



Longmeadow Business Estate
Modderfontein, Johannesburg



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identity
A United Group Company

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Introduction

Over 25 years, Atterbury has developed and managed prime commercial, retail and residential property across South Africa, the rest of the African Continent and Europe. Atterbury Property Holdings is the operational company in the Atterbury Group. This holding company consists of development, asset management, leasing and corporate services divisions.

Atterbury Property Holdings has always believed in development and meticulous asset management as a catalyst for economic and societal growth and improvement. Creative, well-managed spaces, featuring elegant architecture within safe and accessible environments are hallmarks of all Atterbury developments.



*Longmeadow Business Estate
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The property has been developed to accommodate two distinctive uses; Offices and Industrial. The property is considered as being developed to the highest standards in the South African industrial property market. The exemplary standard is set by the Longmeadow Business Estate in terms of conforming to the aesthetics required by the Business Estate. The aesthetics within the estate make it one of South-Africa's premier and niche-industrial property destinations.

Setting an exemplary standard

The business estate occupies an area of approximately 200 hectares and is considered to be a very popular and niche industrial park within the Johannesburg area. Longmeadow Business Estate is centrally located approximately 9km to the south east of Sandton, 13km from the Johannesburg CBD, 8km south of Germiston and approximately 9km east of Boksburg.

The locality of this property is extremely favourable; easily accessible on an offramp of the N3 National Highway (Eastern Bypass). The property also enjoys easy access to the R25, Modderfontein Road which is considered as a major arterial route between Longmeadow, Edenvale to the south and Kempton Park to the east.

