


A photograph of a modern building with a large concrete overhang and glass facade. The building is identified as WDB House at Oxford Parks. The sky is clear blue. In the foreground, there are concrete steps leading up to the entrance, flanked by small trees in white planters. A black arrow-shaped graphic points towards the entrance.

# WDB HOUSE

OXFORD  
PARKS





An aerial photograph of a modern office complex. The main building is a multi-story structure with a light-colored facade and large glass windows. It features a prominent glass-enclosed staircase and a rooftop garden. To the right, another building with a dark, grid-like facade is visible. In the foreground, a large, dense tree with vibrant purple blossoms partially obscures the view of the buildings. The sky is clear and blue.

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# OXFORD PARKS

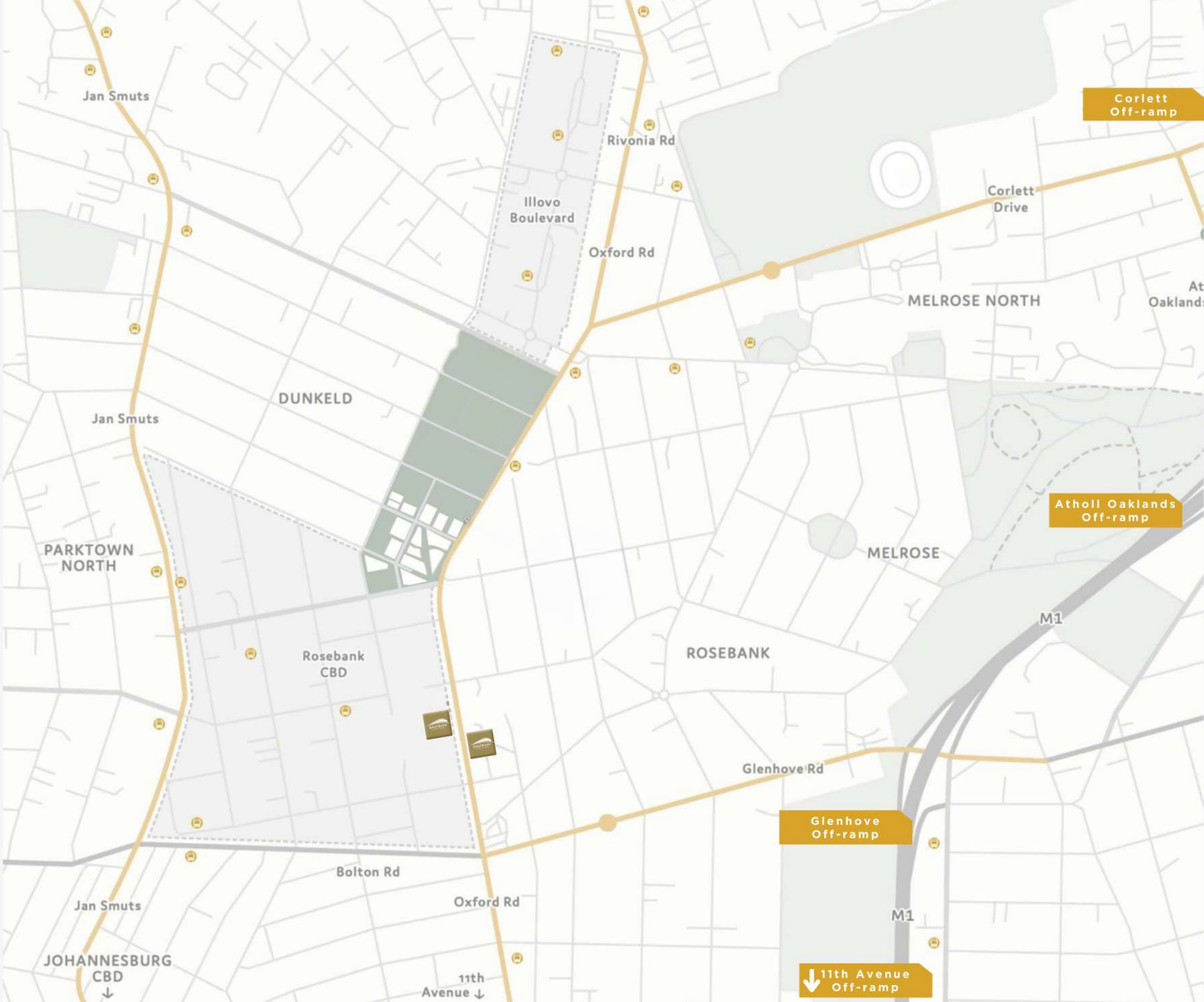
OXFORD PARKS, AN EXTENSION OF THE ESTABLISHED MATURE ROSEBANK NODE, IS A **VIBRANT MIXED-USE PRECINCT** COMPRISING OFFICES, BESPOKE RETAIL AND AN ARRAY OF RESIDENTIAL DEVELOPMENTS AND HOTELS. THE EMPHASIS IS ON A **HIGH QUALITY PUBLIC ENVIRONMENT**, PAIRED WITH PEDESTRIAN LEVEL RETAIL ACTIVITY WHICH ALLOWS OXFORD PARKS TO EMBODY A **DYNAMIC HIGH-STREET CULTURE**. GENEROUS SETBACKS FORM WIDE **LANDSCAPED** PAVEMENTS ACCOMMODATING PEDESTRIAN **PATHS, CYCLE LANES, PIAZZAS & LINEAR PARKS**. THESE LANDSCAPED AREAS PROMOTE THE USE OF THE PUBLIC REALM & PROVIDE SPACES FOR **ART & ENTERTAINMENT LED INSTALLATIONS** & ACTIVITIES. OXFORD PARKS FOCUSES ON THE DEVELOPMENT OF STATE OF THE ART, EFFICIENT, **GREEN STAR RATED** BUILDINGS AS WELL AS PUBLIC AREAS. OXFORD PARKS, BEING A **PRIVATELY MANAGED** PRECINCT, WILL FACILITATE THE SECURITY, LANDSCAPING & SERVICE DELIVERY TO PUBLIC AREAS ENSURING SEAMLESS OPERATIONS WITHIN THE PRECINCT. OXFORD PARKS, COMPLIMENTED BY **ESTABLISHED & COSMOPOLITAN ROSEBANK** IS FAST SECURING ITS IDENTITY IN THE CITY. OXFORD PARKS TRULY EXEMPLIFIES THE CONNECTIVITY OF **BUSINESS, LIFE & LEISURE**.







