



**KENT  
COLLECTIVE**

**OXFORD  
PARKS**



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# KENT COLLECTIVE

























KENT COLLECTIVE IS LOCATED IN THE HEART OF OXFORD PARKS - AN EXTENSION OF THE ESTABLISHED MATURE ROSEBANK NODE. IT IS A VIBRANT MIXED USE PRECINCT COMPRISING OFFICES, BESPOKE RETAIL & AN ARRAY OF RESIDENTIAL APARTMENTS. 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. KENT COLLECTIVE WILL BE NO EXCEPTION TO THE HIGH QUALITY DEVELOPMENT FINISH THAT OXFORD PARKS PRIDES ITSELF ON.

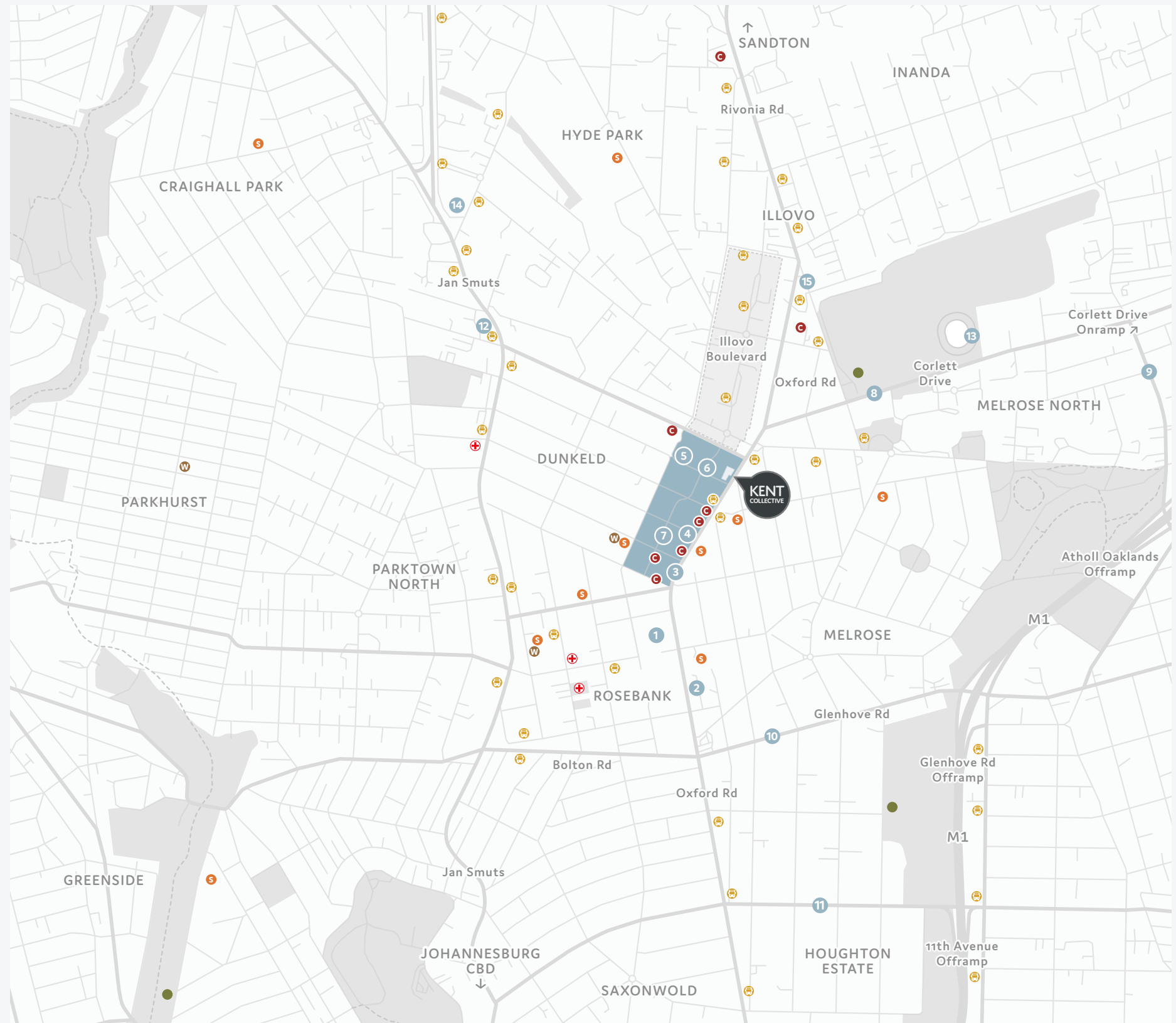


# PERFECTLY LOCATED

Located in the vibrant new precinct called Oxford Parks, Kent Collective is central and integrated in its position within the new heart of the city. Kent Collective is accessible from 4 major highway off-ramps, is surrounded by a magnitude of high density vehicle grids, and is positioned opposite a Gautrain bus stop. The highly visible location of Kent Collective, fronting onto Oxford Road captures the view of 50,000 vehicles a day.