GLA Offices	1 998 m ²
GLA Warehouse	1 791m ²
Basement Parking Bays	126 bays

Photographic Library

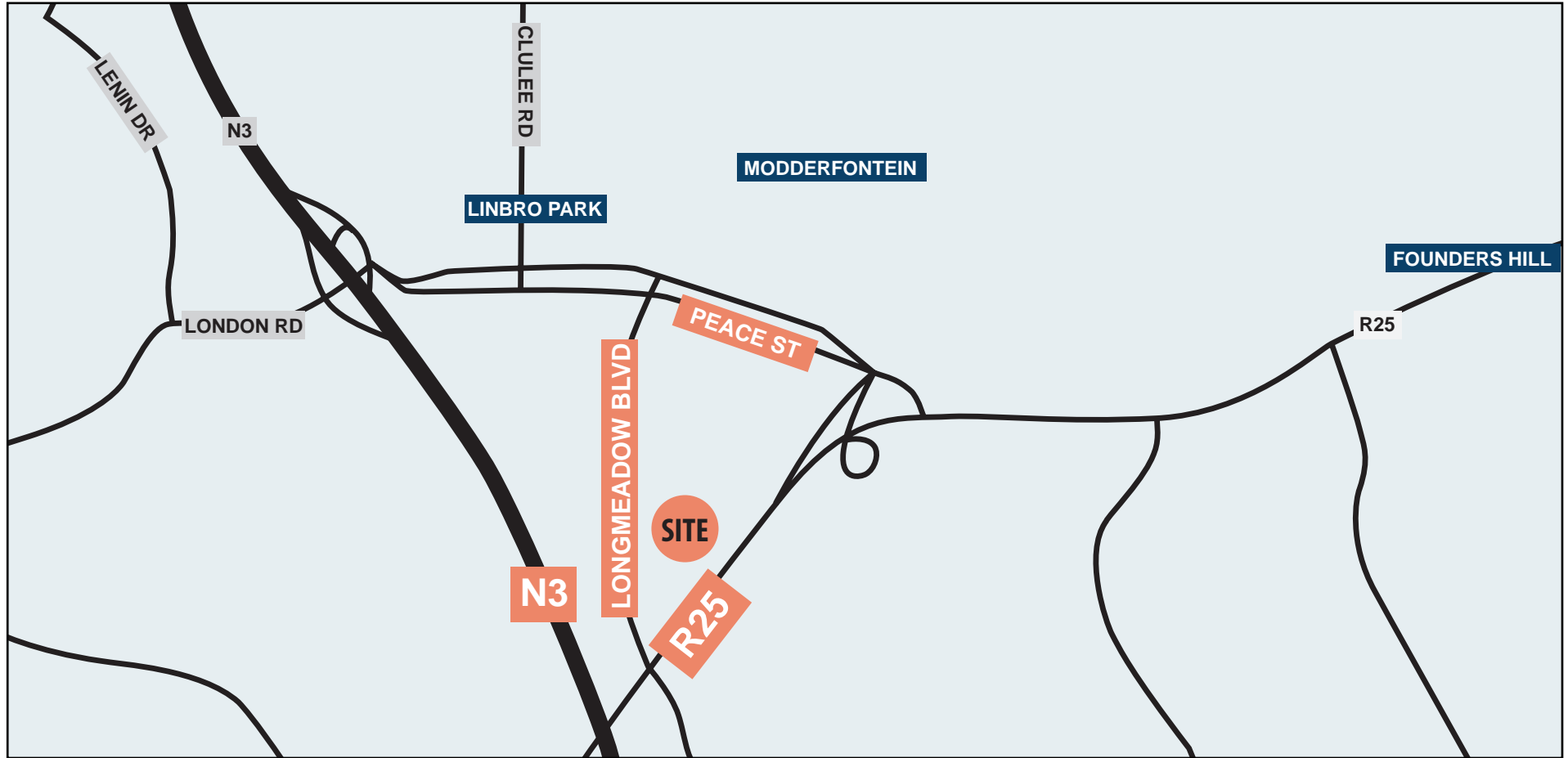


