

change
your view.



INTERCHANGE

Morden 157





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 125,000 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.



Croydon is home to over 9,000 businesses, making it the economic and social heart of the south east. It has a significant shopping population worth over £5.4 billion spread over 2.5 million sq ft of retail area.

Source: Croydon Council / Hammerson



A total of **£3.5 billion** worth of private and public investment is expected to be committed to the town in the next five years, establishing it as a hub for economic growth and one of the UK's fastest growing, exciting, commercial and retail destinations.



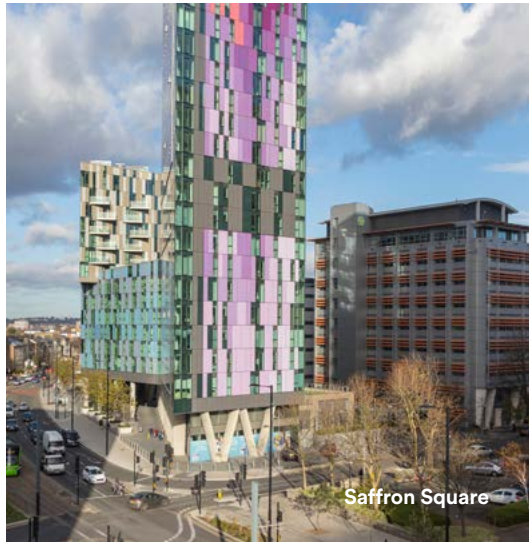
BOXPARK

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.

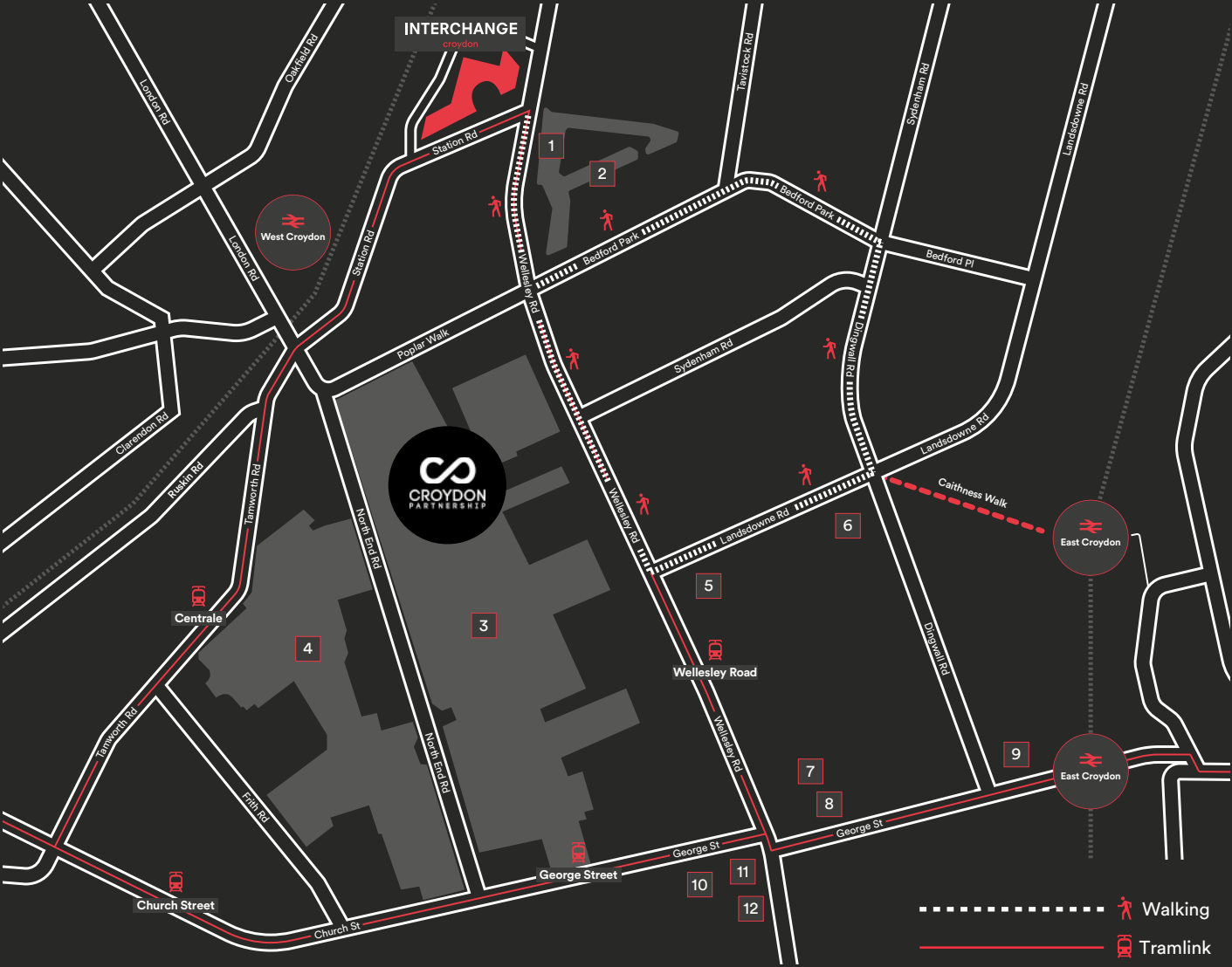
In the last 12 months, BoXPark Croydon has hosted numerous events spanning grime raves to orchestras, baby discos to drum & bass workouts, regular jazz, poetry and open mic nights and a whole manor of events in between.