Points of interest:

-  Oxford Parks Precinct
-  Illovo Boulevard
-  Green Belts
-  Gautrain Bus Stops
-  Golf Courses
-  Schools
-  Places of Worship
-  Commercial Offices
-  Hospitals
-  1 Rosebank Retail
-  9 Athol Oaklands Road
-  2 Rosebank Gautrain station
-  10 Glenhove Road
-  3 Radisson RED
-  11 11th Avenue
-  4 Planned financial institution
-  12 Dunkeld West Shopping Centre
-  5 KentRidge
-  13 Wanderers Stadium
-  6 Villoresi Office Park
-  14 Hyde Park Shopping Centre
-  7 Planned express grocery store
-  15 Thrupps Illovo Centre
-  8 Corlette Drive



# 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.

Kent Collective is conveniently situated within this connective focal area. Close to core business, leisure and transport hubs in Johannesburg.

- GAUTRAIN STATION**  
This station links Rosebank and surrounds to Soweto, Pretoria and OR Tambo

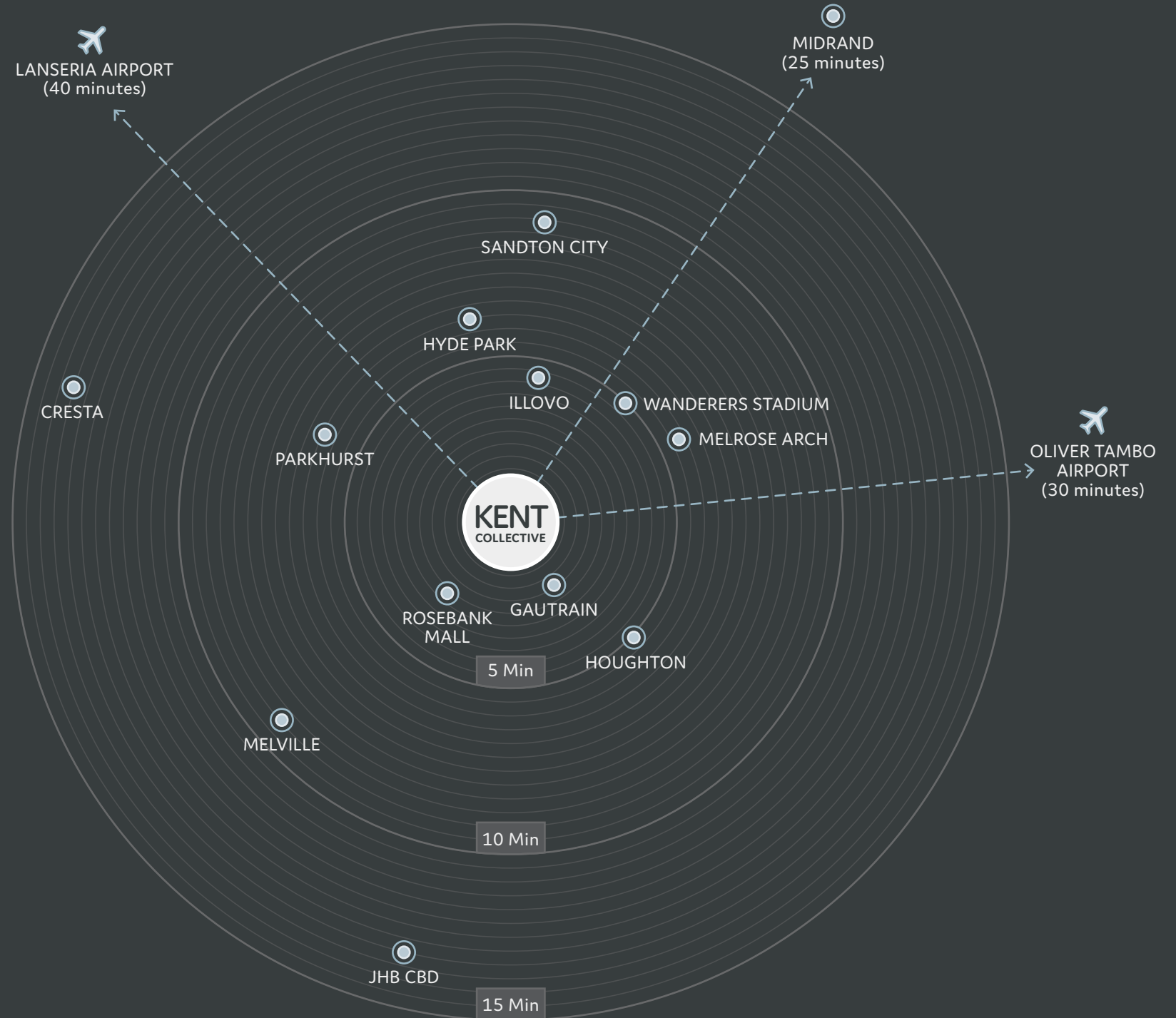
2 Minutes
- ROSEBANK MALL**  
Houses over 200 shops and restaurants

