

iNTERCHANGE
CROYDON.

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EXCEPTIONAL QUALITY,
CONNECTIVITY AND VALUE



EXCEPTIONAL QUALITY

Interchange is a landmark building that has been comprehensively modernised and enhanced into a contemporary new workplace to meet the demands of the modern day occupier.

Interchange has been crafted to provide the highest quality offices in Croydon.



- 182,187 sq ft Grade A offices
- 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 x 13 passenger lifts
- 418 secure on-site parking spaces
- 60 cycle racks with showers in the basement
- Energy efficient design
- BREAAAM 'very good'
- Cafe and private garden area



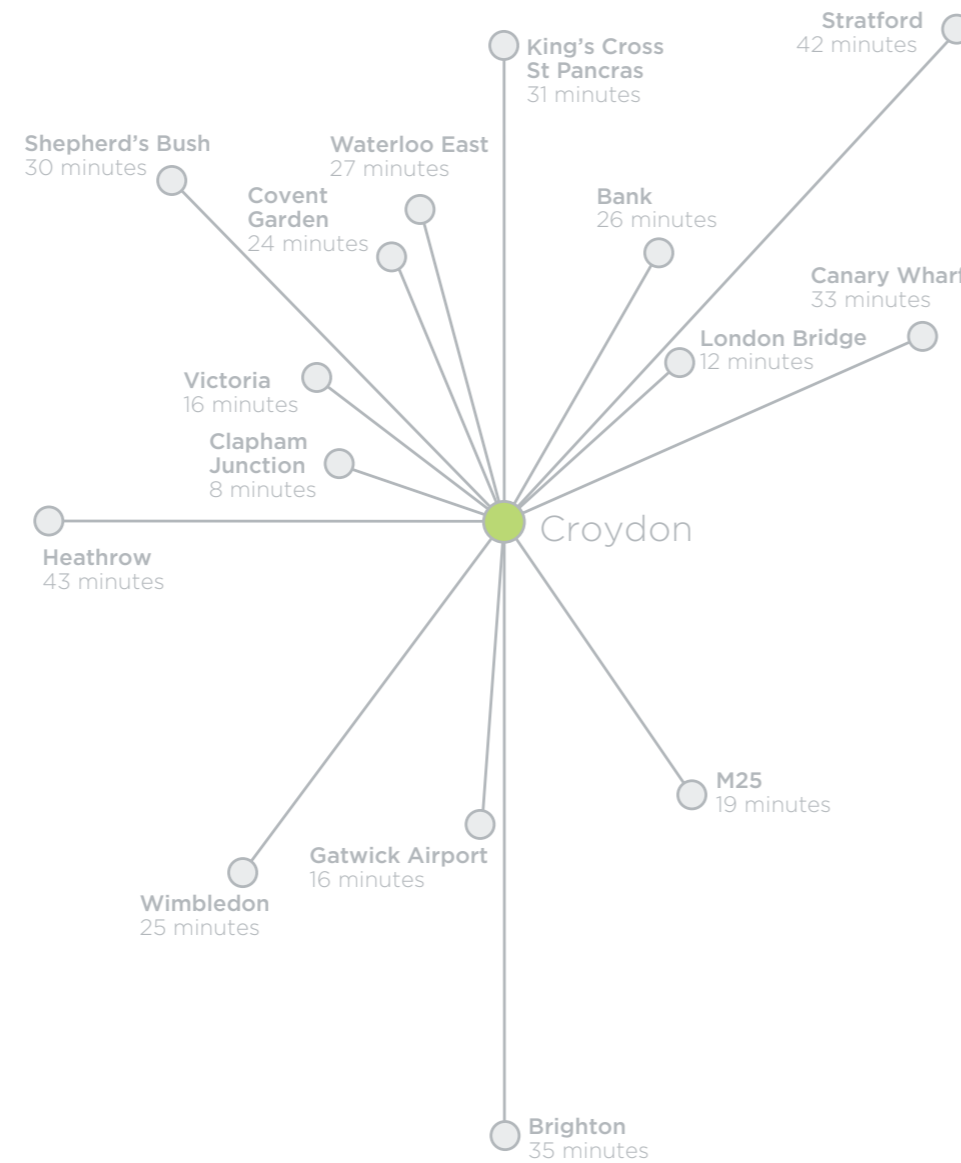
EXCEPTIONAL CONNECTIVITY

Croydon is the most connected urban centre in the South-East and the only London Borough linked by all modes of public transport. Interchange is situated next to West Croydon station and only 5 minutes walk from East Croydon station.