PERFECTLY  
LOCATED
















PARKING

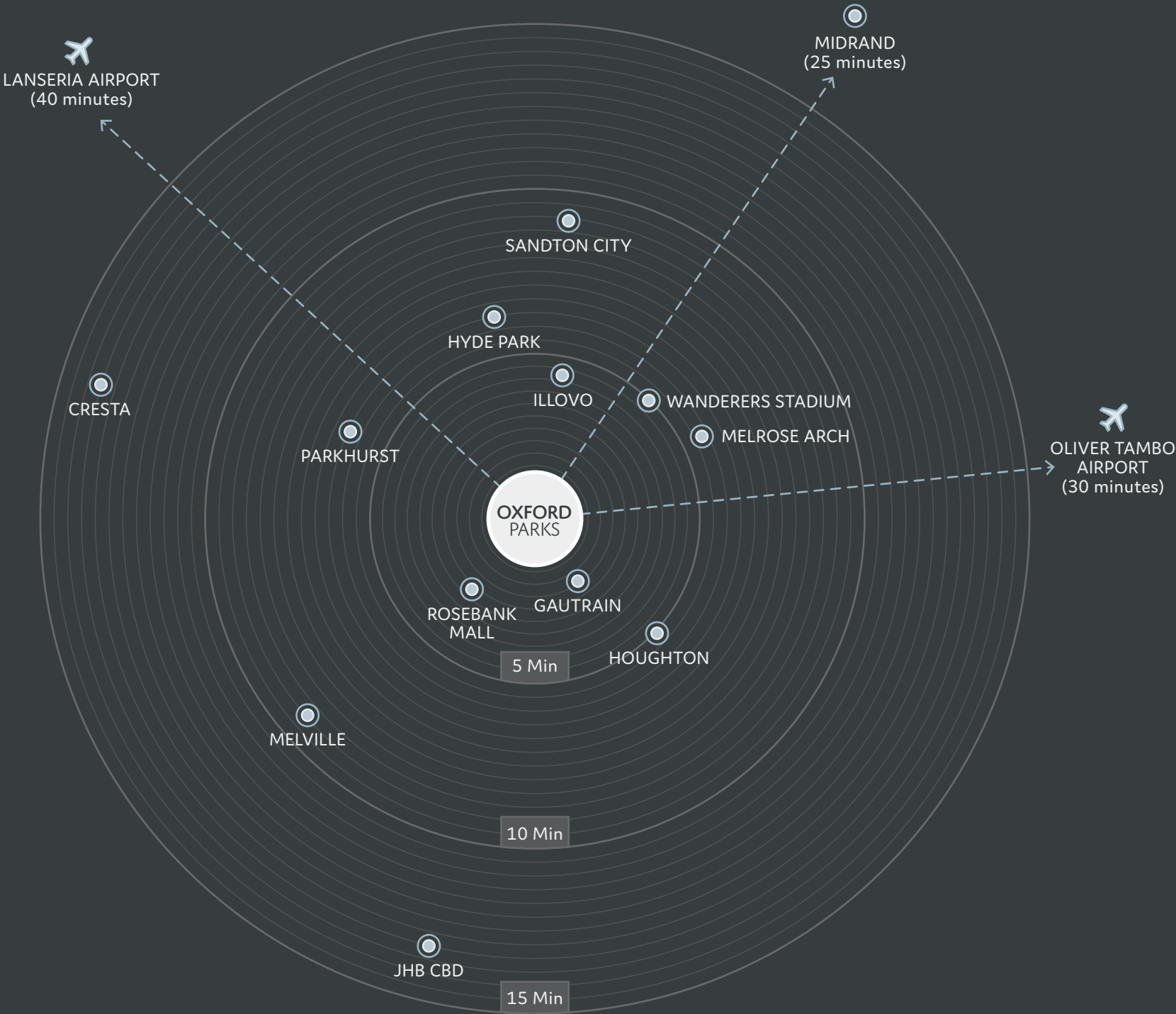
ENTRANCE 2



# WELL CONNECTED

The Oxford Parks precinct is an energetic and responsive urban destination designed to facilitate a seamless connection between life, leisure and business. The primary choice to locate and invest; a place where people succeed and enjoy life.

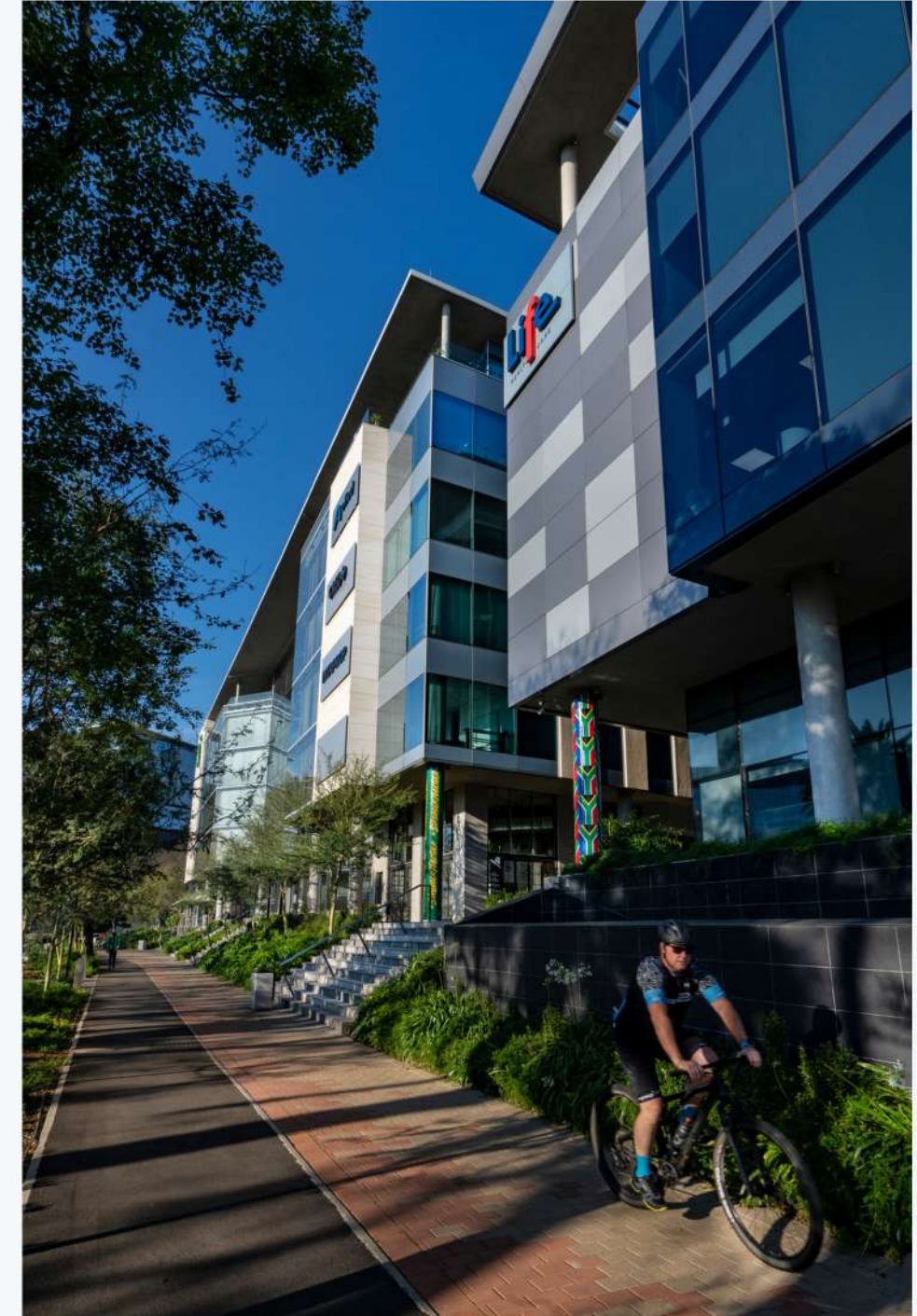
	<b>GAUTRAIN STATION</b> This station links Rosebank and surrounds to Soweto, Pretoria and OR Tambo	5 Minutes
	<b>ROSEBANK RETAIL</b> Houses over 200 shops and restaurants	5 Minutes
	<b>ILLOVO</b> A well established residential area and a growing office node	5 Minutes
	<b>SANDTON CITY</b> One of the largest shopping malls in Africa	9 Minutes
	<b>OLIVER TAMBO AIRPORT</b> International airport	30 Minutes





