



49 Oxford Road

Finsbury Park, London, N4 3EY

Fantastic creative development

194 to 440 sq ft
(18.02 to 40.88 sq m)

- Newly-finished development.
- Reception and waiting area facilities.
- Offered on an 'all-inclusive' basis.
- Private Parking & Cycle Store available.
- Flexible to suit a number of size and space requirements.

49 Oxford Road, Finsbury Park, London, N4 3EY

Summary

Available Size	194 to 440 sq ft
Rent	£110 per sq ft
Business Rates	Upon Enquiry
EPC Rating	B (29)

Description

Set on a quiet residential street just a moment from Finsbury Park, Oxford House is an exceptionally fitted hub, designed with the central interest of housing a number of creative and media based individuals and companies. The property benefits from a private entrance with cycle store facilities available on site and parking available by additional agreement.

Upon entry to the premises, there is a manned reception desk with waiting area for any visitors to the premises. Inside the development are fully stocked kitchen facilities with well-appointed breakout spaces and larger meetings areas that can be booked for use on a flexible basis.

Location

This property is extremely well connected and whilst set on a quiet, private road, Finsbury park (Piccadilly, Victoria & National Rail) and Manor House (Piccadilly Line) stations are within a 10 minute walk. In addition to this there are numerous bus routes providing direct transport to the City of London and further into the West End. The green areas of Finsbury Park are nearby with Parkland Walk immediately opposite the entrance to the property.

Terms

Headline Rent: £110 per square foot, all-inclusive based off of the GIA figure.

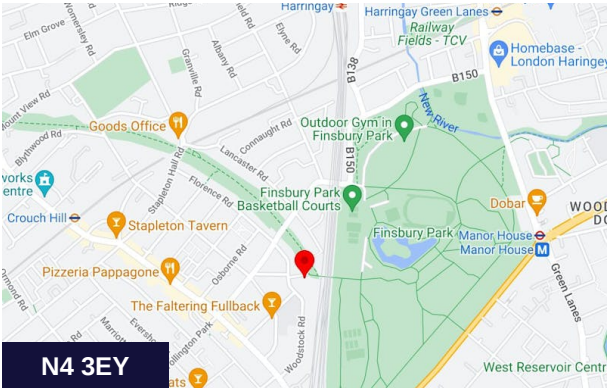
Rates Payable: Included in Rent.

Possession: Full vacant possession immediately upon completion of legal formalities.

Lease Terms: Flexible.

EPC: Rating B (29).

Legal Costs: Each party is to bear their own legal costs.