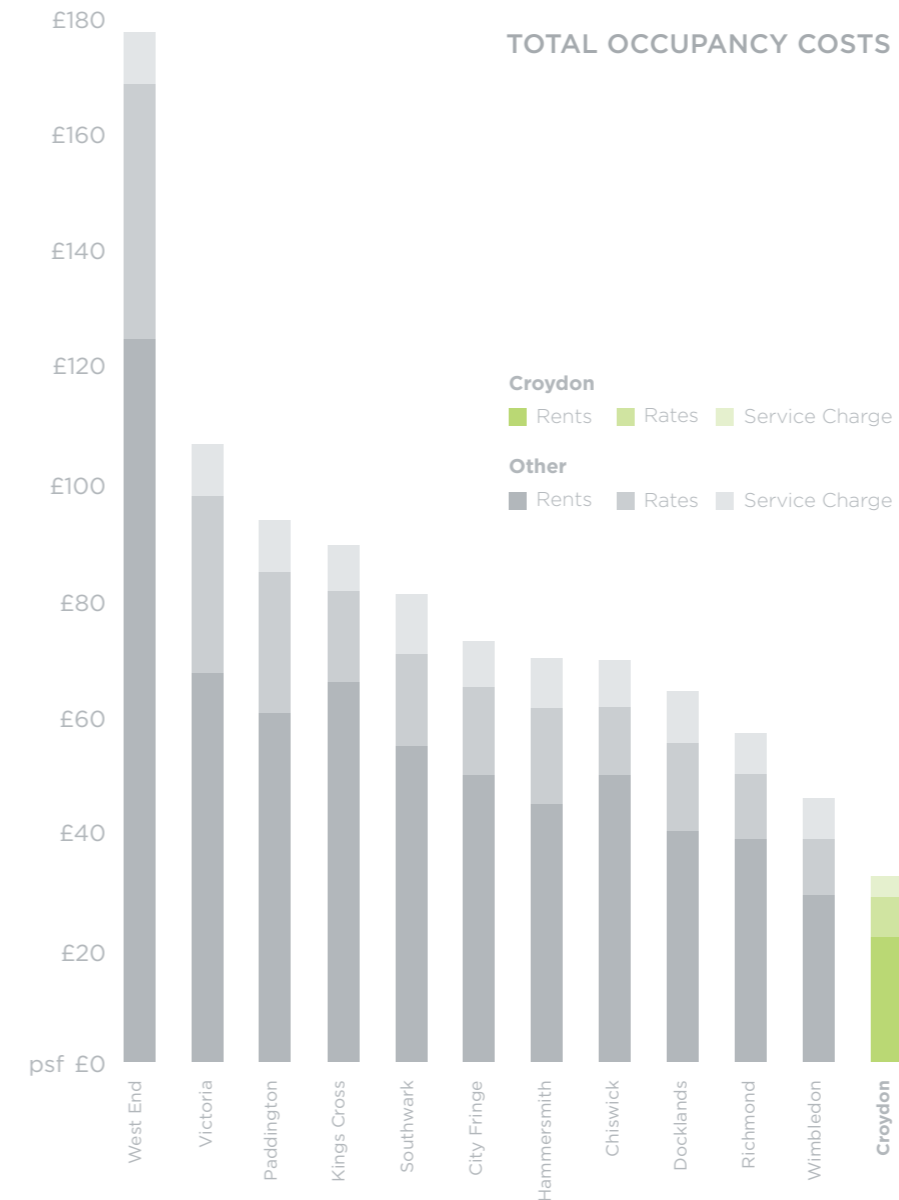
East Croydon is Britain's second busiest rail interchange and is used by 27 million passengers a year, connecting into Central London in 12 minutes and to London Gatwick in just 16 minutes. Interchange is also only 10 miles from Junction 7 of the M25 motorway.

The Croydon Tramlink is the UK's biggest tram network, used by 28 million passengers annually and runs East and West from Wimbledon to New Addington and Beckenham Junction.

CONNECTIVITY CHART



EXCEPTIONAL VALUE



Interchange offers office space of unequalled value across Greater London. On average, total office occupancy cost of Interchange is 68% less than Victoria, 65% less than London's Midtown, and 58% less than the City of London.

A flagship office development for Croydon, Interchange is the largest and highest quality workplace to arrive in the town centre for 20 years and provides hard working, Grade A offices which deliver unprecedented value for its occupiers.

THE CHANGING FACE OF CROYDON

Croydon is undergoing a major transformation. The Borough is already the second largest shopping centre in the South East and the capital's third largest business centre. 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.



Westfield and Hammerson will be investing £1 billion to transform the heart of Croydon into a 1.5m sq ft state-of-the-art retail, leisure and restaurant destination, together with new public realm, car parking and residential accommodation. Work is expected to start on site in 2015.