The Croydon Partnership (Westfield and Hammerson) plan to invest £1.4 billion to transform the heart of Croydon into a state of the art retail, leisure and restaurant destination, together with new public realm, car parking and residential accommodation.





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 Travelodge | 10 Pizza Express |
| 2 Saffron Square | 5 Jurys Inn | 8 Waitrose | 11 Wagamama |
| 3 Whitgift Centre | 6 Premier Inn | 9 Boxpark | 12 Slug & Lettuce |

A black and white photograph of a person from behind, wearing a dark hooded coat and a backpack, looking out a train window. The background is a blurred cityscape, suggesting motion. The text 'change your direction.' is overlaid on the right side of the image.

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.

Connecting into Central London in 12 minutes and to London Gatwick in just 15 minutes, Interchange is also only 10 miles from Junction 7 of the M25 motorway.

Over 6.5 million people interchange at East Croydon station per year.

c.312 trains per day from East Croydon to London Bridge.

c.312 trains per day from East Croydon to Gatwick Airport.

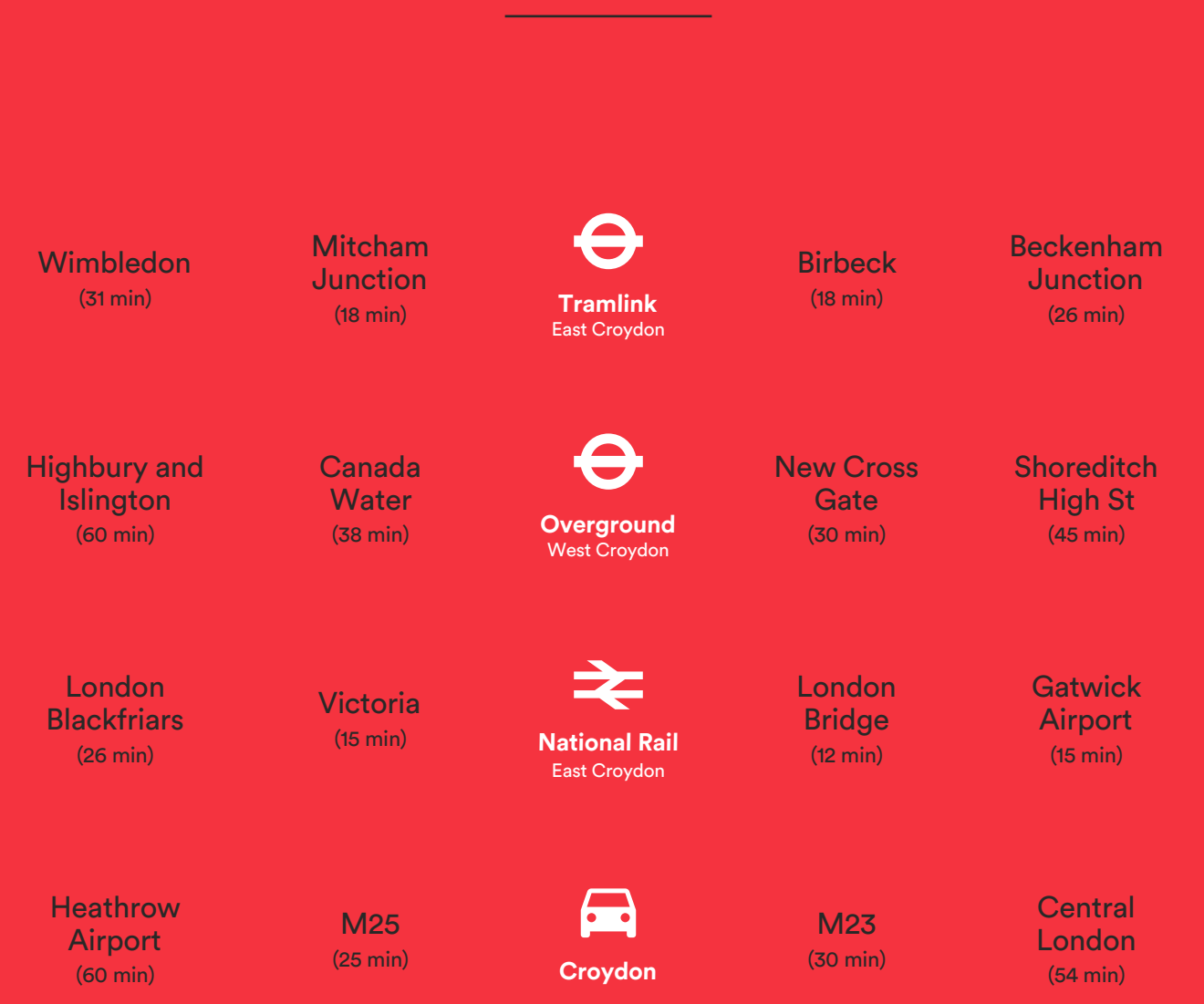
c.300 trains per day from East Croydon to London Blackfriars.

