

# Property

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# ATTERBURY'S CUTTING-EDGE LYNNWOOD BRIDGE *Development*

**MOTORING SPECIAL:**  
SUVS UNCOVERED

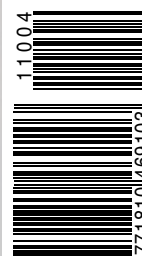
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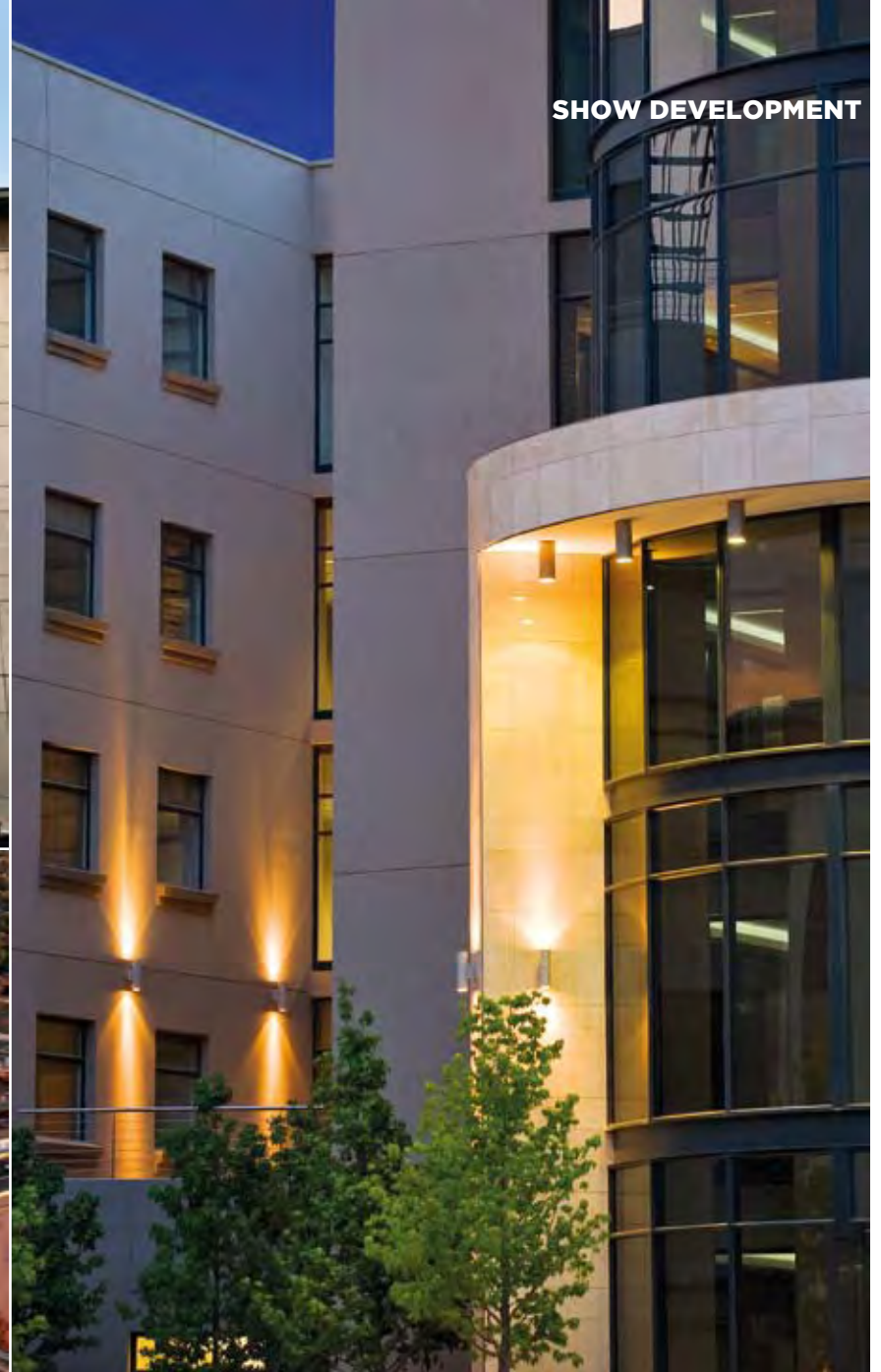
RSA R34,95 (incl VAT)  
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Lynnwood Bridge retail and office  
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# Atterbury: Bridging the gap AT LYNNWOOD

*The contemporary architecture of the new Lynnwood Bridge development in Pretoria has changed the surrounding landscape, creating an upmarket environment to work in and a trendy atmosphere for shopping.*



Lynnwood Bridge began as a vision about five years ago. But before the 73 000m<sup>2</sup>, multi-use development arose, 25 houses had to be bought and vacated, an existing library moved and rebuilt, and the entire road network, including a new N1 off-ramp, had to be constructed.

Fortunately, this is now all history as Atterbury Property Developments enters the home stretch on this prestigious project. The Lynnwood Bridge development is a new landmark in a highly visible location on the recently upgraded Lynnwood off-ramp from the N1 highway in Pretoria. Completion of the second phase of this project is scheduled for the beginning of May, when the upmarket speciality retail development opens its doors.

