



49 Oxford Road

Finsbury Park, London, N4 3EY

**Fantastic creative
development with versatile
space.**

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.

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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.

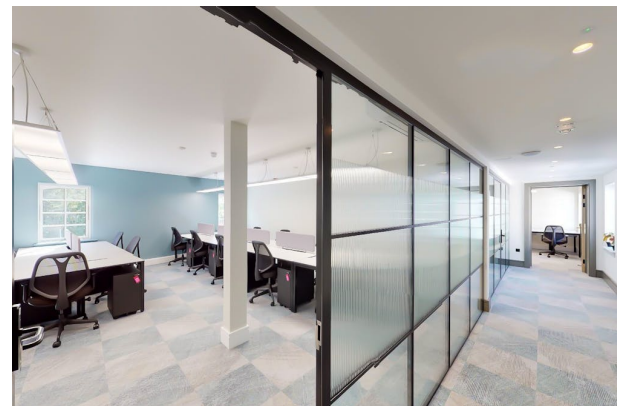
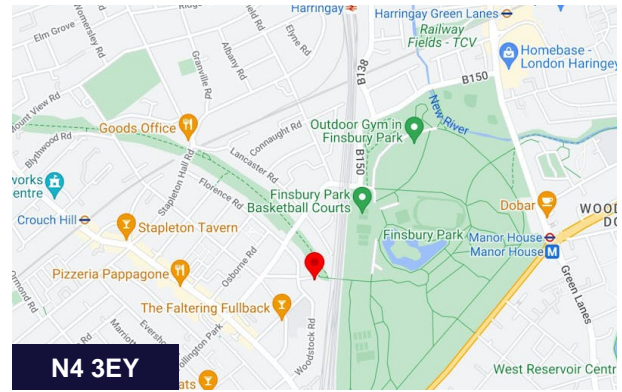
Rates Payable: Included in Rent.

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



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Chris Ryan

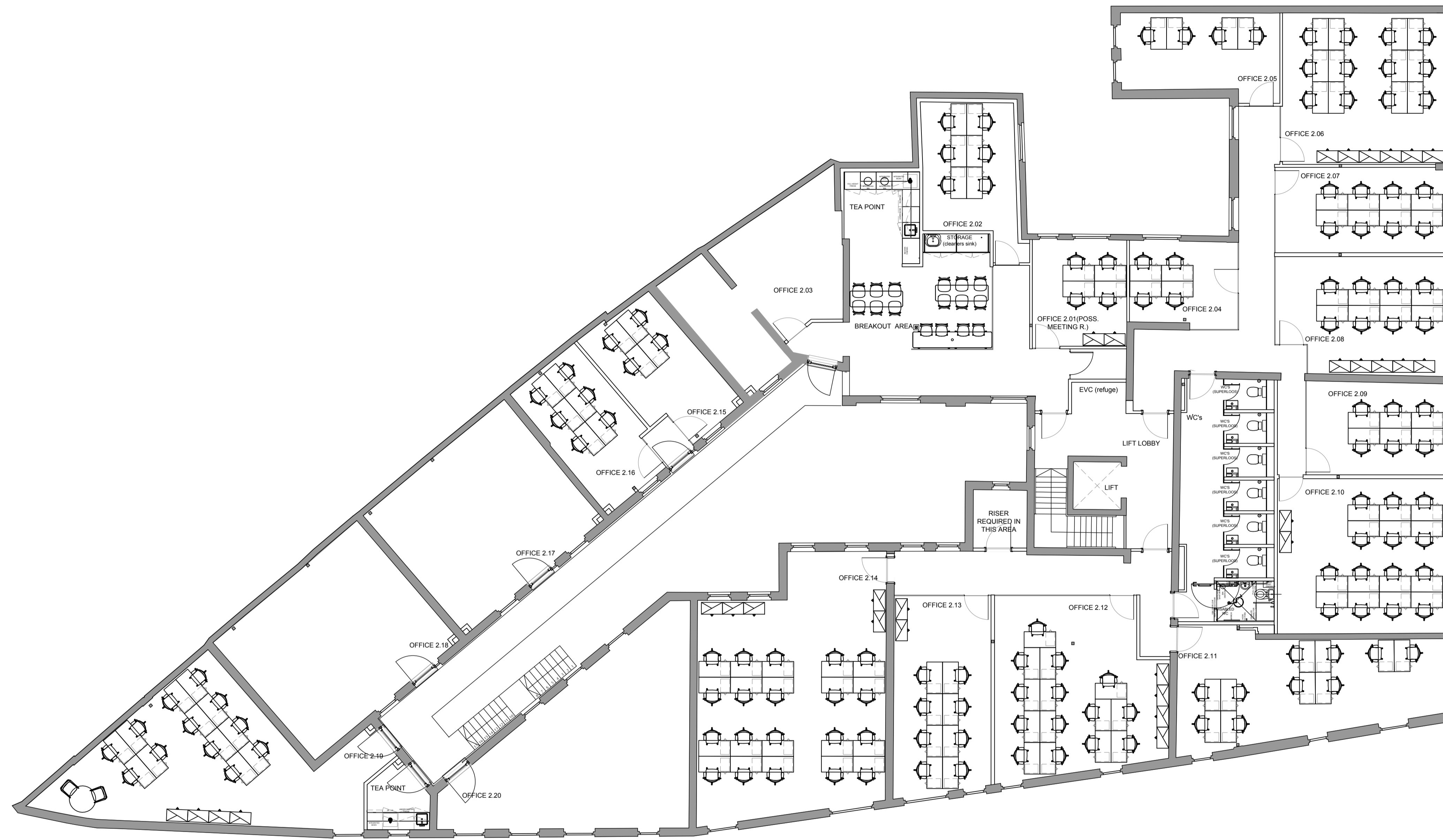
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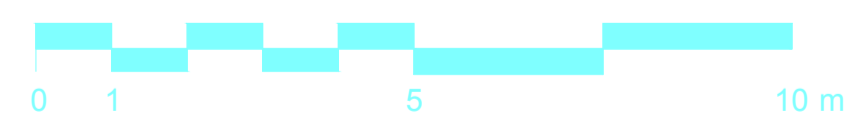
Layout Sign Off

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

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
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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