c.288 trains per day from East Croydon to London Victoria.

Source: Office of Rail and Road 2017 / trainline.com



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



Economics



East Croydon is one of Britain's busiest rail stations used by **c.24 million passengers a year**, connecting into Central London in 12 minutes and to London Gatwick in just 15 minutes.



Attracting and retaining a skilled, experienced labour force is critical to business. Croydon has **over 1.1 million economically active people** aged 16-74 within a 30 minute public transport time.



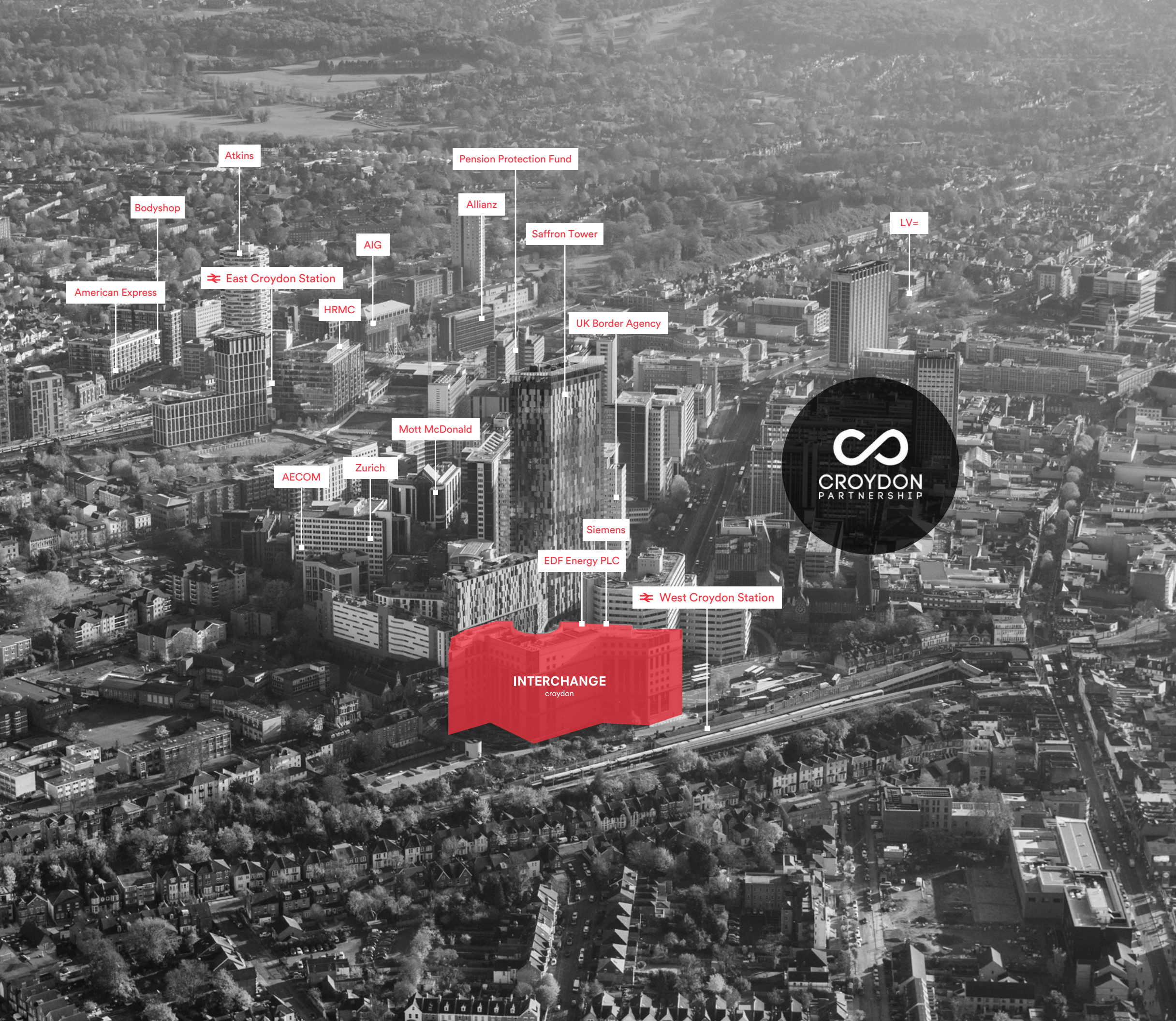
Average house prices in Croydon are currently the **sixth lowest in London** at around £320,110 which, taking into account local salaries, makes it the **third most affordable in Outer London** and the **fourth most affordable in London overall**.



