

change
your view.

Interchange is a landmark 182,000 sq ft office building
with flexible dual use consent as office and / or educational use.

Time for a change.

[Opens in a browser window.](#)



Croydon Town Centre,
a wide variety of
independent stores
alongside established retail
and leisure operators.



Croydon Boxpark

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 and orchestras, to drum & bass workouts, regular jazz, poetry, open mic nights and a whole manor of events in between.

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



croydon

treasures.

Interchange occupies a prominent and convenient position next to West Croydon Station and is within an 8 minute walk of East Croydon Station.

Eat & Drink

1. Classic Café
2. Coffee Village
3. The Green Dragon
4. Slug & Lettuce
5. Mr Fox
6. Pizza Express
7. Fern
8. Wagamama
9. Boxpark
 - Marjays Caribbean Pie'n'mash
 - Boxpark
 - Big Mike's Calypso Kitchen
 - The Breakfast Club
 - Vegan Shack
 - Tortilla
 - Another Wing
 - Amo La Pasta
 - The Argentinian Grill
 - Bao Bao Taiwanese

Parks

10. Park Hill Park

Fitness

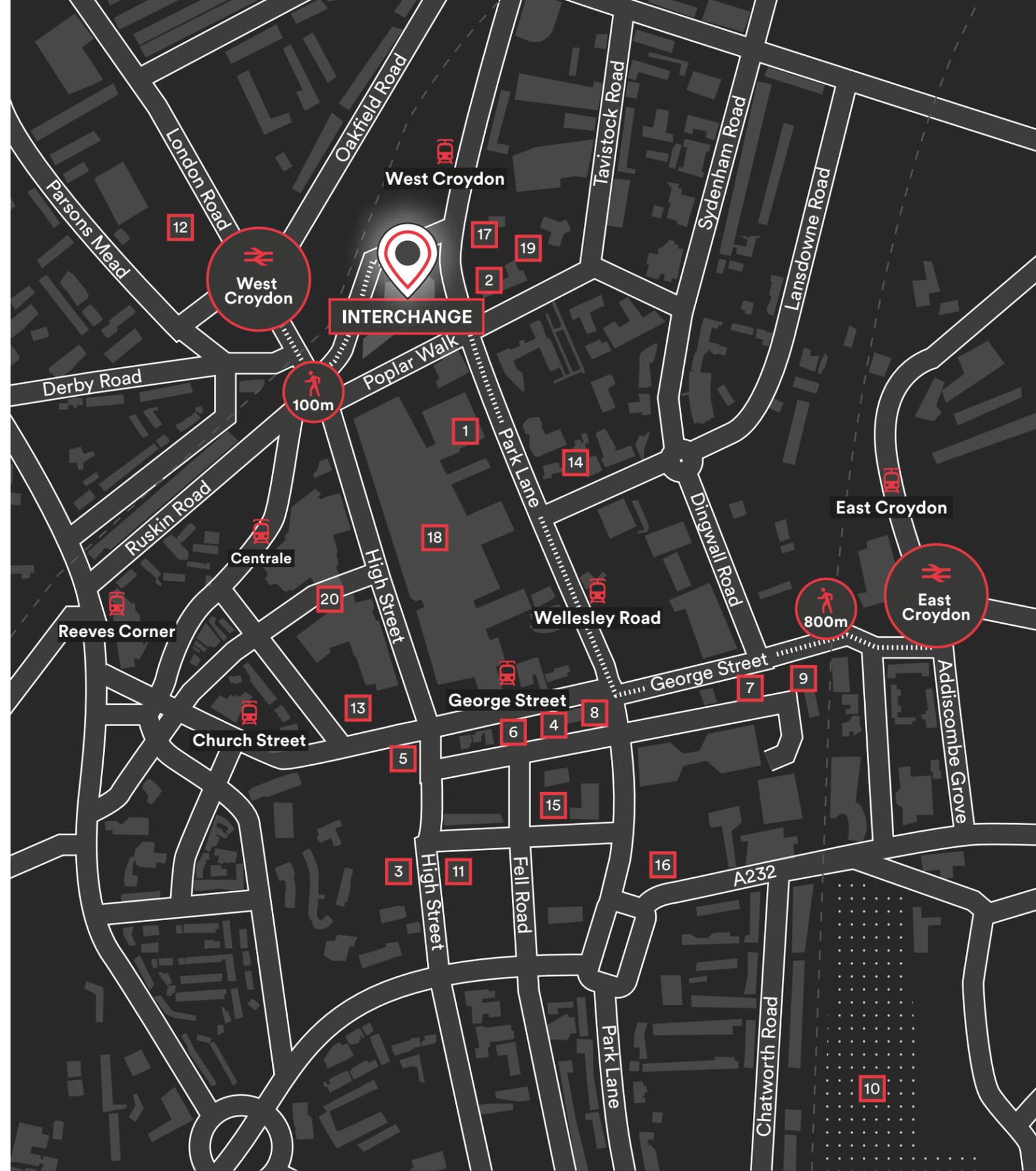
11. F45
12. The Gym Group
13. Pure Gym
14. Solution Health & Fitness
15. MyPT