West Croydon Master Plan

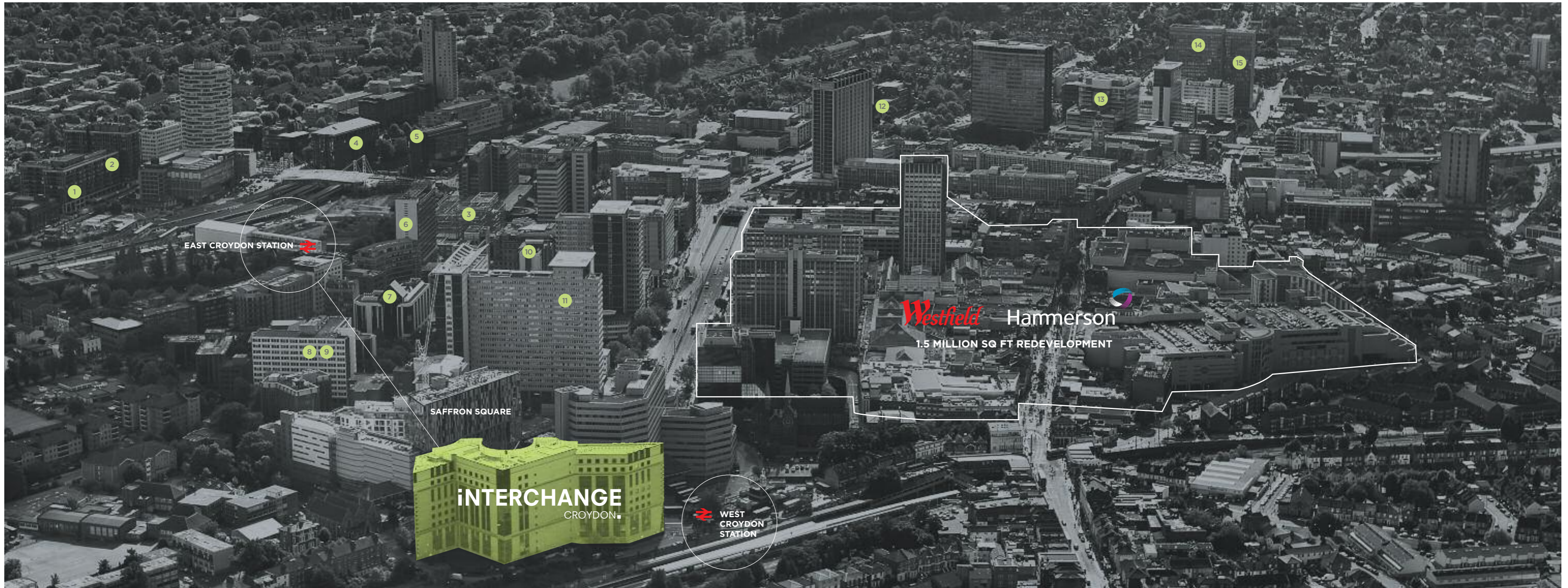
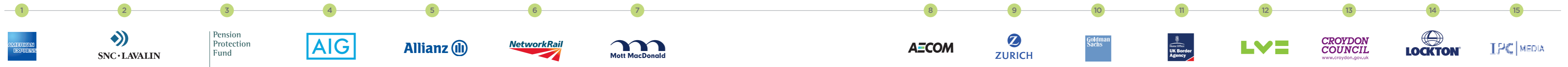
West Croydon is also benefiting from major investment. £4.6 million is being spent on a new entrance to West Croydon station, upgrading of the public realm and improvement of all pedestrian walkways. In addition, Berkeley Homes' Saffron Square residential-led development opposite Interchange has brought new amenities to West Croydon, including a Tesco Express supermarket, a café, gym and restaurants. New residential schemes from Barratt Homes and Criterion will further transform the surrounding area.

East Croydon Master Plan

The East Croydon Master Plan has already enhanced the connectivity of Croydon with a new pedestrian footbridge entrance to East Croydon station, reducing the walking time to Interchange to only 5 minutes.



IN THE HEART OF CROYDON





CENTRAL TO EVERYTHING

Interchange is in the heart of Croydon. An extensive choice of restaurants, bars, shops, supermarkets and gyms are within 5 minutes walk and the new Westfield/Hammerson Shopping Centre is only 3 minutes away.

HOTELS

- 1 Hampton by Hilton
- 2 Travelodge
- 3 Holiday Inn Express
- 4 Jurys Inn
- 5 The Lansdowne Hotel

LEISURE

- 1 Virgin Active
- 2 Vue Cinema
- 3 Fairfield Halls
- 4 Croydon Clocktower/Central Library
- 5 Solutions
- 6 Energie Fitness
- 7 Oasis Yoga & Health

NURSERIES

- 1 Blue House Day Nursery
- 2 Early Learners
- 3 Croydon Montessori
- 4 Blossoms Day Nursery