The development will house an exciting mix of stylish restaurants, destination stores, a Planet Fitness gym, a Pro Shop, a Safari & Outdoor store and the cutting-edge Atterbury Theatre, which promises evenings of great entertainment.

The restaurants are situated in a beautiful open-air piazza with attractive landscaping and pieces by renowned sculptor, Angus Taylor. There's also a new-concept City Lodge Hotel that opened in time for the Soccer World Cup last year.

Ultimately, Lynnwood Bridge will comprise A-grade office space (Phase 1) and 13 743m<sup>2</sup> of exclusive retail space, which includes the Atterbury Theatre.

Phase 3, on which construction will commence later this year, will comprise 15 000m<sup>2</sup> of A-grade office space. Adams & Adams Attorneys took occupation of their new signature head office in October 2010. Atterbury Property

Developments will move into their magnificent new head office on 1 April and Aurecon will take occupation of its spacious, eco-friendly building in June this year.

A special component of the retail section is the world-class, West End-style, 420-seat Atterbury Theatre. With the recent explosion in the number of festivals in South Africa, there is a need for smaller arenas outside the festival scene that can showcase new productions and up-and-coming artists, and this theatre is destined to become the preferred location for cultural events in Pretoria East.

The theatre opens its doors to an expectant Pretoria public with the South African musical, *Stuur Groete*, which celebrates the music of Laurika Rauch. Patrons can also look forward to performances by Stef Bos, Pieter-Dirk Uys, Coenie de Villiers, Jak de Priester, Helena Montoya, Amanda Strydom and Lize Beekman.

In addition to stage productions and concerts, the theatre will also be available to the many schools and community organisations in Pretoria East for hosting concerts, plays or choir festivals.

The theatre boasts the latest equipment, distinguishing it from other similar-sized venues and making it ideal for small musical and drama productions, performing bands, solo artists, dance productions, choirs and school productions. Advanced audiovisual technology makes it perfect for conferences and product launches as well.

The theatre includes production and sound studios that can be utilised for the recording of shows. Paulette Reyneke, who has many years of theatre management experience,

**Opposite** Contemporary architecture defines Atterbury's Lynnwood Bridge. **This page, clockwise from top left** The entrance to the City Lodge Hotel; Adams & Adams Attorneys' stylish head office at Lynnwood Bridge; the development enjoys prime positioning on the new N1 highway off-ramp in Pretoria East.

#### TRUST IN ATTERBURY

Founded in 1994, the Atterbury Property Group has built a sound reputation for delivering exceptional commercial, office and retail assets. Over the past few years, the group has been awarded several accolades for best property developer in South Africa.

When the Atterbury Property Group was established, a decision was taken to plough part of the wealth it created back into the community. The Atterbury Trust was created with the primary objective of promoting Christian-based education in disadvantaged communities.

The trust's main activities are the awarding of bursaries to financially challenged students and their subsequent support and mentorship.

A secondary aim is to provide vital financial support to schools and pre-primary schools in the western suburbs of Pretoria.

The Atterbury Theatre will belong to the Atterbury Trust and aims to promote cultural activities in disadvantaged communities.

## SHOW DEVELOPMENT



**Top left to right and middle right** Satisfied tenants at Lynnwood Bridge – Henk Kirsten from Rhapsody's; Thomas Ferreira from Vishoek; Stephnie van Staden from Stephnie's Theatre Café; Jaconet Willers and Gideon Nieman from Col'Cacchio. **Bottom row** The Atterbury Theatre aims to promote cultural events in Pretoria East, and is also an ideal conference venue.

will run the theatre together with a team of professionals to ensure great entertainment.

Adjacent to the Lynnwood Bridge Office Park development is the Glenfair Shopping Centre, consisting of 15 780m<sup>2</sup> of retail and office space. The centre was acquired by Atterbury Investment Holdings in 2008 and has subsequently been renovated with a completely new look, creating a sublime shopping experience. It is anchored by Spar and Checkers, and new tenants include Dis-Chem, Solomons and Capitec Bank.

Lynnwood Bridge Office Park and Glenfair Shopping Centre will be linked by a pedestrian bridge crossing Daventry Road, and clients can now look forward to a

complementary tenant mix from these two centres. The office park development is 100%-owned by Atterbury Investment Holdings (AIH), the investment holding company of the Atterbury Group, and provides the appropriate landscape for the group's financial track record, balance sheet strength and overall growth performance.

It has investments in properties predominantly in the commercial and retail sectors, as well as offshore investments with a total current gross value in the region of R7-billion.

Atterbury Property Developments, the development leg of the Atterbury Group, is responsible for this prime development and the asset management of the project will be the domain of Atterbury Asset Managers. 📍



### MUSICAL MATTERS

The musical drama, *Stuur Groete*, premieres at the Atterbury Theatre on 19 May 2011. This uniquely South African production, featuring the music of Laurika Rauch, is set on a farm in the Camdeboo in the Karoo. *Stuur Groete*, sponsored generously by the Momentum Group and Atterbury Trust, is produced by Christopher Torr and Johan Badenhorst, known for his TV documentary show *Voetspore*. *Stuur Groete* will emulate the ABBA-inspired musical, *Mamma Mia*.

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**For more information on Lynnwood Bridge retail and office leasing enquiries, contact Sanri van Tonder, +27 (0)82 572 5477, [sanri@atterbury.co.za](mailto:sanri@atterbury.co.za)**