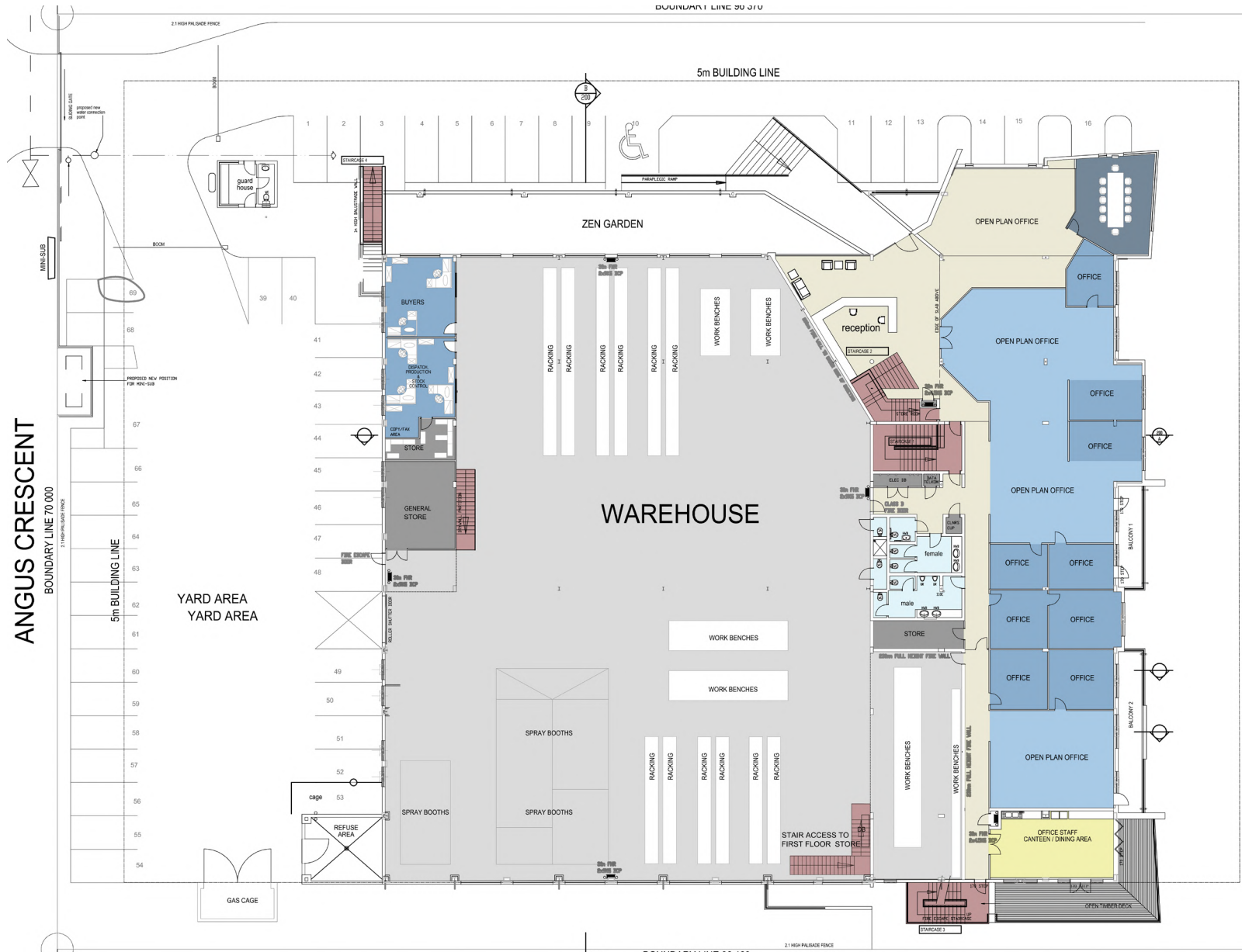






Locality





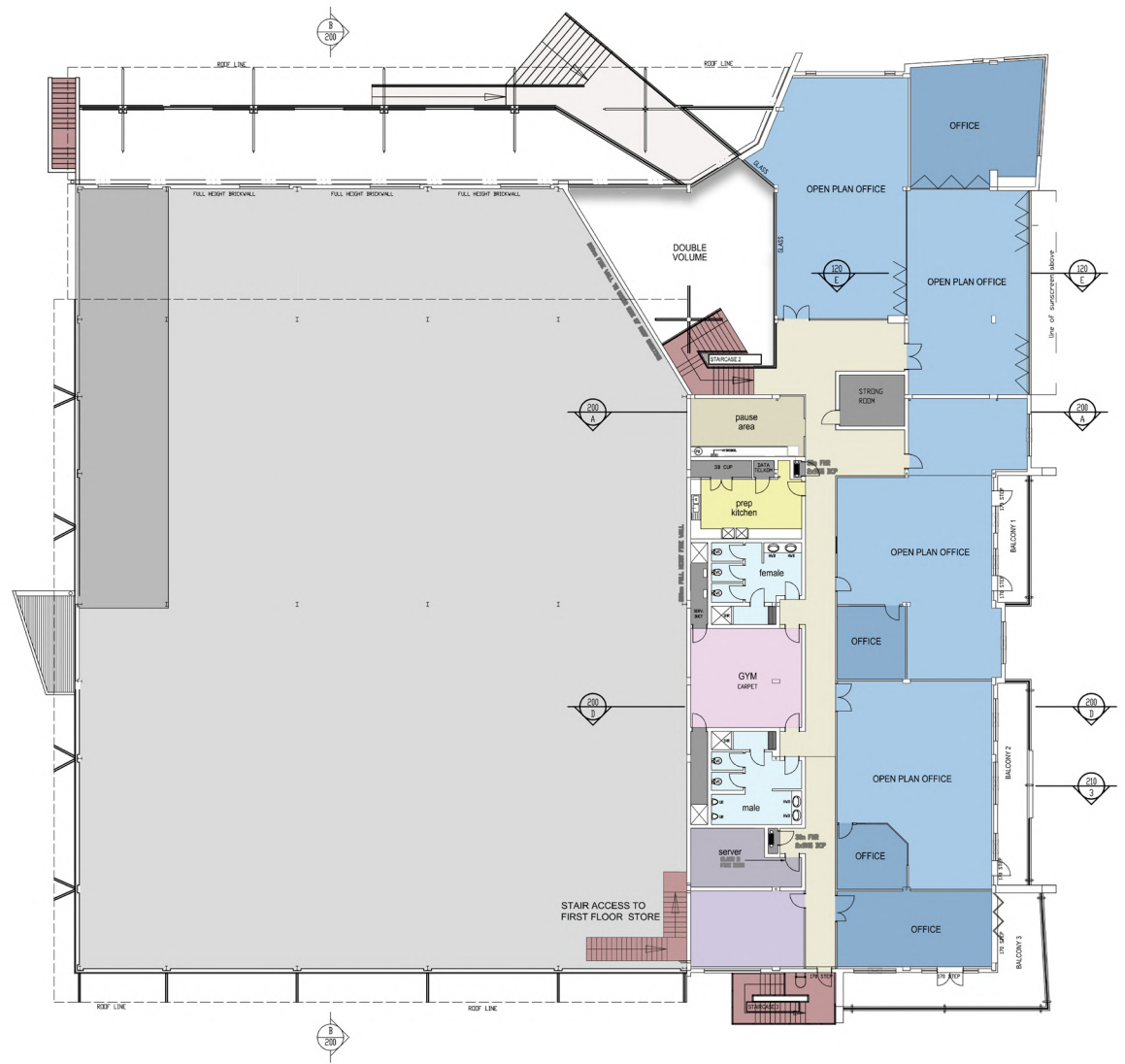
ANGUS CRESCENT

/ Ground Floor
Warehouse & Offices