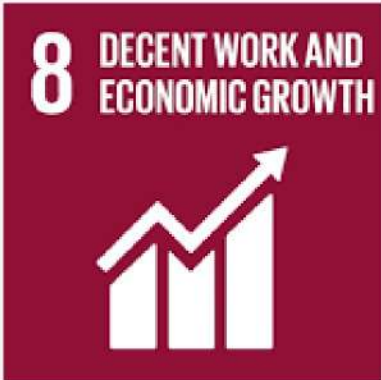
# PRECINCT CONCEPT

- Mixed-use precinct
- Extension of Rosebank
- Established mature node
- Epicenter of Johannesburg
- Privately managed precinct
- Precinct management of security, cleaning and public services
- Lifestyle focused
- Precinct convenience & bespoke retail
- Retail service-related amenities
- Human scale development
- Dynamic high-street culture
- Tree-lined piazzas and linear parks
- Pedestrian focused public environment
- Cycle lanes
- Connectivity

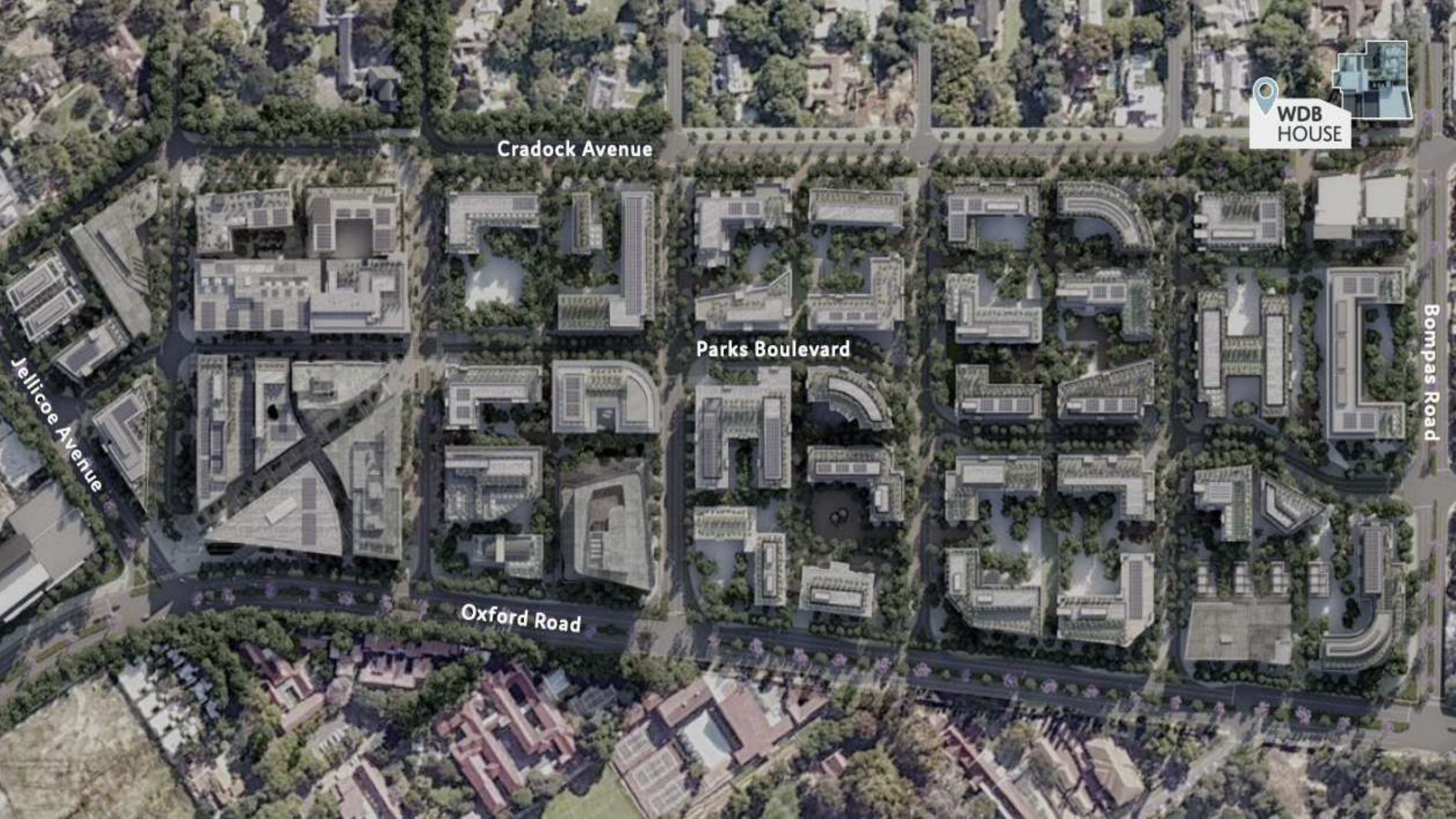




# ESG PRINCIPLES







Cradock Avenue

Parks Boulevard

Oxford Road

Jellicoe Avenue

Bompas Road















TO LET  
OXFORD PARKS  
