



## 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 WITH VACANT POSSESSION

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	8,253 to 16,619 sq ft / 766.73 to 1,543.96 sq m
<b>Rent</b>	£39.50 per sq ft
<b>Price</b>	Price on application
<b>Rates Payable</b>	£16.60 per sq ft
<b>EPC Rating</b>	B (29)

### Key Points

- VACANT POSSESSION FREEHOLD FOR SALE
- Impressive new office development
- High quality fit out in situ
- Parking
- SELF CONTAINED BUILDINGS OR FLOORS TO LET
- Self contained building arranged over ground and 1st floors
- Showers and lockers
- Bike racks

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

## Summary

Available Size	8,253 to 16,619 sq ft
Rent	£39.50 per sq ft
Price	Price on application
Rates Payable	£16.60 per sq ft

## Description

Oxford House is a striking art deco style courtyard office development offering 16,619 sq ft of office space over ground and 1st floors.

The floors have been fitted to a high quality and is currently configured to provide; a reception / waiting area, large 10 person boardroom, large kitchen and breakout area, and open plan desking for 326 desks + various breakout spaces.

## 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 accommodation comprises the following areas:

Name	sq ft	sq m
1st	8,253	766.73
Ground	8,366	777.23
<b>Total</b>	<b>16,619</b>	<b>1,543.96</b>

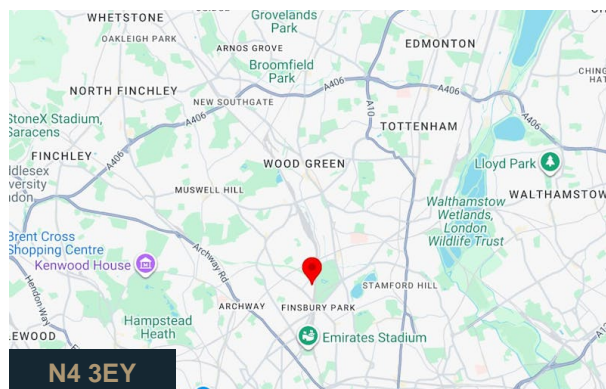
**\* Floors are available together or separately.**

## Terms

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

Offers for the freehold interest are invited, the asset is offered with full vacant possession.

## Video



## Viewing & Further Information



**Bailey Crouch**

07901 229626

bailey@audley.london

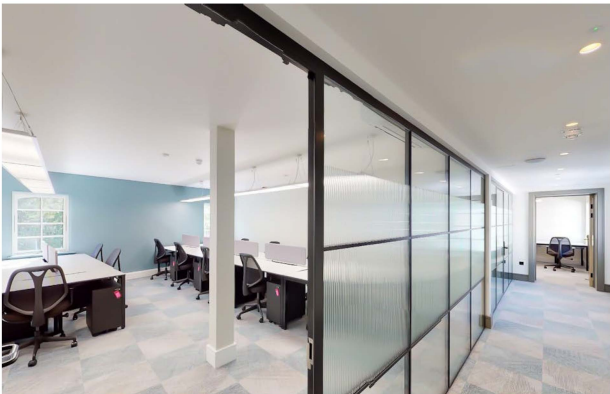


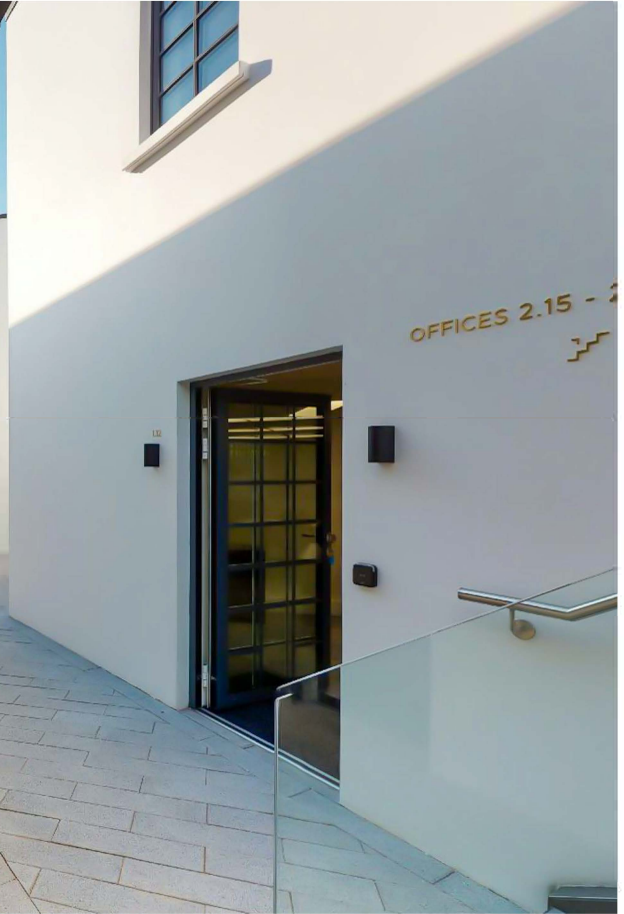
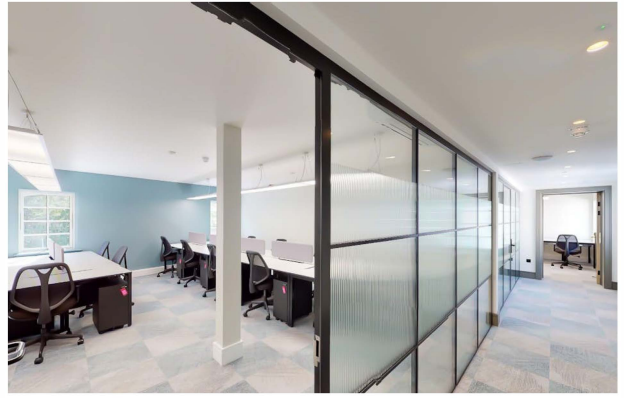
**Andrew Knights**