Cinemas

16. Fairfield Halls

Other

17. Tesco
18. Whitgift Centre
19. Saffron Square
20. Centrale Shopping Centre





Interchange provides direct access to Central London with Tramlink, Overground, and National Rail services.



West Croydon Station is conveniently located just 100m from Interchange. Offering direct links to London Bridge Station, one of the busiest stations in London with a fastest journey time of 18 minutes.

Additionally, Croydon Station provides easy access to other parts of London, including Victoria, Clapham Junction, and Gatwick Airport.



Overground
West Croydon

London
Bridge
(18 mins)

Canada
Water
(28 mins)

Shoreditch
High St
(41 mins)

Highbury and
Islington
(52 mins)



Tramlink
East Croydon

Mitcham
Junction
(15 mins)

Birbeck
(16 mins)

Beckenham
Junction
(21 mins)

Wimbledon
(21 mins)



National Rail
East Croydon

London
Bridge
(13 mins)

Victoria
(15 mins)

Gatwick
Airport
(15 mins)

London
Blackfriars
(20 mins)



Croydon
West Croydon

M23
(20 mins)

M25
(25 mins)

Central
London
(46 mins)

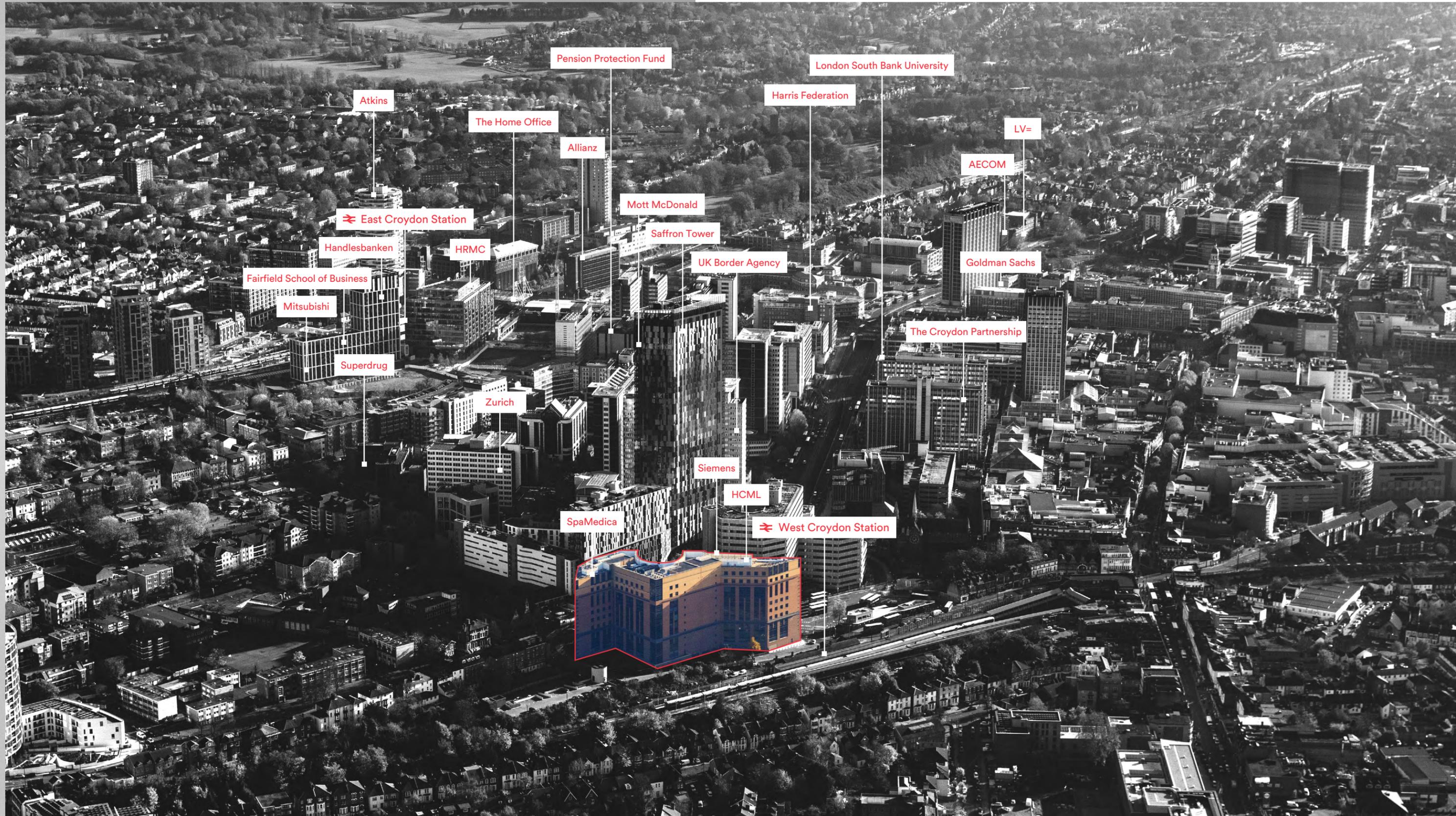
Heathrow
Airport
(60 mins)