CAFÉS, RESTAURANTS & BARS

- 1 Starbucks
- 2 Costa
- 3 Wagamamas
- 4 Caffè Nero
- 5 Pret a Manger
- 6 Miso Noodle Bar
- 7 Oscar's Brasserie
- 8 Tiger Tiger
- 9 Ponte Nuovo
- 10 Bella Italia
- 11 La Tasca
- 12 Yo Sushi

SUPERMARKETS

- 1 Tesco Express
- 2 Marks & Spencer
- 3 Waitrose
- 4 Sainsbury's Local

RETAIL

- 1 Whitgift Centre
- 2 Centrale
- 3 Bang and Olufsen
- 4 House of Fraser
- 5 Mulberry
- 6 Croydon Village Outlet
- 7 Hugo Boss
- 8 Ralph Lauren
- 9 Paul Smith
- 10 Vivienne Westwood
- 11 LK Bennett
- 12 French Connection
- 13 TM Lewin
- 14 Zara



CONNECTED AND ACCESSIBLE

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.

33% of this catchment is in the wealthy executive/prosperous professional demographic. (Source: ACORN 2013)

Croydon also has more economically active people (80%) than any other London Borough. With a further 9,500 new homes to be built in the next 5 years Croydon is the ideal location to base a business.

RAIL / UNDERGROUND

Clapham Junction	8 minutes
London Bridge	12 minutes
Gatwick Airport	16 minutes
London Victoria	16 minutes
London Blackfriars	21 minutes
Waterloo East	27 minutes
Canada Water	28 minutes
St Pancras International	31 minutes
Brighton	35 minutes

Source: National Rail

ROAD

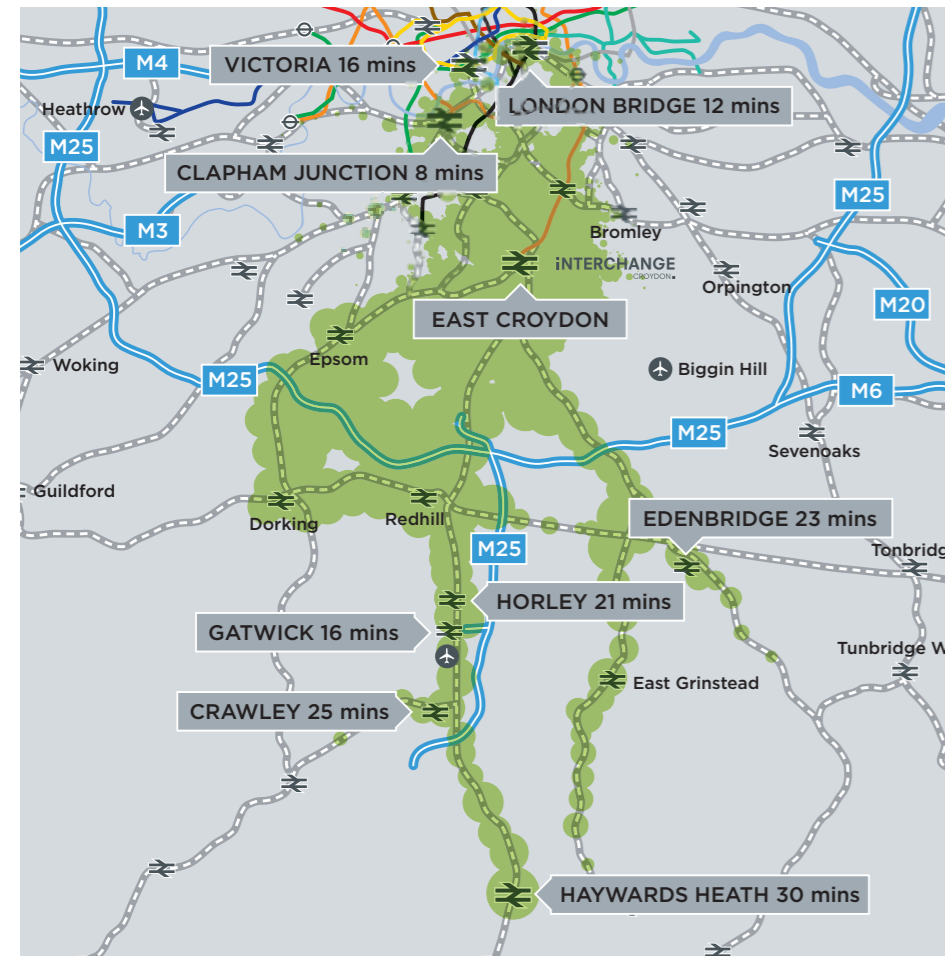
M23/M25 Junction 7	10 miles	19 minutes
Central London	10 miles	27 minutes
Gatwick Airport	20 miles	30 minutes
Heathrow Airport	23 miles	43 minutes