Croydon is included in the **top 5% of all local authority districts**, for residents with **higher education qualifications within the UK**.

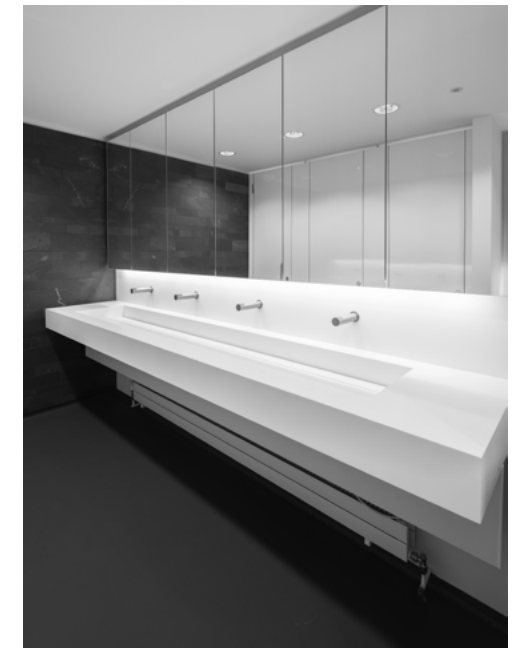
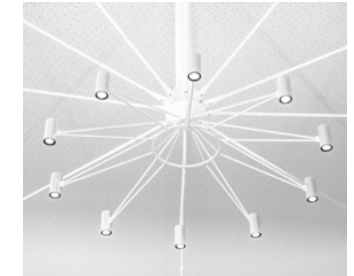


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Interchange has seen some of the UK's biggest companies move their businesses in to the building. Occupiers include: Ramsay Healthcare, Vitality Health, Towergate Insurance, EDF Energy PLC, Carillion Construction, Siemens PLC, JT Global and IDE Group.

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 includes an on-site café and an impressive 3 storey height reception area.



Interchange can provide office space from 4,500 to 36,000 sq ft, offering unequalled value across Greater London. Interchange has only 2 floors remaining, and is home to a number of national and international organisations.

