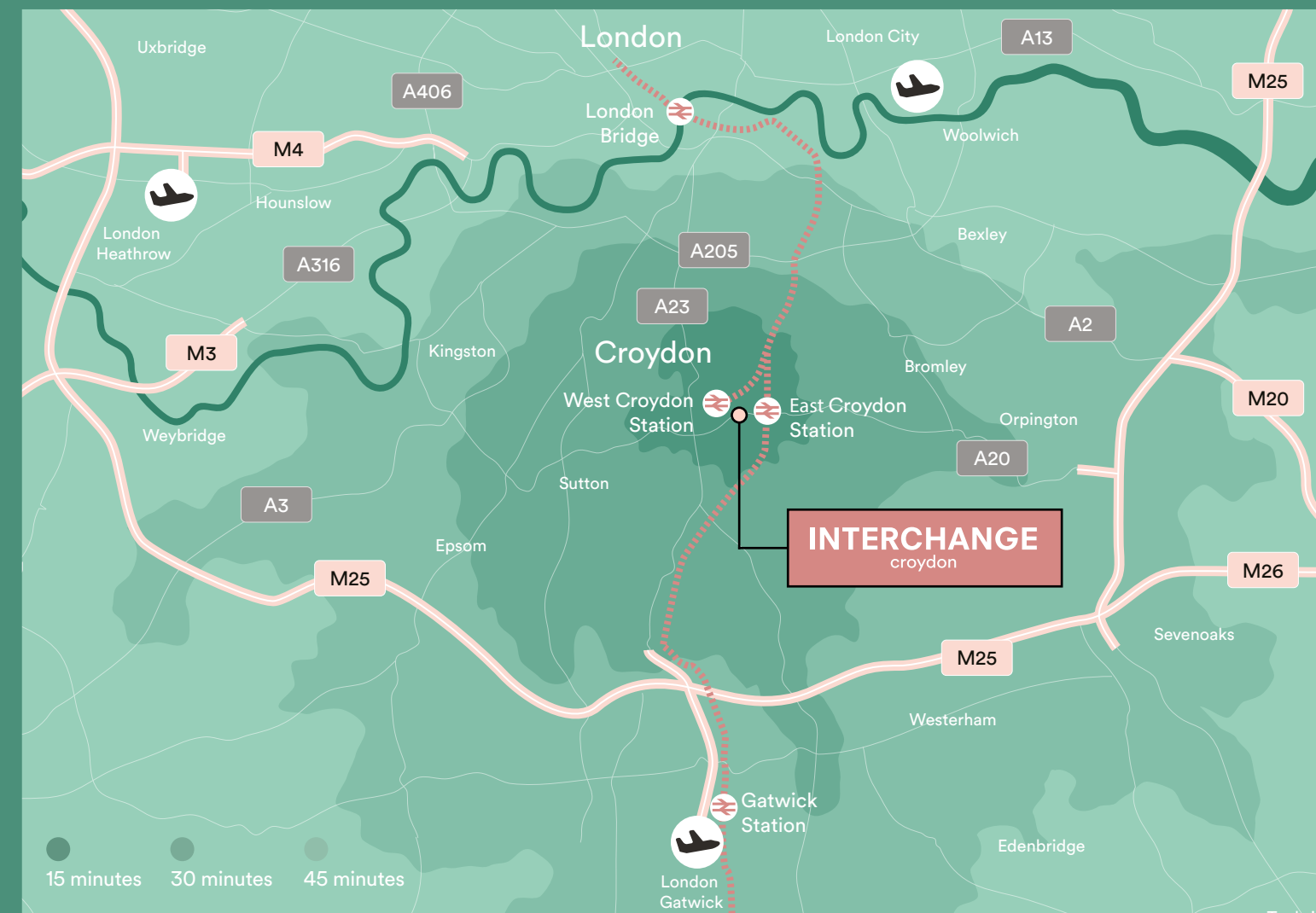
By Road
Interchange

M23
(20 mins)

M25
(25 mins)