JLL  
020 7060 4000  
www.jll.co.uk

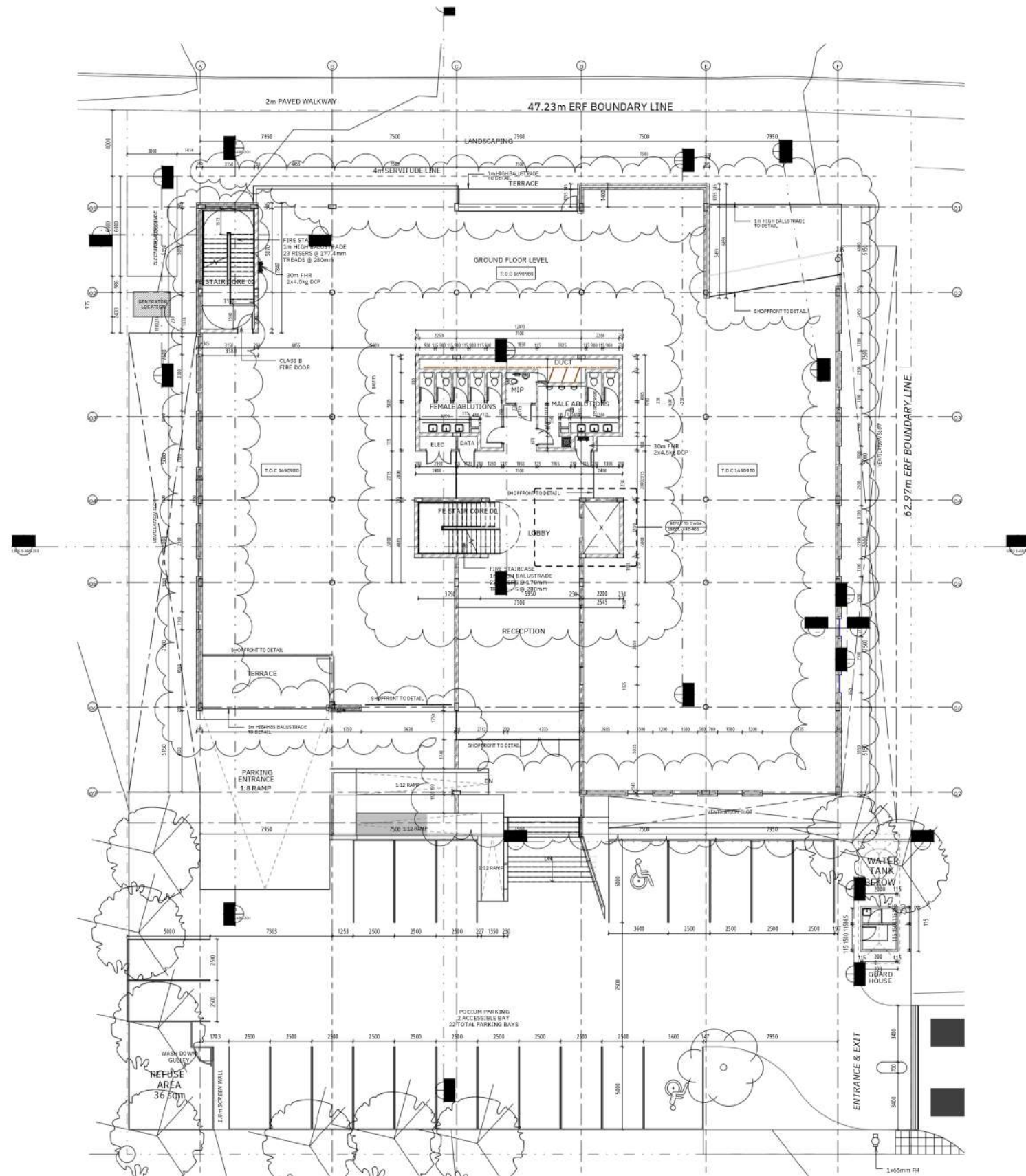






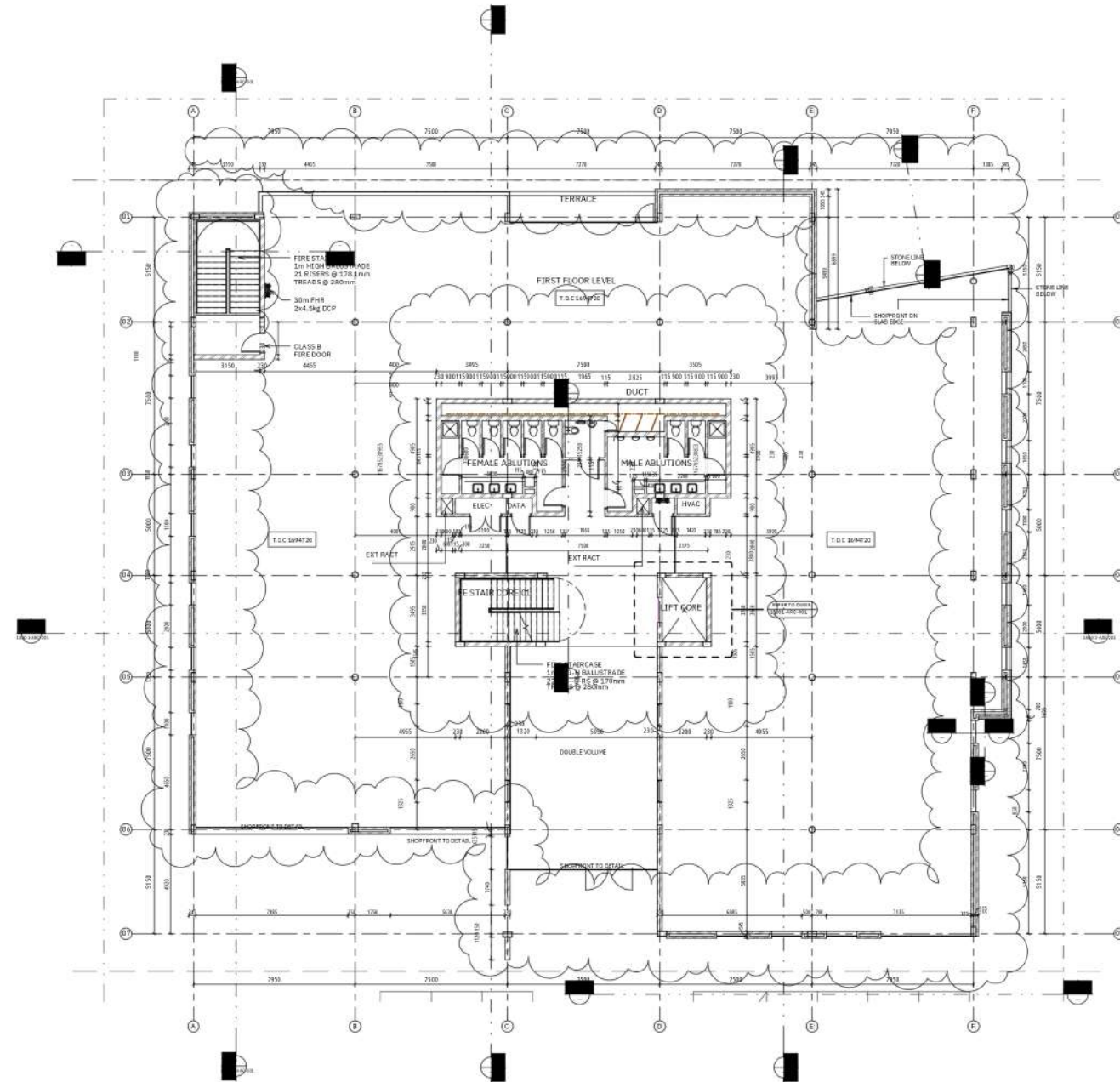
# FLOORPLANS

## GROUND FLOOR





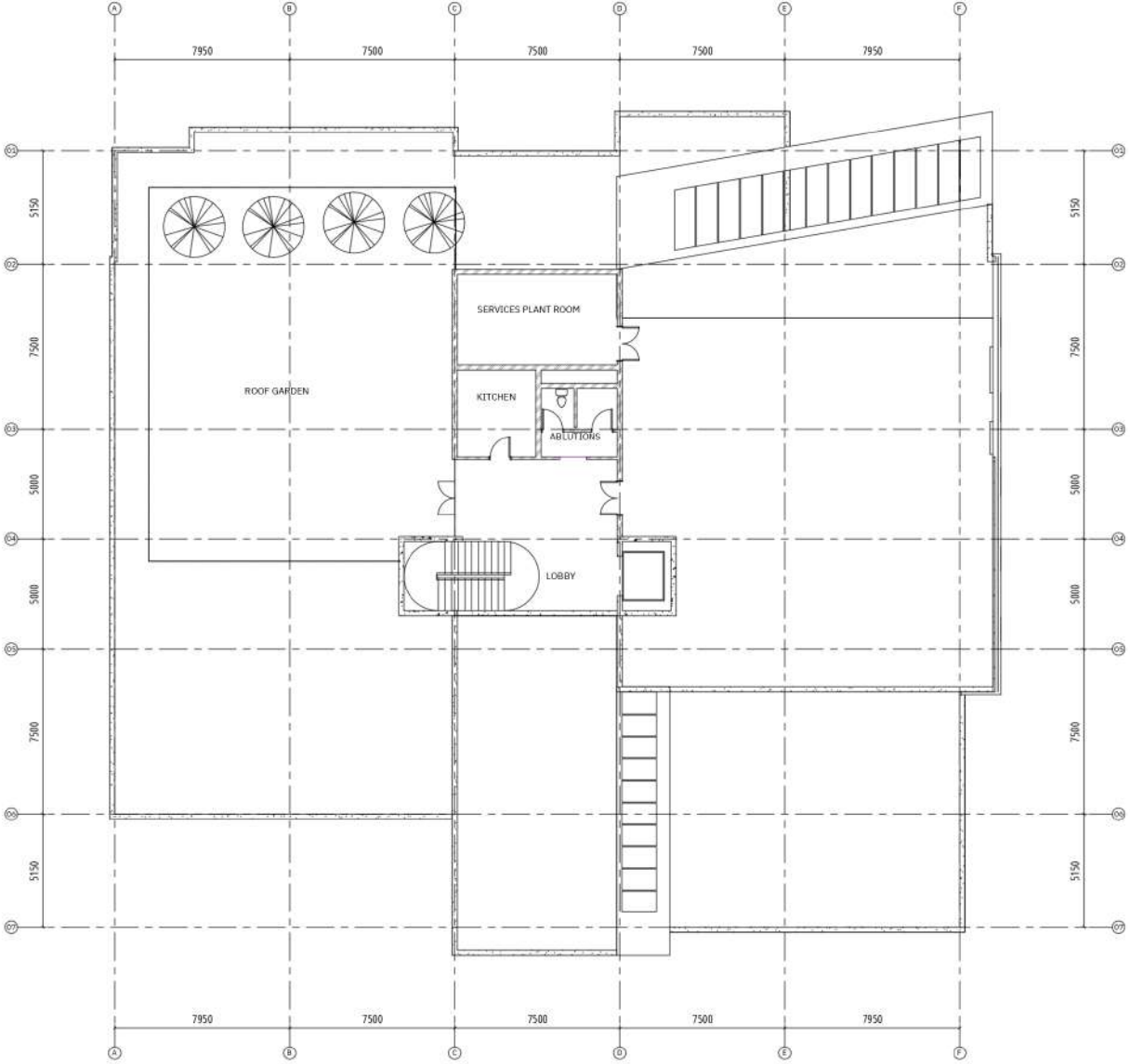
## FIRST FLOOR





# FLOORPLANS

## ROOF PLAN







WDB HOUSE  
AREA SCHEDULE

FLOORS	OFFICE GROSS LETTABLE AREA	BALCONIES	AVAILABILITY
Ground	1,1137m²	73m²	LET
First	1,205m²	10m²	LET
Roof		217m²	LET
TOTALS	2,342	300	



# COMPLETED & CURRENT DEVELOPMENTS



6 Parks Blvd | Feb 2020  
IHS Towers, Sony Music, Sony Publishing,  
and JLL



4 Parks Blvd | Aug 2021  
Radisson RED Hotel



203 Oxford | Jan 2021  
Life Healthcare HQ



8 Parks Blvd | Oct 2020  
Metier Private Equity, G+D Currency  
