



Oxford House, 49 Oxford Road, London, N4 3EY

STUNNING 16,619 SQ FT NEWLY CONSTRUCTED ART DECO
STYLE COURTYARD OFFICE DEVELOPMENT - TO LET OR FOR
SALE

- Impressive new office development
- High quality fit out in situ
- Parking
- Feature internal courtyard
- Self contained building arranged over ground and 1st floors
- Showers and lockers
- Bike racks
- Striking art deco facade

Overview.

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Location.

Oxford House is only a 7-minute walk from Finsbury Park station where you have access to boutiques, high-street shops, cafes and restaurants. Finsbury Park station offers National Rail and services the Victoria Line and Piccadilly Line that has a direct link to Heathrow Airport. Oxford House is also accessible by major London bus routes and has on street parking close by.

Accommodation

The building comprises the following net internal areas:

Floor/Unit	sq ft	sq m
1st	8,253	766.73
Ground	8,366	777.23
Total	16,619	1,543.96

* Floors are available together or separately.

Financials.

Rent	£39.50 per sq ft
Rates Payable	£10 per sq ft TBC - estimated
EPC Rating	B (29)

Terms.

New lease direct from the Landlord for a term by arrangement.

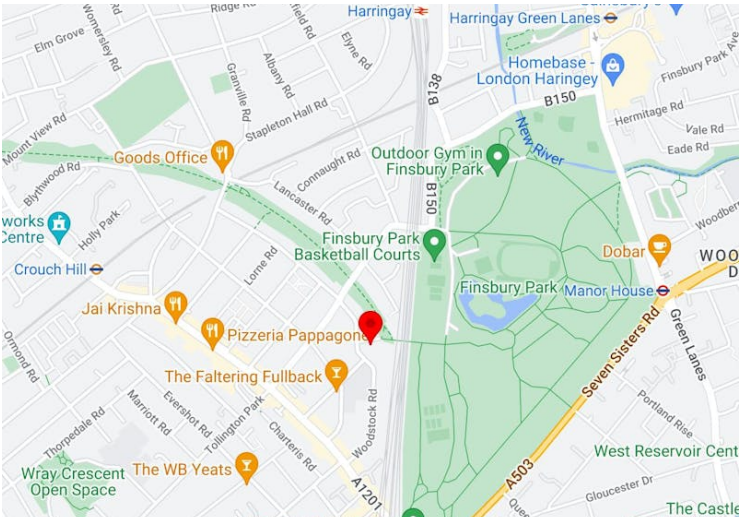
Freehold offers are also invited.

Contacts.

Bailey Crouch
020 7647 4049 | +44(0)7901 229626
bc@lorenzconsultancy.com

Andrew Knights
02076474043 | +44 (0)7825 742853
ak@lorenzconsultancy.com

Sammy Conway
+44(0)7436 126353
sc@lorenzconsultancy.com



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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

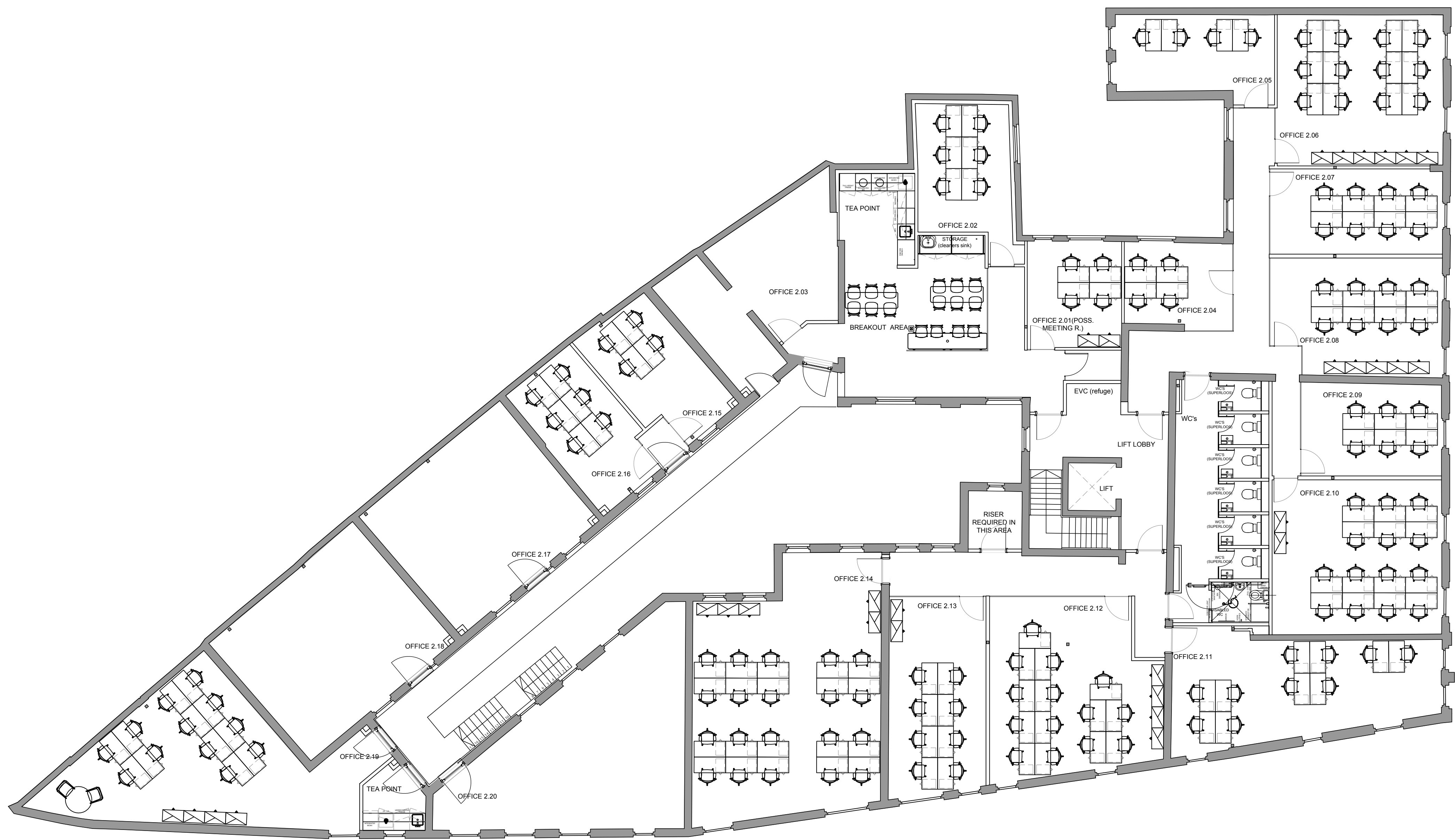
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Drawn	Checked	Date
SA	RS	06.08.20

Job No	Drawing No	Rev
1093	GA_10_000	C3

Status

For Construction



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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
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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
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