3 Minutes
- ILLOVO**  
A well established residential area and a growing office node

5 Minutes
- SANDTON CITY**  
One of the largest shopping malls in Africa

9 Minutes
- OLIVER TAMBO AIRPORT**  
International airport

30 Minutes



# THE KENT COLLECTIVE DEVELOPMENT

Visually, this sophisticated building creates a powerful impact with its two-tone stone and glass façade, vast glazed atrium and third floor north facing terrace. Positioned on Oxford Road, Kent Collective offers exceptional exposure on Oxford Road. Signage opportunities will be visible from the Oxford/Bompas road intersection. Secure basement parking creates ease of access into the building, where dual lifts will conveniently carry passengers directly to their required floor level. Upon entry into the office space users are greeted with natural light, generous floor to soffit height, outdoor areas, exceptional quality base build finishes and exclusive use facilities. This modern building encompasses architectural flare, efficiency and adaptability.



Aerial view of the Oxford Parks precinct with Sandton in the distance.







# FLOORPLANS

These regular shaped floor plates easily accommodate both cellular and open plan office fit outs. Requirements for additional space can be achieved with the removal of the demising walls. Northeast and northwest facing office spaces provide for morning and afternoon natural light. Breakaway retreats are accessible with exclusive use balconies. All floors feature the following highlights:

- Executive double door access
- Offices are constructed with a generous volume of 3.3m in height
- Each office includes exclusive use balconies
- Private ablution facilities are included in each office
- Direct atrium and basement access is offered with dual lifts, and the alternative use of the building circulation stairs
- Basement parking is included at 4 bays per 100m<sup>2</sup>. If required, additional bays can be purchased