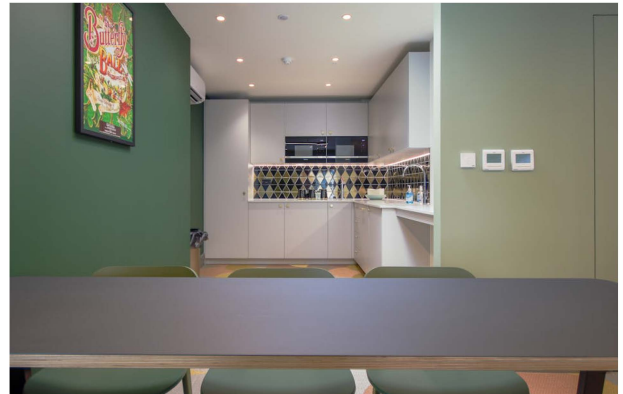
07825 742853

andrew@audley.london

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 18/10/2025



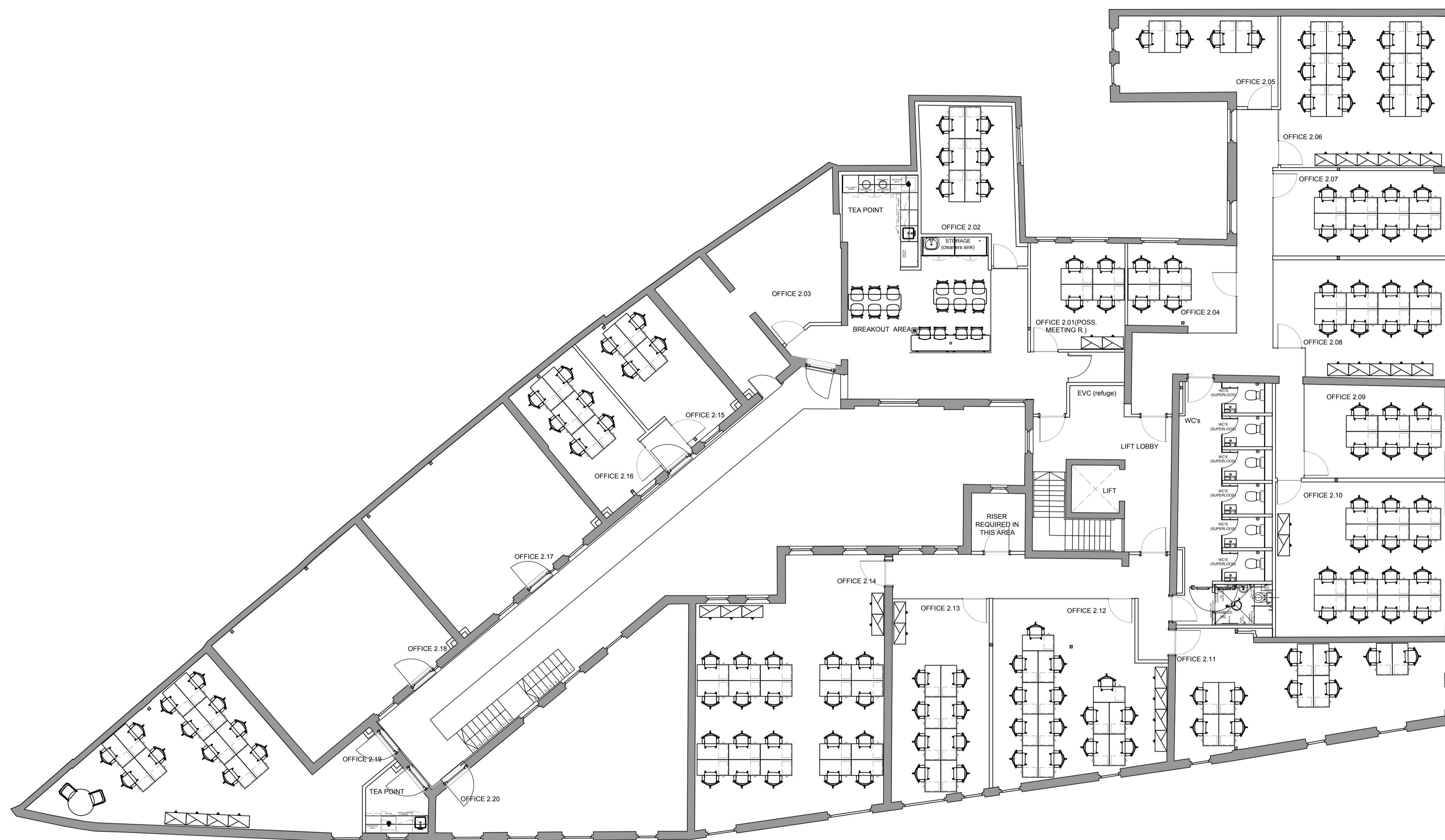




Layout Sign Off

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

