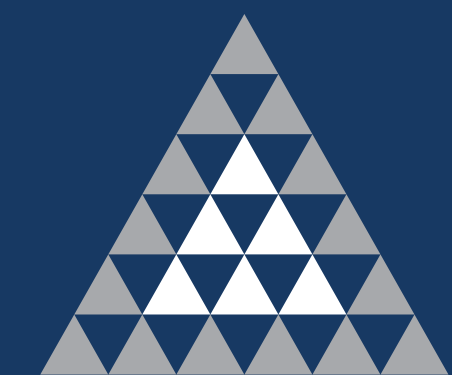


Setting an exemplary standard

LONGMEADOW
— Business Estate —

MODDERFONTEIN GAUTENG



ATTERBURY

It's a matter of association

17 Angus Crescent, Longmeadow Business Estate, Lethabong

[ATTERBURY.CO.ZA/PORTFOLIO-ITEMS/TODWIL-LONGMEADOW-BUSINESS-ESTATE](https://atterbury.co.za/portfolio-items/todwil-longmeadow-business-estate)

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MASTER PLAN: DEVELOPING DREAMS

1994 saw the beginning of a new era for South Africa. It was the birth of our country as a new, true democracy and the whole world was waiting in anticipation to see to what levels the Rainbow Nation would rise.

1994 also marked the birth of Atterbury and the founders, Francois van Niekerk and Louis van der Watt, realised that there were no limits to their dreams of becoming an international force to be reckoned with. For over 27 years Atterbury has developed and managed prime commercial, industrial, retail and residential property across South Africa, the rest of the African continent and Europe.

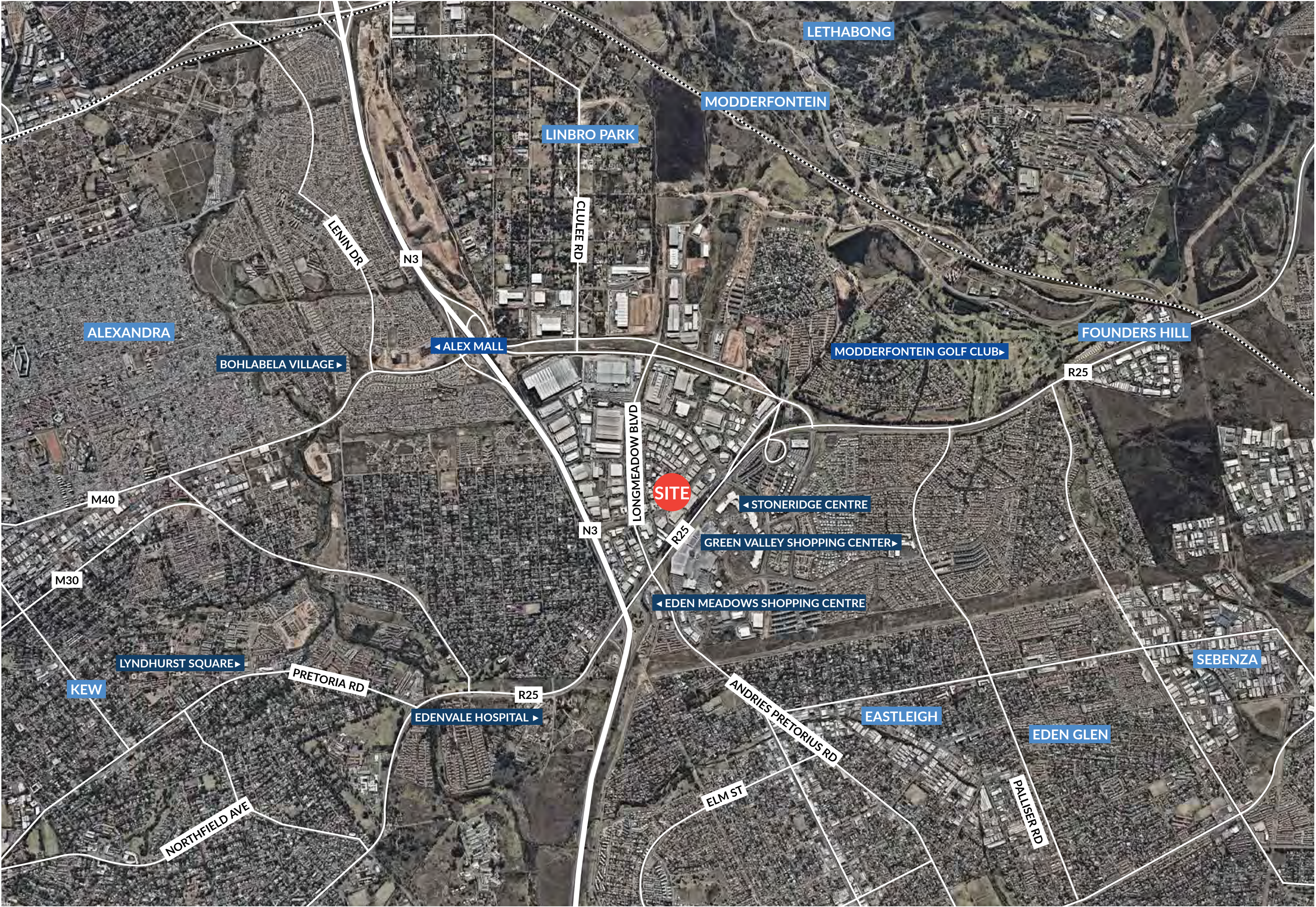
Within the Atterbury Group you are sure to find expertise in development, asset management, leasing and corporate services. At Atterbury, we've always believed that development is the key to unlock economic and societal growth and improvement. Creative, well-managed spaces, featuring appealing aesthetics and elegant architecture within safe and accessible environments are hallmarks of all Atterbury developments.