## FIRST FLOOR

### UNIT ONE

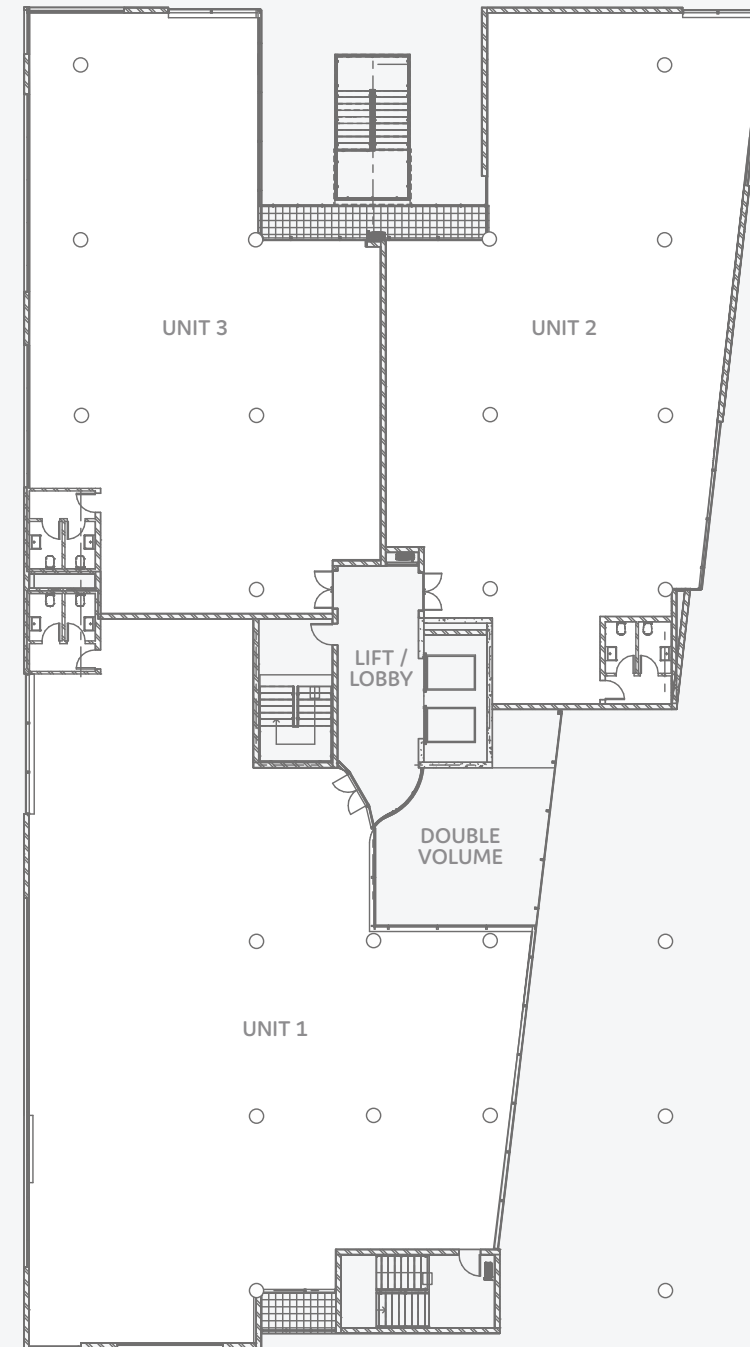
Size	495
Balcony	5
Parking Bays	20

### UNIT TWO

Size	326
Balcony	7
Parking Bays	13

### UNIT THREE

Size	361
Balcony	7
Parking Bays	15



This first floor totaling 1,182m<sup>2</sup> comprises three offices ranging from 326m<sup>2</sup> to 495m<sup>2</sup>.