Sat Nav reference: CRO 2AJ

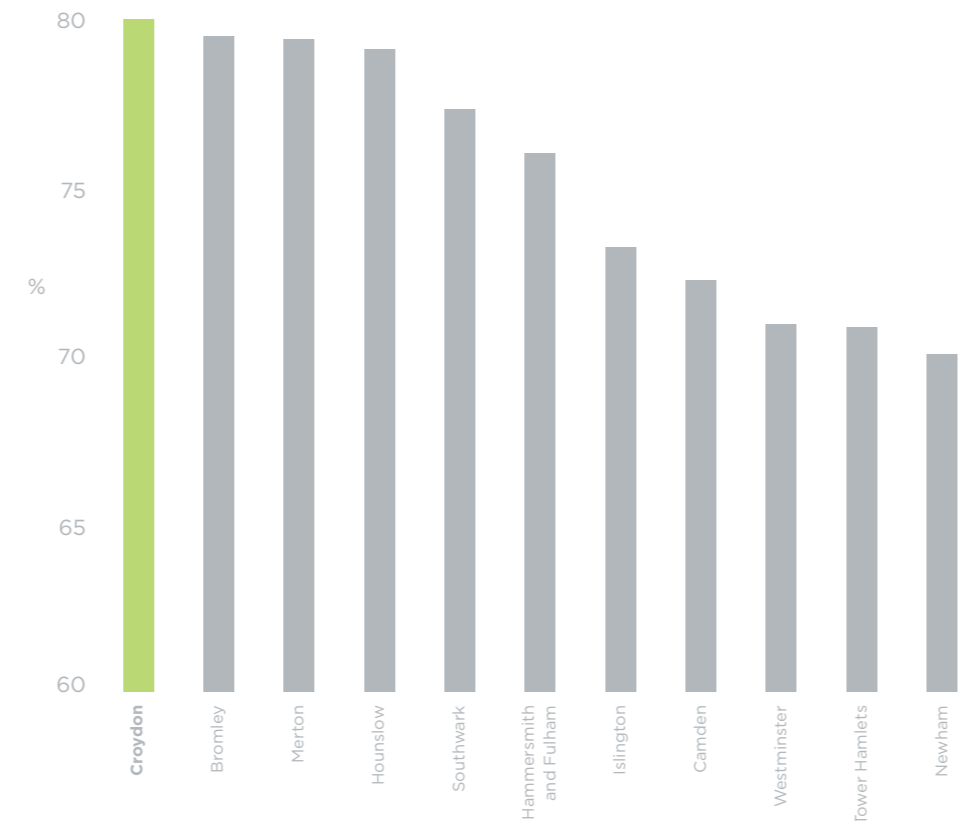
TRAM

Beckenham Junction	22 minutes
Mitcham Junction	22 minutes
Wimbledon	25 minutes

Source: TfL



ECONOMICALLY ACTIVE PROPORTION OF POPULATION



THE BUILDING



SPACE & LIGHT

The design of the floors provide for maximum daylight as well as views over London.

The 3 cores also allow great flexibility for office layouts and easy re-configuration should you need to either grow or downsize.





A MEETING OF MINDS



Interchange has been thoughtfully designed to provide more than just a workplace. Interchange is a building for its occupants to interact, enjoy and take pride in.

The 'Interchange Hub' creates a stunning first impression, an inspiring place to first meet clients, work, enjoy a coffee or get together with colleagues.

More than a reception area, it's the heart of the building, providing a social and business platform within a shared community space.