Atterbury is renowned as a leading industrial developer evident by winning consecutive SAPOA awards for best industrial development in South Africa from 2015 to 2017 for Westcon, Hilti and Amrod at Waterfall City in Gauteng.



LM

LOCALITY
& ACCESS



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.

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 9 km to the south east of Sandton, 13km from the Johannesburg CBD, 8 km south of Germiston and approximately 9 km 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.

3 Phase, 560 kVA

POWER AVAILABILITY

6 358 m²

GLA

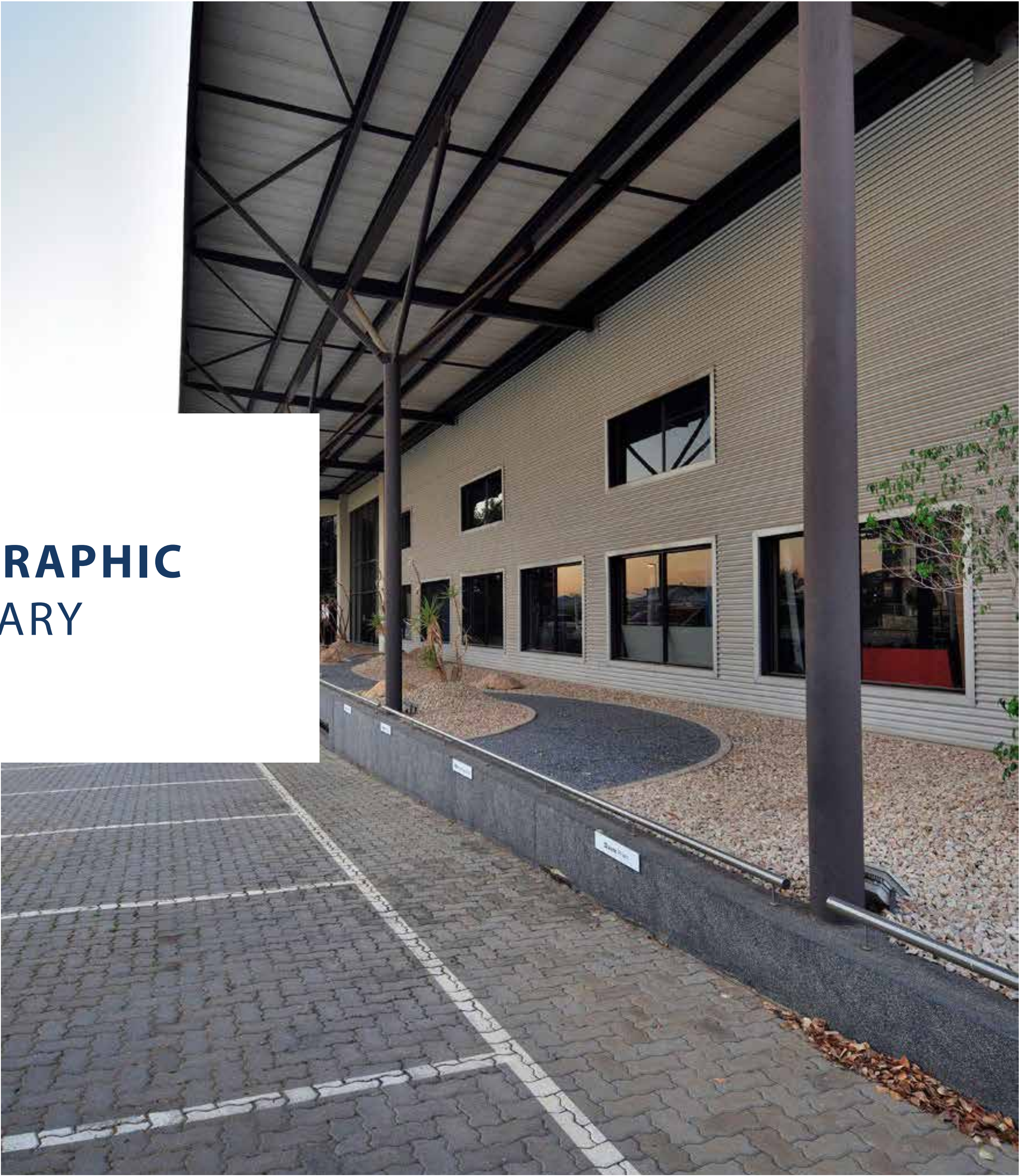
1 716.2 m²

OFFICE SPACE