# SECOND FLOOR

## UNIT FOUR

Size	430
Balcony	5
Parking Bays	17

## UNIT SIX

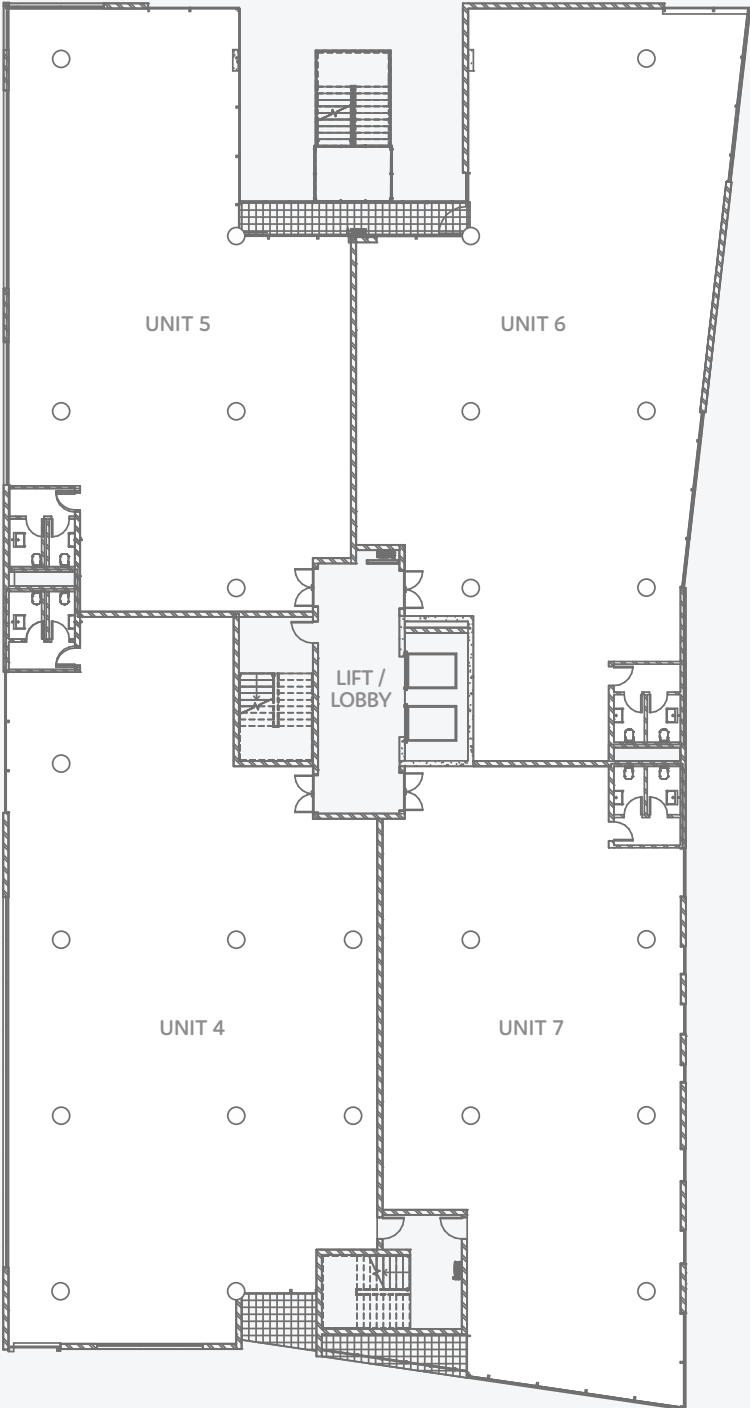
Size	400
Balcony	7
Parking Bays	16

## UNIT FIVE

Size	321
Balcony	7
Parking Bays	13

## UNIT SEVEN

Size	312
Balcony	5
Parking Bays	13



This second floor totaling 1,463m<sup>2</sup> comprises four offices ranging from 312m<sup>2</sup> to 430m<sup>2</sup>.