Accommodation



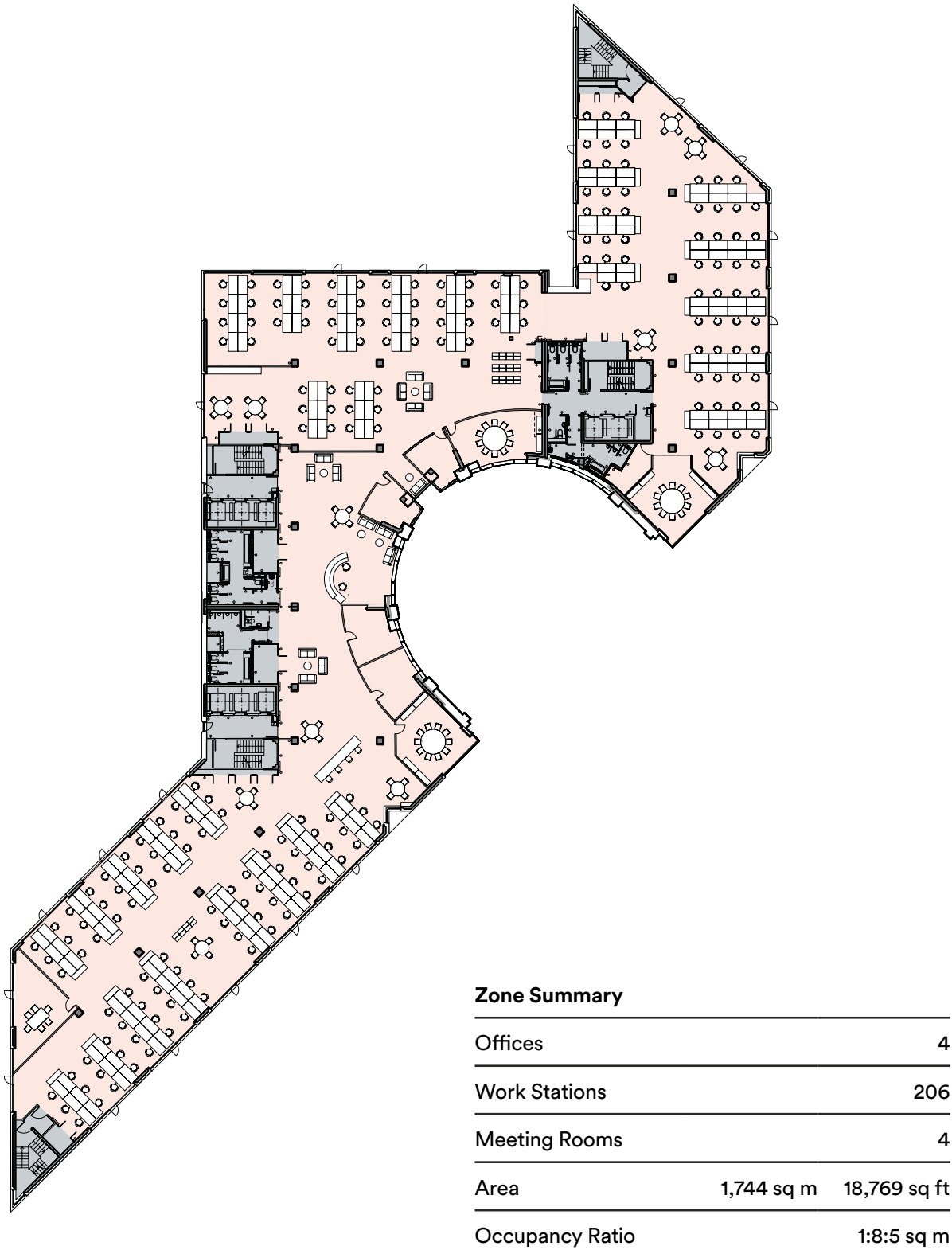
Floor	Let to	Sq m	Sq ft
Ninth	Ramsay Healthcare (Croydon Day Hospital)		
Eighth Part	Vitality Health		
Eighth Part	Towergate Insurance		
Seventh	EDF Energy PLC		
Sixth	EDF Energy PLC		
Fifth Part	Markel International		
Fifth Part	EDF Energy PLC		
Fourth	Siemens PLC		
Third	Clarion Housing Group		
Second	Clarion Housing Group		
First	Regus		
Ground Part	Towergate		
Ground Part	JT Global		
Ground Part	IDE Group		