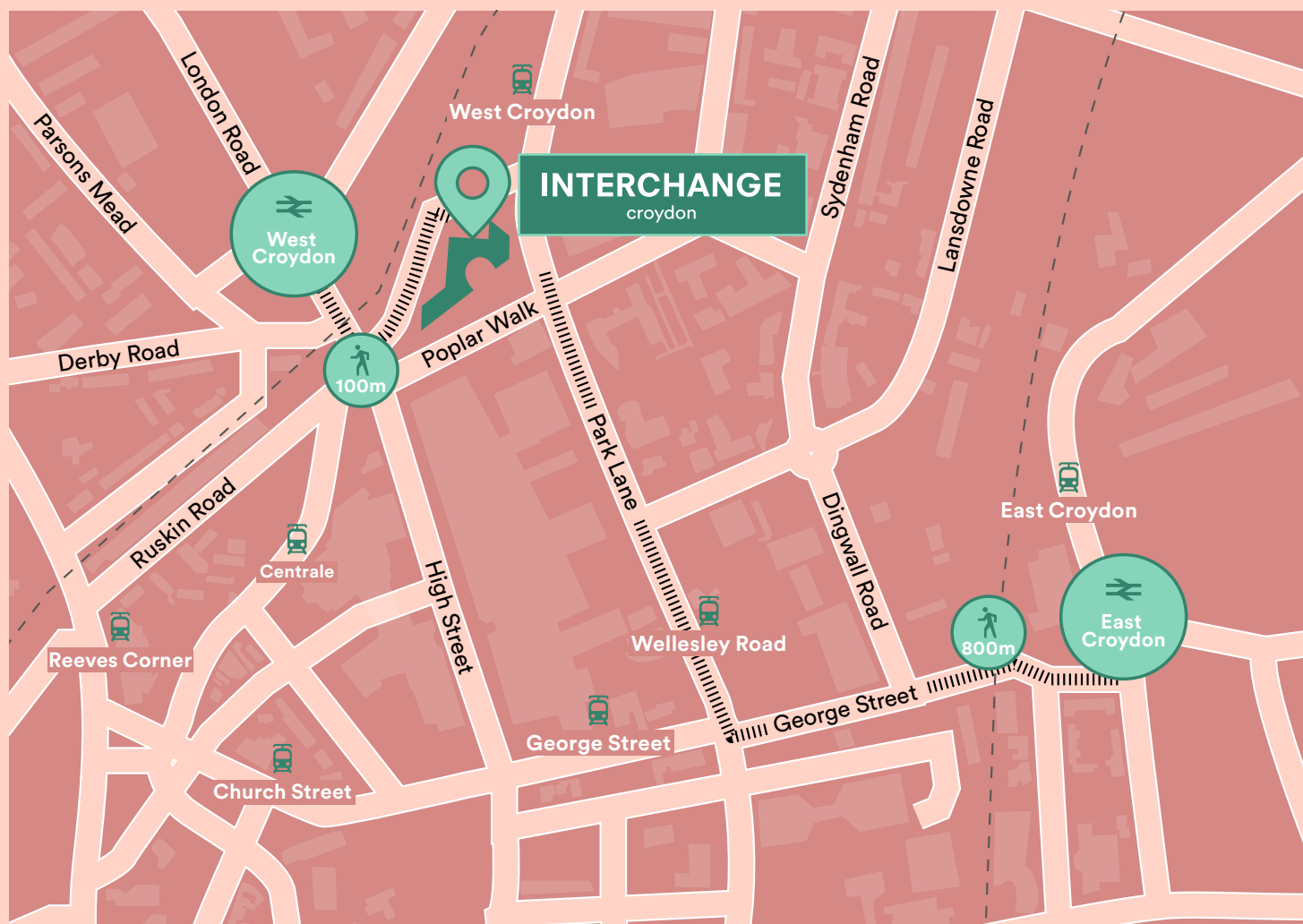
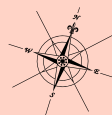
Central London
(46 mins)

Heathrow Airport
(60 mins)



The image shows a spacious, modern office interior. The floor is made of light-colored wood in a herringbone pattern. In the foreground, there is a large, curved, green modular sofa. To the left, there is a high-top bar area with orange stools and a wooden ceiling. In the background, there is a long, curved reception desk with a green wall and a wooden ceiling. Large windows on the right side of the image offer a view of a city street with a red double-decker bus. A large, spiral-shaped light fixture hangs from the ceiling. The overall atmosphere is bright and modern.

Time for
a change.



81-85 Station Road, Croydon CR0 2AJ

For further information please contact:

Savills

Holly Purvis

07977 371 475

holly.purvis@savills.com

Knight Frank

Jack Riley

07867 002 484

jack.riley@knightfrank.com

Pip Edwards

07816 184 021

pip.edwards@savills.com

Tom Slater

07870 803 314

tom.slater@knightfrank.com

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