## THIRD FLOOR

### UNIT EIGHT

Size	423
Balcony	12
Parking Bays	17

### UNIT TEN

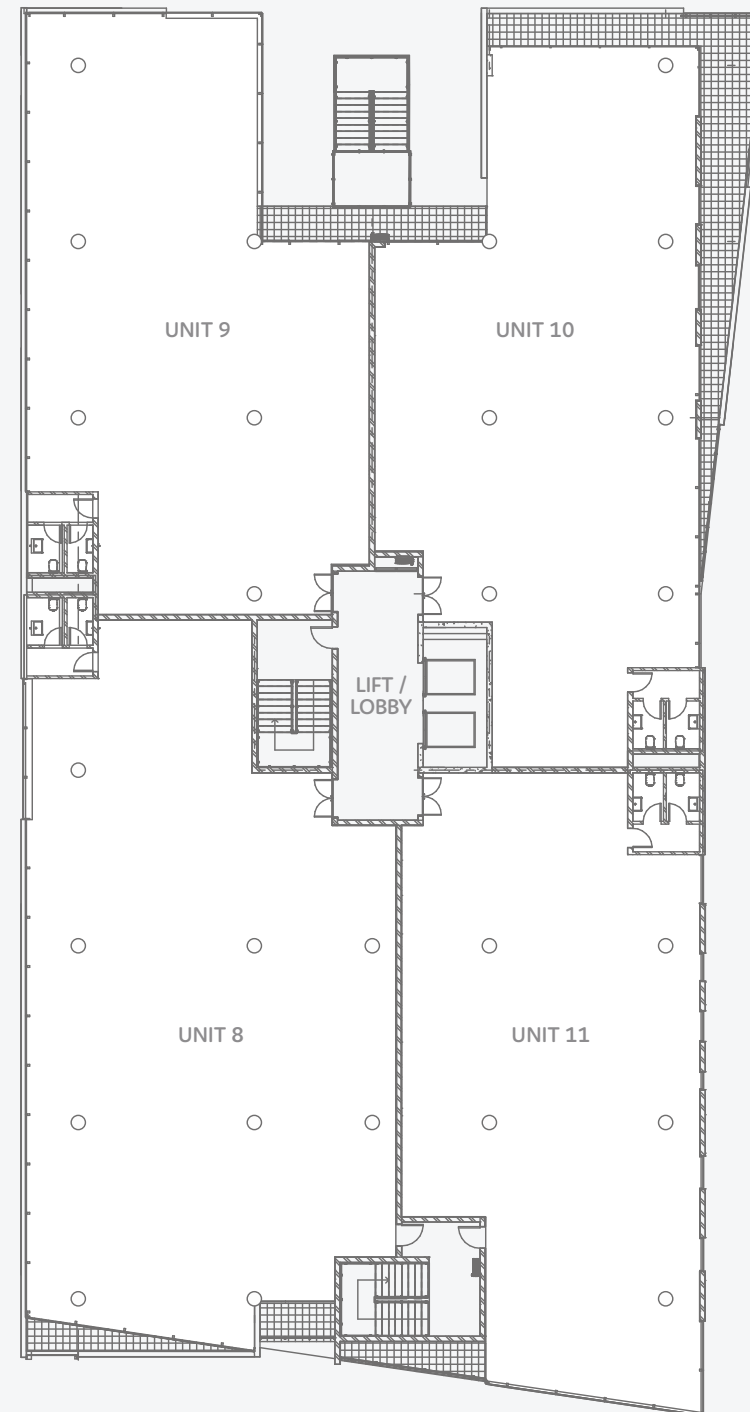
Size	324
Balcony	54
Parking Bays	14

### UNIT NINE

Size	321
Balcony	7
Parking Bays	13

### UNIT ELEVEN

Size	312
Balcony	8
Parking Bays	13



This third floor totaling 1,380m<sup>2</sup> comprises four offices ranging from 312m<sup>2</sup> to 423m<sup>2</sup> and has unobstructed vistas of Johannesburg's green canopies.