Specification

- 182,187 sq ft Grade A offices
- 2 × 18,000 sq ft flexible floor plates
- 2.7m floor to ceiling
- Occupancy ratio 1 person/8.5m²
- VRF air conditioning
- Stunning triple height reception area
- 8 × 13 passenger lifts
- Car parking ratio of 1 : 650 sq ft
- 60 cycle racks with showers in the basement
- Energy efficient design
- BREAAAM 'Very Good'
- EPC C(61)
- Atrium café and private garden area

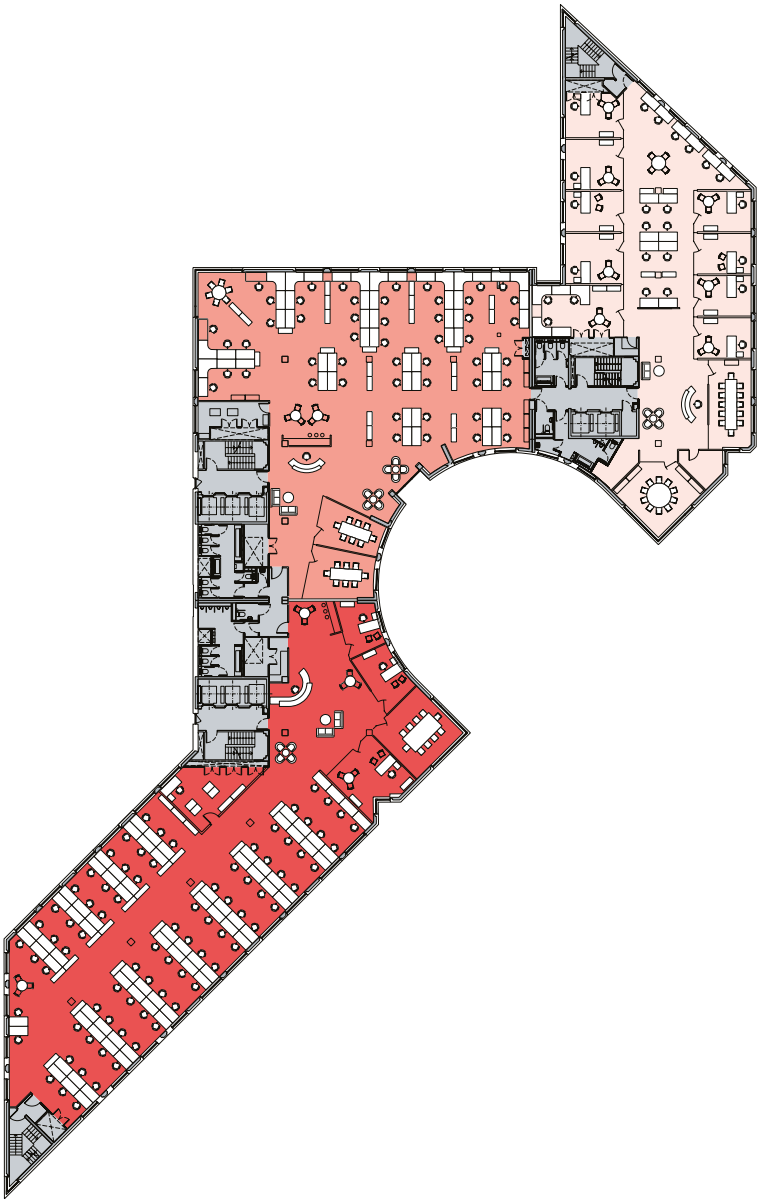
Indicative Space Planning

Single Tenant



Indicative Space Planning

Multiple Tenants



Zone One		
Boardroom		(12)x1
Meeting Room		(10)x1
Offices		9
Work Stations		14
IT/Server Room		1
Area	453 sq m	4,880 sq ft

Zone Two		
Meeting Rooms		(6)x2
Work Stations		52
IT/Server Room		1
Area	558 sq m	6,006 sq ft

Zone Three		
Boardroom		(10)x1
Offices		3
Work Stations		82
Hot Desks		2
IT/Server Room		1
Area	733 sq m	7,883 sq ft



INTERCHANGE

9	RAMSAY HEALTH
8	TOWERGATE VITALITY
7	EDF ENERGY PLC
6	EDF ENERGY PLC
5	EDF ENERGY PLC
4	EDF ENERGY PLC

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time for a change.



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