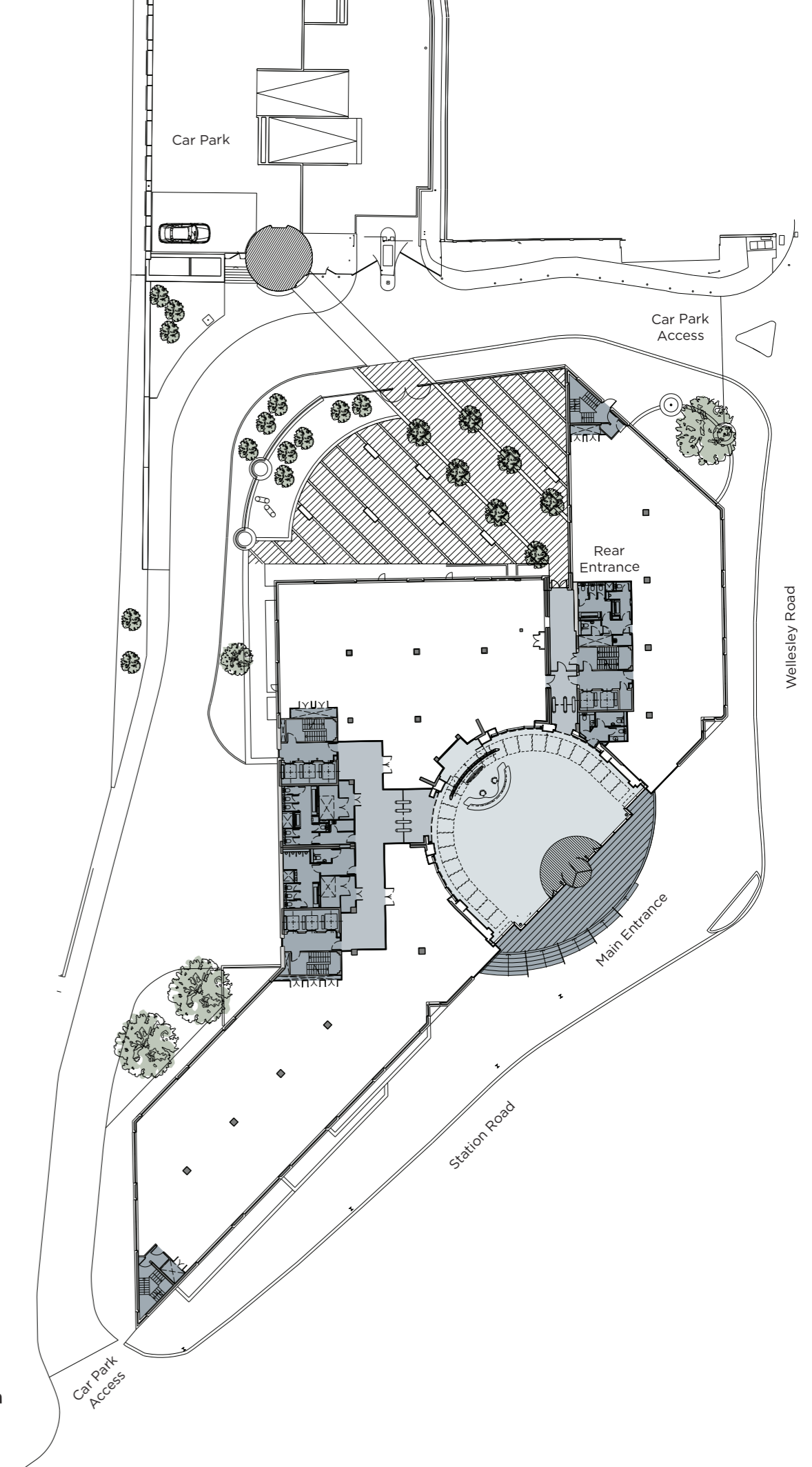
COMPREHENSIVELY CRAFTED

	sq m	sq ft
Ninth	1,630	17,545
Eighth	1,684	18,126
Seventh	1,669	17,965
Sixth	1,652	17,782
Fifth	1,700	18,298
Fourth	1,700	18,298
Third	1,697	18,266
Second	1,699	18,288
First	1,693	18,223
Ground	1,482	15,952
Total	16,606	178,743
Reception	320	3,444
Total	16,926	182,187

418 parking spaces (1:425 sq ft NIA)



SITE PLAN



West Croydon Station

FLEXIBLE SPACE

Indicative space planning Single tenant

Zone Summary	
Offices	4
Work Stations	206
Meeting Rooms	4
Area	1,729 sq m 18,610 sq ft
Occupancy ratio	1:8.5 sq m