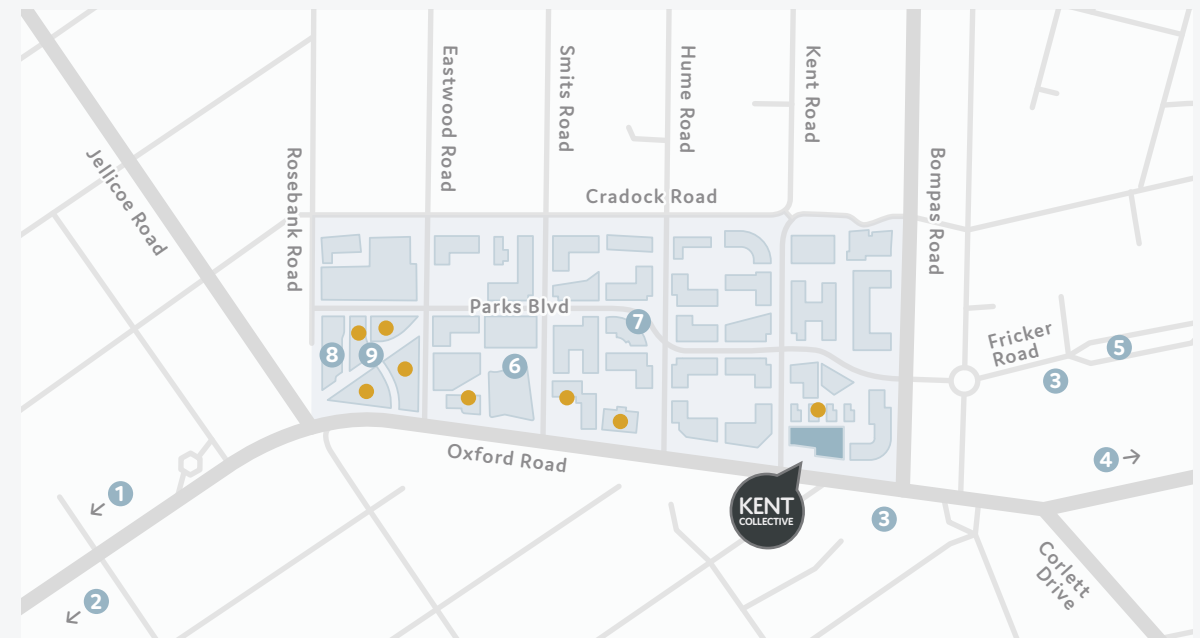


# BUILDING HIGHLIGHTS

- Situated in the Oxford Parks Precinct which forms part of the greater Rosebank area, the iconic premier node in Johannesburg.
- Designed by GLH Architects
- Premium Grade
- 312m<sup>2</sup> – 4,025m<sup>2</sup> offices available
- Excellent exposure and signage opportunity on the Oxford/Bompas intersection
- Highly accessible access and egress
- Multi modal transport in the Precinct
- Part of a privately managed City Improvement District
- Unique and compelling urban environment
- 800m to the Gautrain and Rosebank offering a high quality lifestyle area and amenities
- Built to Green Star Principles



# PRECINCT AMENITIES



Located within Oxford Parks, Kent Collective continues the concept of Life Connected. It is integrated and central with clean, safe and secure privately managed public spaces. Everything within the development is at a human scale and walkable with ample tree-lined roads and cycle lanes. The lifestyle focused concept includes precinct convenience through many bespoke retail outlets and access to a broad selection of amenities - all within an easy 8 minute walk from the development. Some key amenities include:

- 1 Rosebank Mall
- 2 Rosebank Gautrain Station
- 3 Gautrain bus stop
- 4 Illovo Junction
- 5 Grate Café
- 6 Proposed new express grocery store
- 7 58 On Hume
- 8 Radisson RED
- 9 High-street bespoke restaurants:
  - The Greenhouse Bar and The Florist (Israeli Tapas and Cocktails)
  - Moeng (Traditional African Cuisine)
  - Doubleshot (Bespoke Coffee Sop and Roster)
  - Waku (Asian Fusion)
  - Flight Coffee
  - A CPT Seafood Restaurant
  - Banjaara
- Commercial Offices

## INCLUDED IN THE COST

- Services have been designed on a density of 15m<sup>2</sup> per person.
- Access control to the basement and the front door of the building
- Two WCs per unit fitted out and tiled to the architect's specification
- Standby generator
- Back-up water

## OCCUPATION COSTS

### Rates and Taxes R30/m<sup>2</sup>

\*Estimate that will revert to an actual annually

### Operating Costs R25/m<sup>2</sup>

\*Estimate that will revert to an actual annually

### Utility Charges R24/m<sup>2</sup>

\*Estimated Electricity, Water and Sewerage



## CONTACT

Jennifer Hepburn-Brown

Tel: 011 731 1900

Mobile: 076 600 1861

E-mail: [jennifer@intaprop.co.za](mailto:jennifer@intaprop.co.za)

Web: [www.intaprop.co.za](http://www.intaprop.co.za)

Physical address: Intaprop, 1st Floor,  
199 Oxford, Oxford Parks, Dunkeld

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