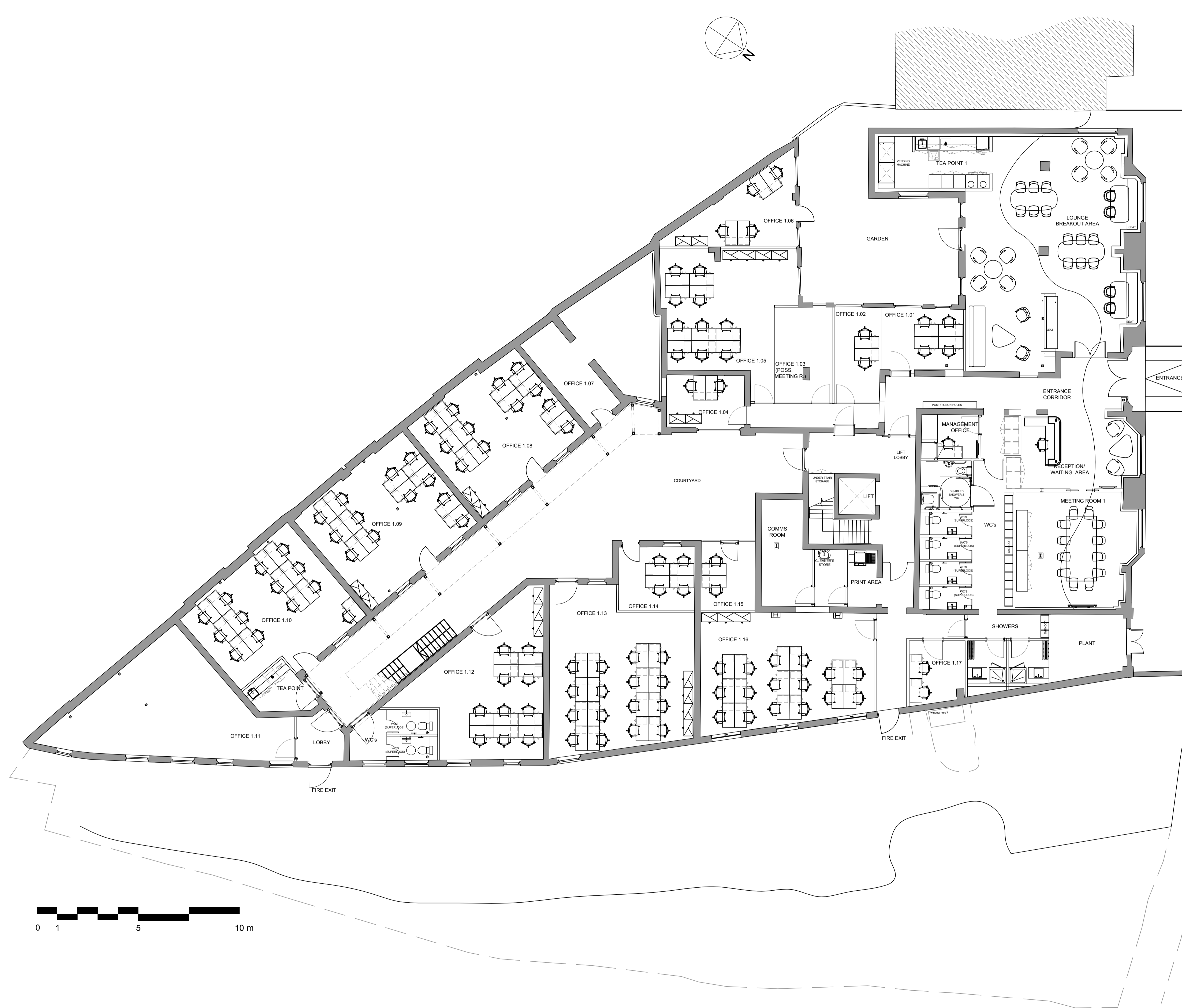
Status

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
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

SA

Checked

RS

Date

06.08.20

Job No

1093

Drawing No

GA\_10\_000

Rev

C3

Status

For Construction