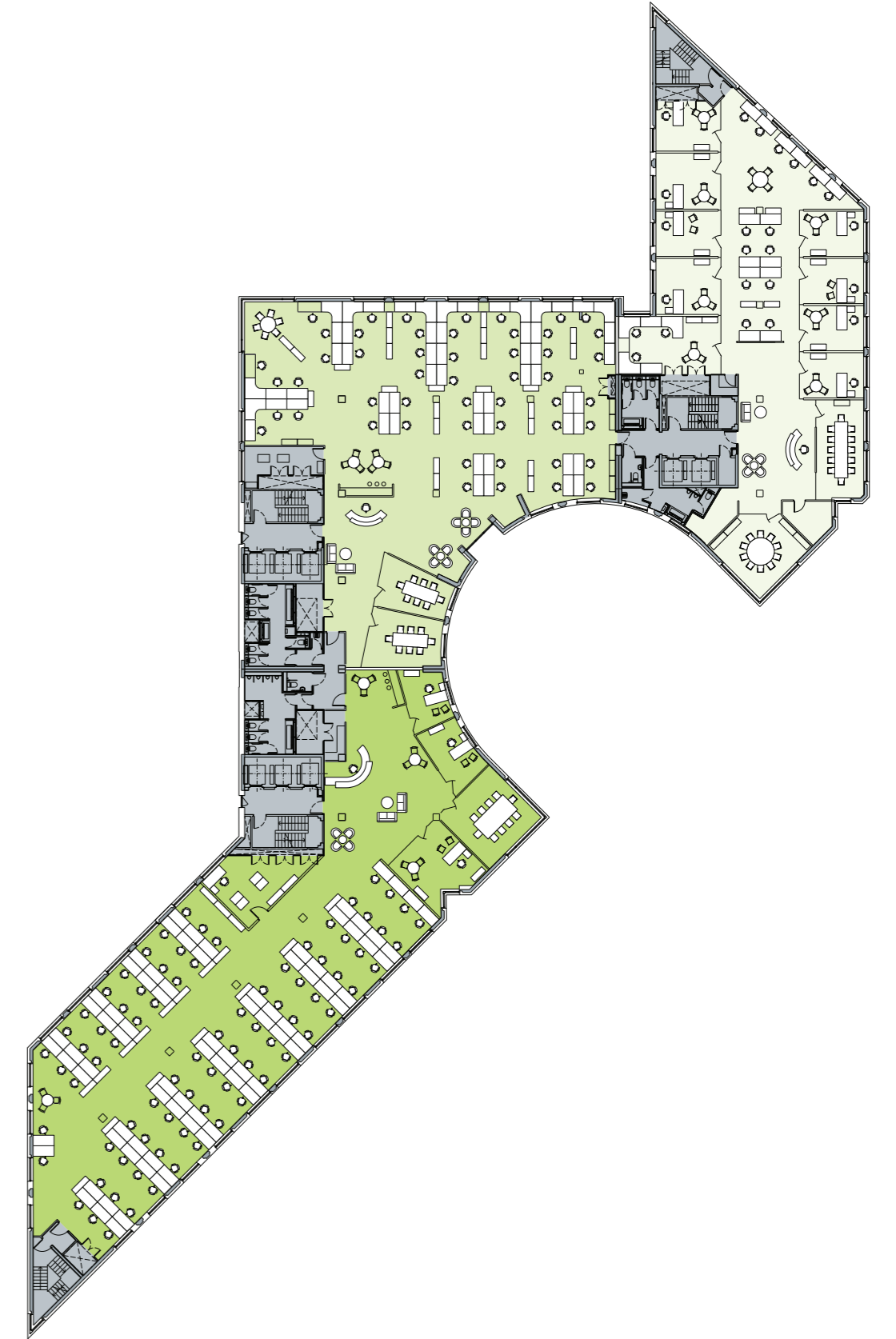


Indicative space planning Multiple tenants

Zone One	
Boardroom	(10)x1
Offices	3
Work Stations	82
Hot Desks	2
IT/Server Room	1
Area	679 sq m 7,308 sq ft

Zone Two	
Meeting Rooms	(6)x2
Work Stations	52
IT/Server Room	1
Area	552 sq m 5,941 sq ft

Zone Three	
Boardroom	(12)x1
Meeting Room	(10)x1
Offices	9
Work Stations	14
IT/Server Room	1
Area	455 sq m 4,897 sq ft



SECURE CAR PARKING



Interchange offers the best on-site car parking provision in Croydon and is amongst the most generous for a Greater London town centre location. There are a total of 418 spaces at a ratio of 1 space per 425 sq ft NIA approximately.

As well as having spacious basement car parking, the majority of the parking spaces are in a secure multi level facility accessed directly from the building.

EXAMPLE - a tenant taking the fifth floor which is 18,298 sq ft would be allocated up to 42 car parking spaces.



*Indicative illustration

DESIGN, MATERIALS & FINISHES

Occupancy

Means of escape	1 person/ 6m ²
Cooling/Heating	1 person/8.5m ²
Lifts	1 person/10m ²
Sanitary provision:	1 person/10m ² (60% Male, 60% Female)

Divisibility
Maximum 3 tenancies per floor.

Planning Module

Module	1.2m
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Floor Loadings

Existing office floors	4+1 kN/m ²
Atrium floor	10 kN/m ²
Existing roof	7.5 kN/m ²
Atrium roof	0.6 kN/m ²

Floor Heights

Existing floor to floor	3750mm (average)
Raised floor zone	150mm overall
Floor to ceiling	2,700mm
Ceiling zone	500-520mm

Structure

Existing office floors	In situ concrete frame with in situ concrete floors on precast concrete soffit
Existing roof	In situ concrete
New atrium floor	In situ concrete
New atrium roof	Steel frame

External Finishes

Existing Elevations
Facing brick generally with granite base course, powder coated thermally broken aluminium windows / curtain walling.

Atrium Elevation
Anodised aluminium thermally broken silicon jointed curtain walling and external brise soleil.

Existing Roof
Insulated asphalt with concrete paviors and shingle.

Atrium Roof
High performance proprietary roofing system with double glazed thermally broken anodized aluminium roof windows.

Office Area Internal Finishes

Walls
Painted plaster finish.

Floors
600x600mm fully accessible encapsulated steel raised access floor system.

