



the art
OF DEVELOPMENT

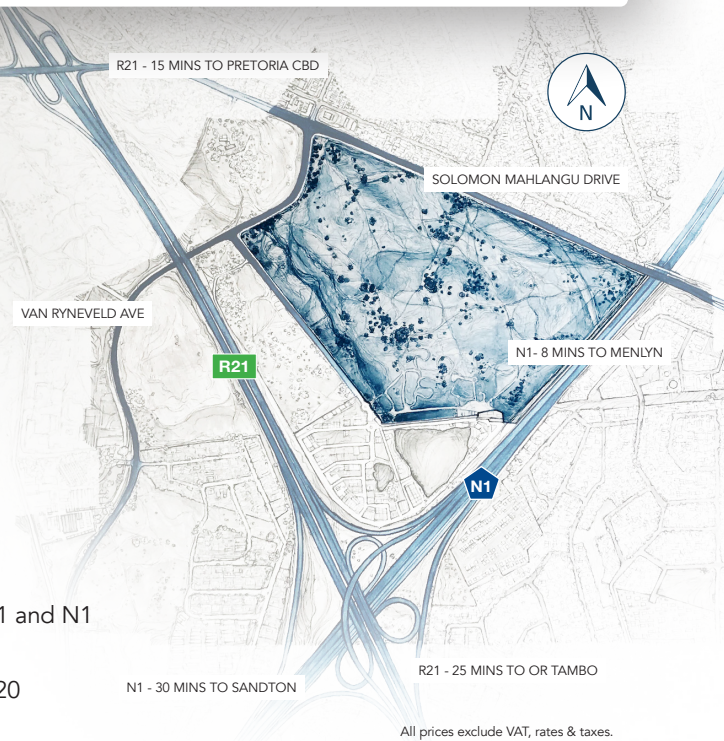
**GATEWAY
TO PRETORIA**

Castle Gate occupies a prime site adjacent to the N1, Van Ryneveld Ave and Solomon Mahlangu Dr. This central location features easy access to and superb visibility from all surrounding roads.

The new road infrastructure upgrades will result in improved private and public transport in the area, benefiting all tenants in Castle Gate. The new precinct has been designed for optimal use by commercial, retail and residential tenants. Castle Gate is a truly world-class and modern multi-use development.

Modern mixed-use precinct development consisting of:

- ±115 000 m² Offices
- 1100 Residential Units
- ±20 000 m² Medical
- ±23 000 m² Shopping Centre
- Hotel
- Private School
- Events Facility
- Centrally located: 10 km from nearest Gautrain Station and 15 minutes from Pretoria CBD
- Easy access to and from the R21 and N1
- Highly visible from the N1
- Retail launch: 26 November 2020



All prices exclude VAT, rates & taxes.
* Dependant on size.



CASTLE GATE LIFESTYLE OFFICE

TOTAL OFFICES AREA	TOTAL PARKING BAYS	NET OFFICE RENTAL	R/BASEMENT PARKING BAY	LEASE COMMENCEMENT DATE
± 4 000 m ²	4 bays / 100 m ²	R150 / m ²	R950 / bay	1 Feb 2022

OFFICE FIT-OUT

The base building specification allows for a white box, which includes ceilings, standard lighting and air-conditioning.

OFFICE FIT-OUT ALLOWANCE

The tenant is responsible for the office fit out cost over and above the items included in the base building specification. A tenant fit-out allowance of R850 per m² office GLA (excl. VAT) will be made available.

Inspired by Atterbury

www.atterbury.co.za

Solet Viviers

082 564 3042

solet@atterbury.co.za