Technology, Instinctif Partners, Anglo American  
LWD, Zurich, and JLL



199 Oxford | Dec 2018  
BP Southern Africa, PPS, Enaex Africa, Allied  
Gold, Bluerock Atlantis, and Credo Wealth



3 Parks Blvd | Jun 2026  
Royal Bafokeng Holdings



10 Parks Blvd | May 2025  
BankServ, Convergence Partners, Spencer Stuart,  
Minotti



7 Parks Blvd | Mar 2022  
Anglo American Global Shared Services



5 Parks Blvd | Sep 2023  
Boston Consulting Group, Edelman, Heidrick  
and Struggles, Resitea, PPC, Arup, Skin Renewal,  
and Intaprop



55 Eastwood | Sep 2025  
Baker McKenzie, Universal Music



WDB House | Jul 2019  
Women's Development Bank



# COMMERCIAL TENANTS

**Baker  
McKenzie.**

**tétris**  
design × build



**BANKSERVAFRICA**



**Life** Healthcare

SpencerStuart



**ARUP**

**metier**

**CREDO**  
WEALTH



**resilea**

**HEIDRICK & STRUGGLES**

**-INSTINCTIF**  
PARTNERS



**INTAPROP**  
PROPERTY DEVELOPMENT  
AND INVESTMENT



# RETAIL & AMENITIES

DOUBLESHOT  
— coffee & tea —

joyJOZI

Ocaso  
BAR & EATERY



Minotti  
JOHANNESBURG

MM  
&  
OPTICAL

pink mama's  
— ♦ ♦ —



SKINrenewal



le fleur  
CAFÉ

Ethos

ZEDMEN



LEVINGERS  
DRY CLEAN & SHOE CLINIC

The Baron  
BAR & GRILL - EST 1993



OBSCURA





# OXFORD PARKS

## IMMEDIATE AMENITIES

- Hotel
- Conferencing and meeting facilities
- Restaurants, coffee shop, services
- Bespoke event venues
- Park-like environment
- Safe pedestrian movement
- Secure public parking











## OXFORD PARKS AMENITIES WITHIN A 1KM RADIUS

- Public transport includes taxis, buses and airport links
- Rosebank shopping hub
- Medical facilities
- Retail banks
- Schools and other educational institutes
- Conferencing facilities and auditorium
- Sport and health clubs
- Golf courses
- Places of worship
- Art galleries
- Parks and recreational public spaces
- An array of restaurants and speciality eateries



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AND INVESTMENT





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OXFORD  
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