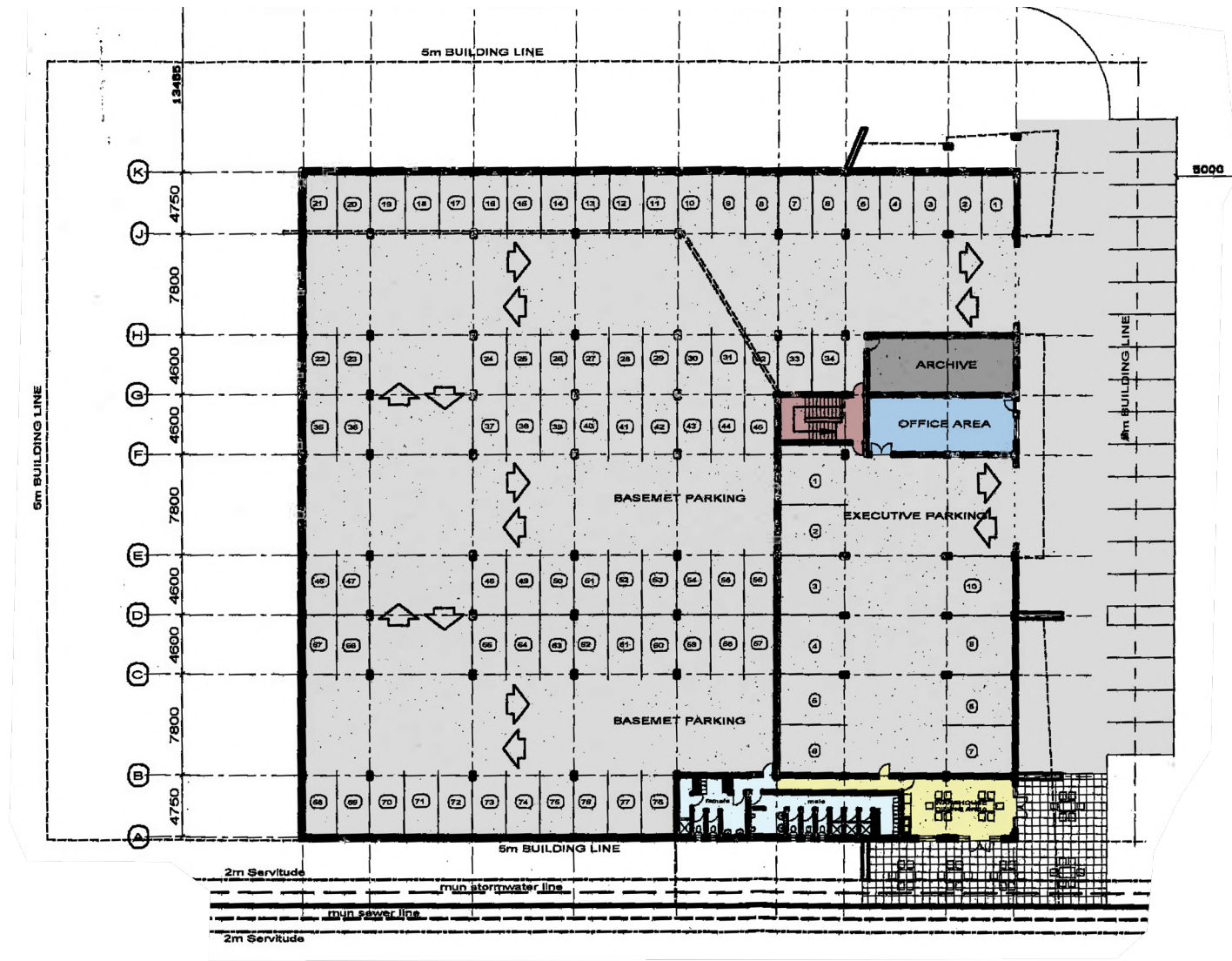
GROUND FLOOR PLAN 1:100

310 sq

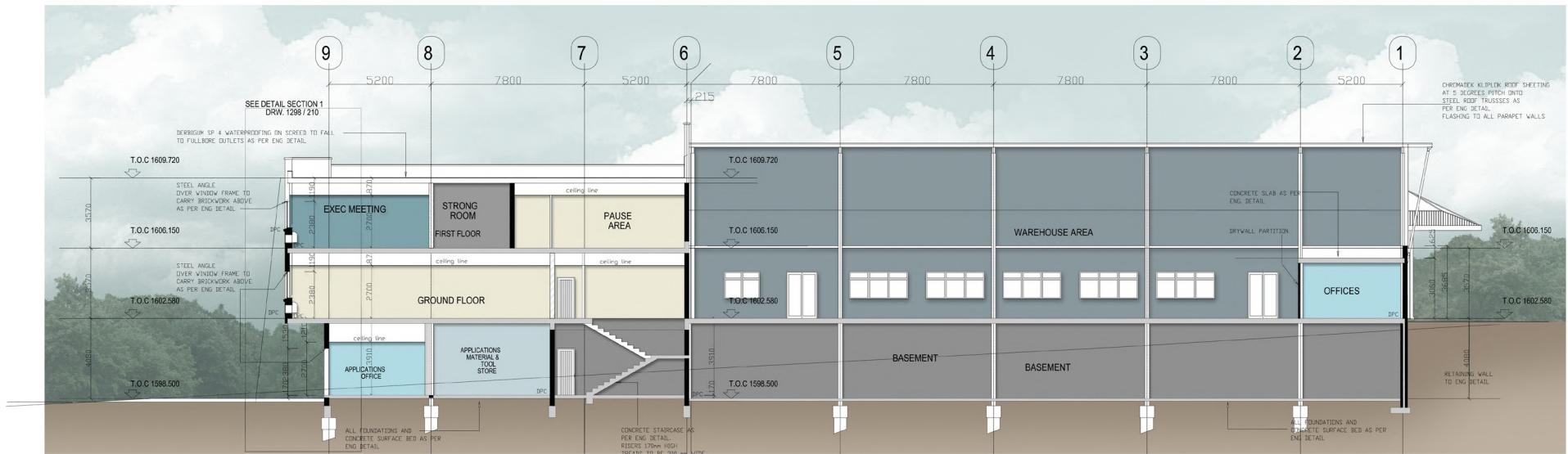


/ First Floor
Offices

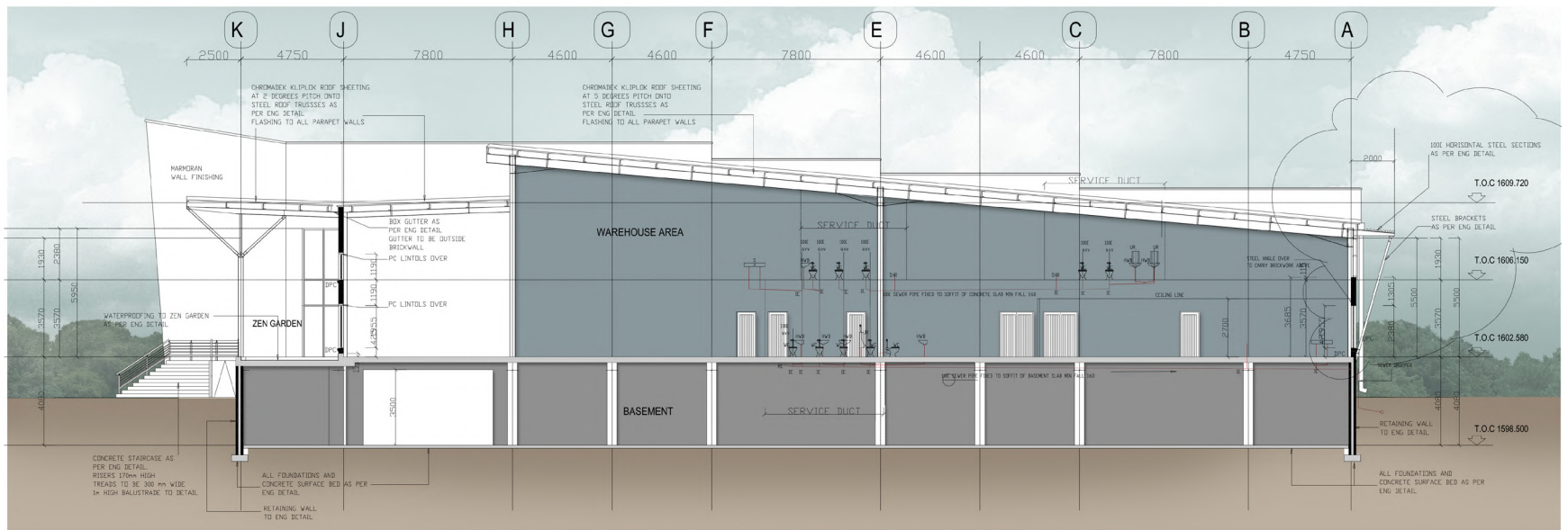
 FIRST FLOOR PLAN 1:100



/ Basement Plan



/ Section AA (West)



/ Section BB (South)

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