Croydon Bus Station



change
your view.

Interchange's occupiers include some of the UK's biggest companies, including: SpaMedica, Towergate Insurance, Siemens PLC, Regus, and HCML.



Availability schedule.

Unit	Tenant	Floor Area (NIA) sq ft
9th	AVAILABLE	17,610
Part 8th	COMING SOON	7,281
Part 8th	AVAILABLE - PART FITTED	10,775
7th	AVAILABLE	18,002
6th	Harris Federation	17,724
Part 5th	AVAILABLE	7,494
Part 5th	AVAILABLE	4,909
Part 5th	Markel International Services Ltd.	5,944
4th	Siemens plc	18,307
3rd	Clarion Housing Group Ltd.	18,159
2nd	COMING SOON	18,495
1st	COMING SOON	18,510
Part GF - East	Health and Care Management Limited	4,263
Part GF - Center	AVAILABLE	5,088
Part GF - West	Spamemica Ltd	6,798
Reception	Mr.Tinto Cafe	4,608

change
your latte.



Interchange Reception (Under Refurbishment - to complete Q1 2025)

Interchange can provide up to 54,000 sq ft on contiguous floor plates. the building reception is undergoing a full refurbishment to complete in February 2025. This will include modern flexible working space, cafe facilities and break out space.

Interchange also now benefits from educational use consent, making it an ideal base for training providers and higher education occupiers.

Potential space to provide a designated entrance and reception area on the ground floor.

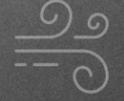
change your commute.



Internal ESG graphics

Designed for modern businesses, this high-specification workspace blends efficiency, comfort, and sustainability. With a smart occupancy ratio, energy-efficient design, and BREEAM 'Very Good' rating, the building prioritises both productivity and sustainability. Premium amenities include VRF air conditioning, ample cycle storage with showers, and excellent parking provisions.

change your environment.

 <p>182,187 sq ft Grade A offices</p>	 <p>Bright, flexible floor plates</p>	 <p>2.7m floor to ceiling</p>
 <p>Occupancy ratio 1 person/8.5m²</p>	 <p>VRF air conditioning</p>	 <p>Stunning triple height reception area (under refurbishment)</p>
 <p>8 x 13 passenger lifts</p>	 <p>Car parking ratio of 1 : 650 sq ft (further spaces may be available by separate licence)</p>	 <p>4 electric vehicles (EV) bays</p>
 <p>60 cycle racks with showers in the basement</p>	 <p>Potential for private, designated entrance to building</p>	 <p>BREEAM 'Very Good'</p>
 <p>EPC B(38)</p>	 <p>Atrium café and private garden area</p>	 <p>Up to 54,000 sq ft available on contiguous floor plates</p>

7th floor

18,002 sq ft.



Approximate NIA Areas



8th floor

Availability.



8th Floor West
7,274 sq ft

8th Floor East
10,775 sq ft

time for a
change.



TRISTAN
CAPITAL PARTNERS

CANMOOR

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