Viewing & Further Information

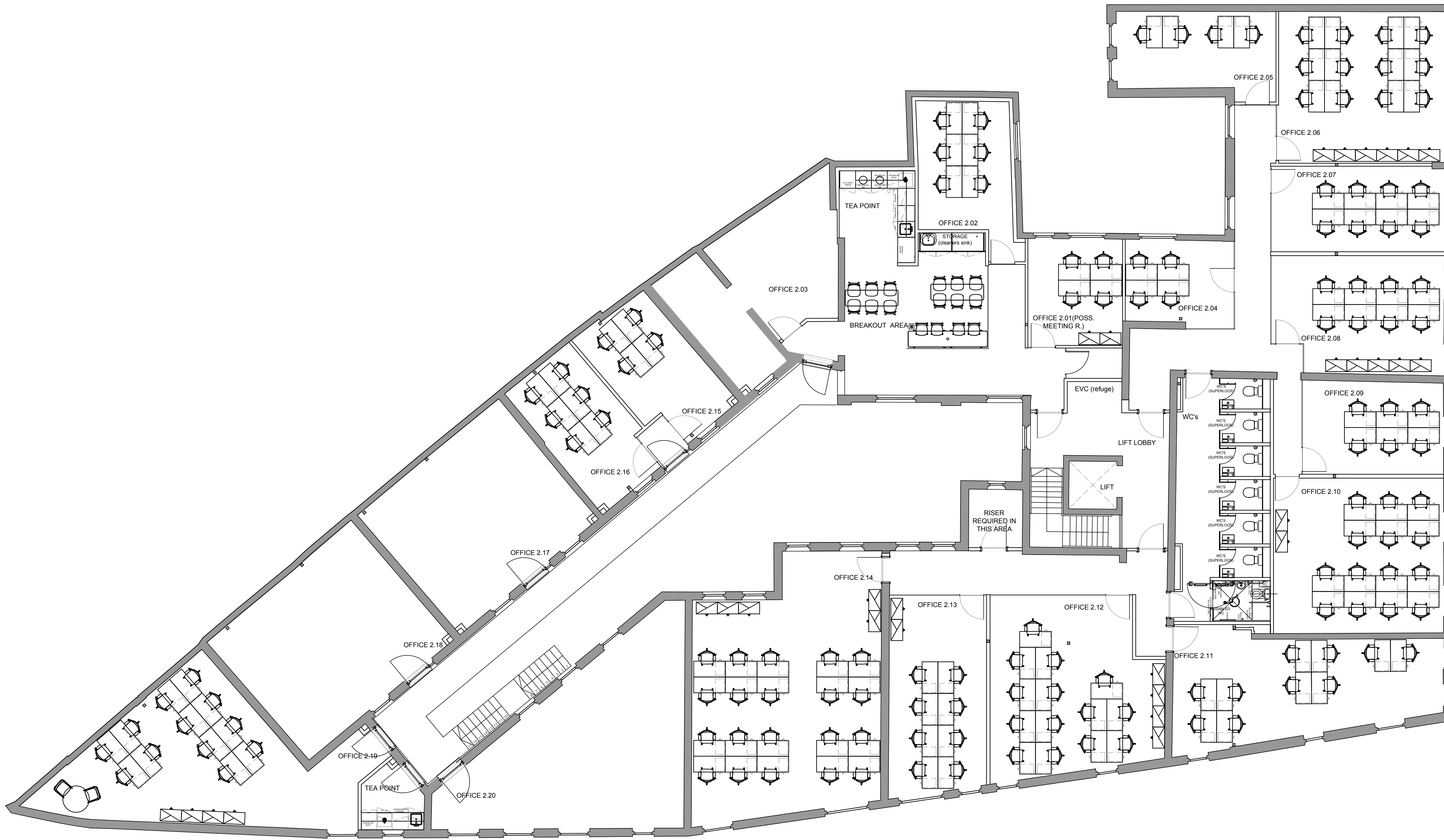


Chris Ryan
07385 413368 | 020 7355 0285
cryan@winkworth.co.uk



Adam Stackhouse
07889 510036 | 020 7355 0285
astackhouse@winkworth.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 16/10/2025



© SA design

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work commences.

Layout Sign Off

Client Approved : .

Date : .

C3	office numbers revised	SA	26.05.21	RS
C2	WC block updated	SA	14.10.20	RS
C1	For Construction	SA	23.09.20	RS
G	For Approval	SA	09.09.20	RS
F	For Approval	SA	04.09.20	RS
E	For Approval	SA	02.09.20	RS
D	For Approval	SA	27.08.20	RS
C	For Approval	SA	11.08.20	RS
B	For Approval	SA	09.08.20	RS
A	For Approval	SA	06.08.20	RS
Mark	Revision	Drawn	Date	Checked



Client's name

Oxford Road Investments Ltd

Job title

Oxford House
London

Drawing title

General Arrangement Plan
First Floor

Scale

1:100@A1

Drawn	Checked	Date
SA	RS	06.08.20

Job No	Drawing No	Rev
1093	GA_10_001	C3

Status

For Construction



© SA design

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work commences.

Layout Sign Off

Client Approved : .

Date : .

C3	Office numbers revised	SA	26.05.21	RS
C2	For construction	SA	14.10.20	RS
C1	For construction	SA	23.09.20	RS
H	For Approval	SA	10.09.20	RS
G	For Approval	SA	07.09.20	RS
F	For Approval	SA	04.09.20	RS
E	For Approval	SA	02.09.20	RS
D	For Approval	SA	27.08.20	RS
C	For Approval	SA	11.08.20	RS
B	For Approval	SA	09.08.20	RS
A	For Approval	SA	06.08.20	RS
Mark	Revision	Drawn	Date	Checked



Client's name

Oxford Road Investments Ltd

Job title

Oxford House
London

Drawing title

General Arrangement Plan
Ground Floor

Scale

1:100@A1

Drawn	Checked	Date
SA	RS	06.08.20

Job No	Drawing No	Rev
1093	GA_10_000	C3

Status

For Construction