Ceilings
600 x 600mm clip in metal ceiling tiles with concealed grid and plasterboard perimeter margins. 600 x 600mm air grilles and linear slot diffusers.

Lighting
LG7 compliant 600 x 600mm recessed fluorescent fittings. Compact fluorescent downlights in plasterboard margin.

Doors
Full height laminate doors with vision panels and stainless steel ironmongery.

Reception Area Internal Finishes

Walls
Painted plasterboard finish. Double glazed thermally broken anodized aluminium frames with a mixture of silicone joints and aluminium caps - PPC frames with PPC cappings.

Floors
Porcelain stone tile and fitted pattern carpet over raised access floor system.

Ceilings
Painted plasterboard soffits and bulkheads with sound absorbing seamless ceiling.

Doors
Insulated double glazed manually operated revolving door with glass walls and anodized lid. Side doors double glazed with concealed frames.

Security
Key fob operated security system.

Toilets Internal Finishes

Walls
Painted plaster finish. Burlington slate feature panel.

Floors
Resin floor.

Ceilings
Painted plaster board.

Lighting
LED Spotlights.

Doors
Full height laminate finish doors with stainless steel ironmongery.

Basins
Bespoke solid surface wash trough. PIR operated chrome steel taps.

Hand Dryers
Stainless steel.

Mirrors
Mirrors to wall over trough with full-height mirrors on end walls.

Cubicles
Full-height proprietary cubicle system with high gloss laminate finish. Fully accessible matching laminate finish IPS panels.

Changing / Shower Areas

Walls
Painted plaster finish. Burlington Slate feature panel.

Floors
Non slip vinyl floor.

Ceilings
Lay-in grid mineral fibre suspended ceiling.

Lighting
Compact fluorescent lights.

Doors
Laminate finish doors with stainless steel ironmongery.

Basins
Bespoke solid surface trough. PIR operated chrome steel taps.

Hand Dryers
Stainless steel.

Mirrors
Mirrors to wall over wash-trough and full-height mirrors on end walls.

Cubicles
Full-height proprietary cubicle system with high gloss laminate finish. Fully accessible laminated IPS panels.

Showers
Ceramic shower tray, with ceramic led walls and polished chrome shower head with recessed controls. Frosted glass shower door.

Entrance Lobbies and Lift Lobbies Internal Finishes

Walls
Painted plasterboard finish.

Floors
Porcelain stone tile.

Ceilings
Painted plasterboard.

Lighting
Compact fluorescent light fittings.

Doors
Full-height laminate finish doors with full height vision panels and stainless steel ironmongery.

Lifts - Internal Finishes

8 x ten person lifts serving ground to 9th floors
3 x lifts serving the basement car park - one for each core
3 x lifts with top-hat section capable for use as a goods lift - one for each core

Walls
Coloured glass cladding to side walls and mirror to rear wall. Full-height stainless steel control panel.

Floors
Porcelain stone tile finish.

Ceilings
Painted steel panel with compact fluorescent light fittings.

Illumination Levels

Offices	350 lux
Reception Area	250 lux (plus feature lighting)
Lobbies	200 lux
Toilets	200 lux
Security Room	400 lux
Car Parks	75 lux
Plant Rooms	200 lux

Mechanical Installations

Office areas to be heated and cooled by reverse cycle VRF system located within the ceiling void.

Incoming Services

Electrical supply	2.4 MVA
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Design Parameters

External Temperatures	
Summer	32°C db (Max 37°db)
Winter	-5°C db (Saturated)

Internal Temperatures

Heating and cooling to offices and reception areas	
Summer	23°C +/- 2°C
Winter	21°C minimum
Toilets (heating only)	20°C
Staircases	16°C

Security Room

Summer	24°C +/- 2°C
Winter	20°C minimum
Plant rooms	Unheated

Cooling Load Conditions

Typical office	25W/m ² net office space
Office lighting	10W/m ² net office space
Reception lighting	9W/m ² net office space
People	10W/person
Ventilation	12l/s per person

(based on 1 person/10m² net lettable space).

Energy Efficiency Measures

- Automatic lighting control to offices and cores
- Zone by zone heating/cooling control
- Solar shading to the main entrance reception area
- On/off PIR sensors to taps

Facilities

Showers and WCs in basement
60 Cycle racks

Security

CCTV surveillance provided to the following areas:

- External perimeter plus entry and access points to car park
- Points of entry to the individual office buildings
- Reception area around lift lobbies

Access control provided to the following areas:

- Reception entrance
- Car park entrance
- Reception pass gates
- Base of escape staircase
- Lifts enabled for future card control

Car Parking

418 secure car parking spaces.

Technical Pack

A full technical pack is available on request.



WHY INTERCHANGE

Interchange provides a unique opportunity to occupy a stunning headquarters building of the highest quality for exceptional value.

Interchange will create a memorable first and lasting impression.

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A development by:



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