



Lynnwood Bridge

The new landmark in Pretoria East



The 73 000m² mixed-use Lynnwood Bridge development, developed by Atterbury Property currently underway in the East of Pretoria, holds the record for the largest loan amount, R1,2 billion, advanced to a private property developer.

Pretoria East is abuzz with contractors completing the new Lynnwood off ramps and others working round the clock to complete phase one of the Lynnwood Bridge development.

The latest design principles on cost effective design reticulation were incorporated throughout the development, giving a new meaning to the old "live, work and play" adage. The Lynnwood Bridge experience, for tenants and visitors, is enhanced by the introduction of strategic landscaping to soften the visual impact of the high density nature of buildings and the employment of a lighting specialist to deliver functional and aesthetically pleasing lighting.



Basic green architectural principles have been employed in the selection of energy and efficient service components, orientation of the buildings, type of glass used and shading of the western and eastern facades.

Lynnwood Bridge is a mixed-use development in every sense of the word. The first phase of the development incorporates an 8 000m² City Lodge Hotel and 33 000m² of office space, including offices for Adams & Adams and Aurecon. Atterbury's own head office will also move to Lynnwood Bridge in March 2011. The upgrading of Daventry Road and bulk infrastructure of the development also forms part of phase one of the development. The City Lodge opened in June 2010 in time for the Soccer World Cup, while office tenants Adams & Adams took occupation during October 2010 and Aurecon will follow in April 2011.




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Phase two, essentially comprises the retail precinct of the development, including a 15 000m² shopping centre. The centre will host such tenants as Woolworths, ProShop a 2 200m² Planet Fitness and an exciting mix of restaurants. Tribeca, Colcacchio, Vishoek, and a Theatre café and wine bar, located in the lovely piazza next to the Atterbury Theatre, will have visitors spoilt for choice.

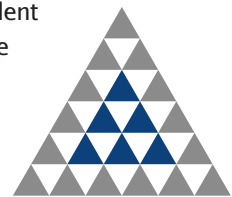


The specialised and upmarket retail tenancy profile will enhance the shopping and dining experience in the Lynnwood area. Completion of the shopping centre is anticipated by April 2011.

The retail precinct will also incorporate the 430 seat Atterbury Theatre, owned by the Atterbury Trust. The Atterbury Theatre will be launched with a unique South African musical celebrating the music of Laurika Rauch, along the likes of Mamma Mia that featured the music of ABBA. "Stuur groete" is produced by Christopher Torr and Johan Badenhorst of "Voetspore" fame. Atterbury Theatre is a state-of-the-art West-end type theatre equipped with the best sound and lighting equipment. A number of production and sound studios, for the recording of CD and television shows, will be run as a separate enterprise from within the theatre. The theatre will also be available to the many schools and community organisations in the east of Pretoria for hosting concerts, plays, choir festivals, and other such events.

By providing a night-life destination in Pretoria East, residents will no longer have to travel to regional centres to or metropolitan Tshwane to enjoy a night out.

Lynnwood Bridge enjoys excellent access to the N1 highway via the newly constructed off-ramp, Lynnwood Road and strategic through-roads. The seamless accessibility is one of Lynnwood Bridge's greatest assets.



ATTERBURY

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