4 641.3 m²

WAREHOUSE SPACE



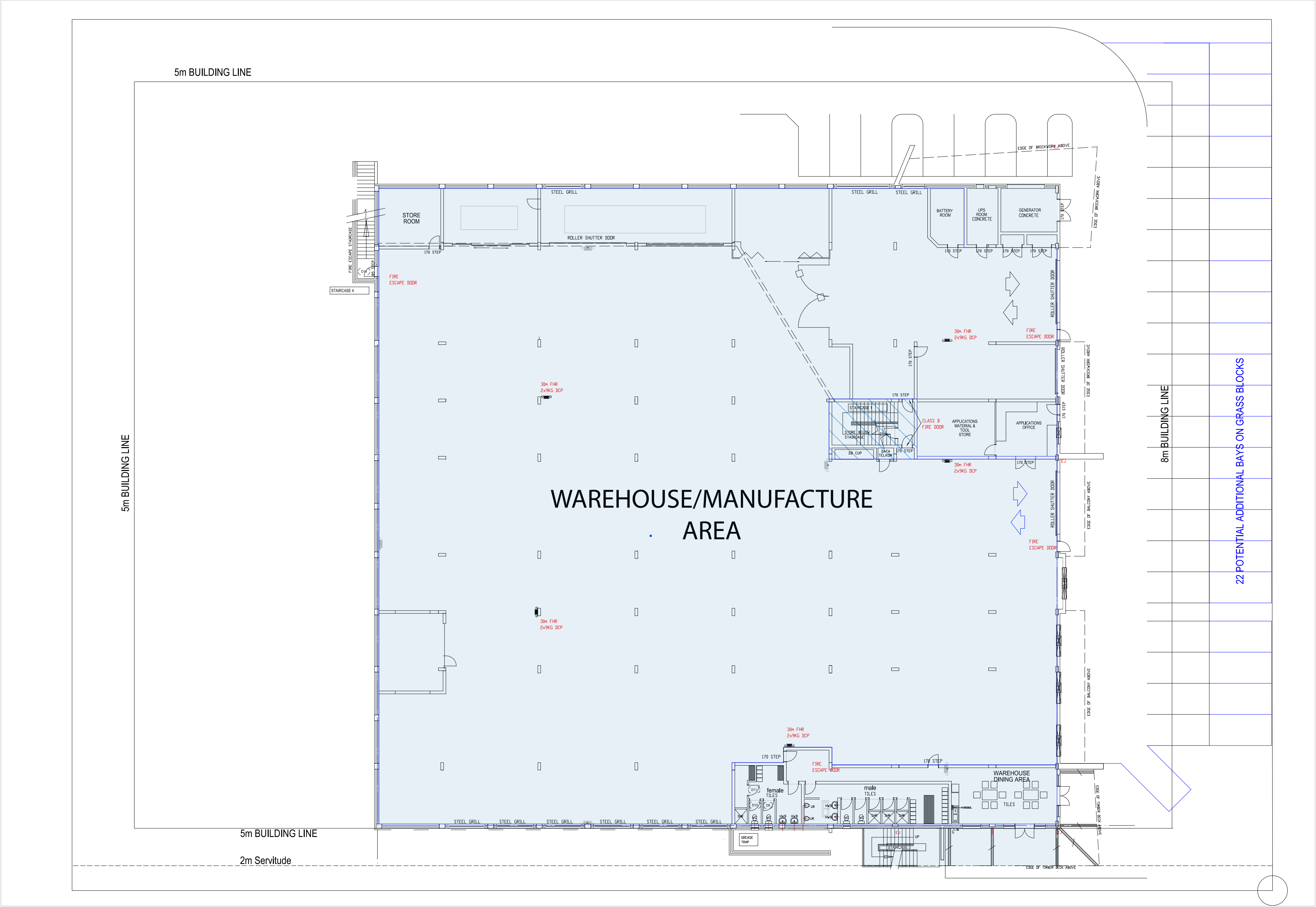


**PHOTOGRAPHIC
LIBRARY**

LONGMEADOW

— Business Estate —





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BASEMENT



ANGUS CRESCENT

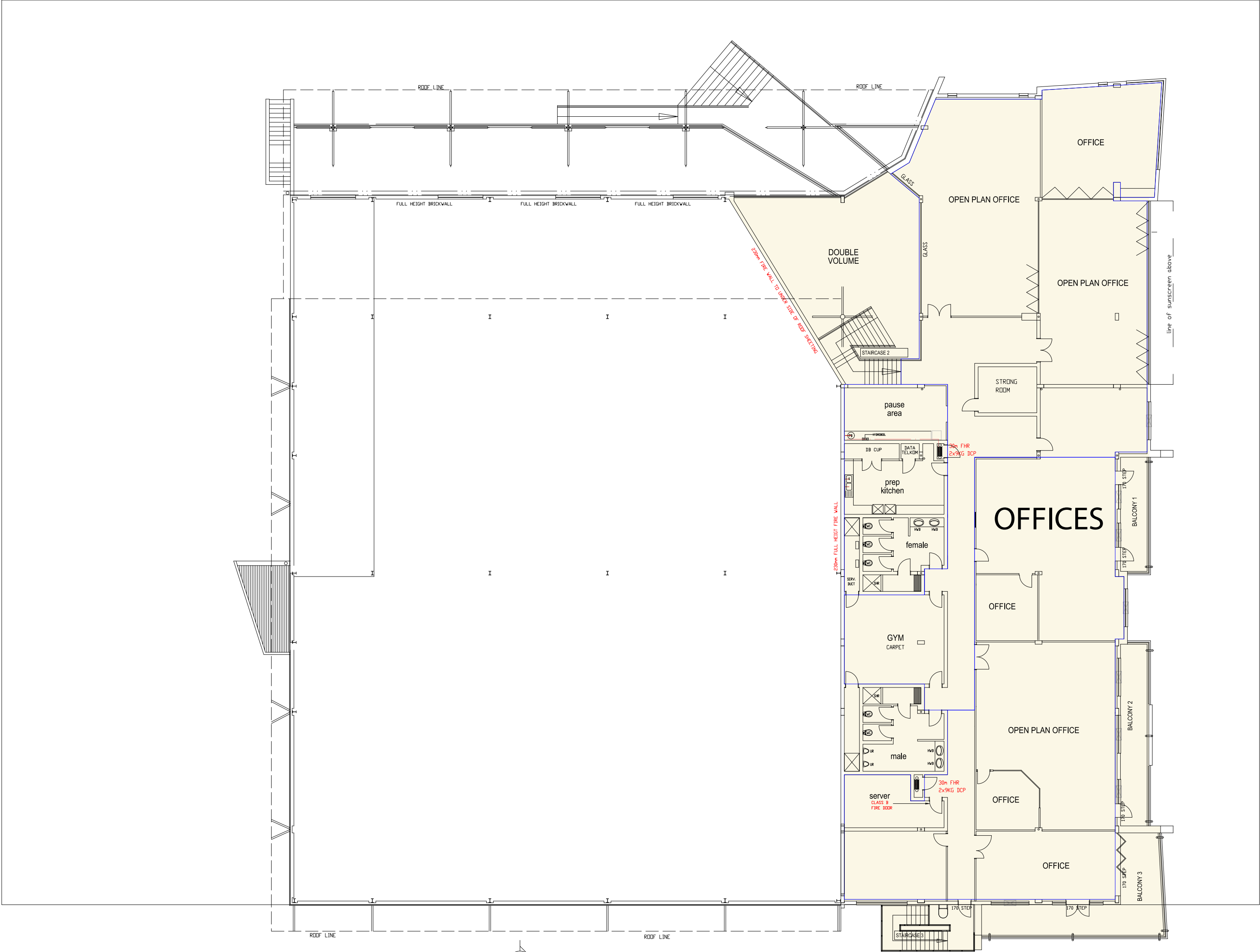
BOUNDARY LINE 70 000

BOUNDARY LINE 96 370

5m BUILDING LINE

BOUNDARY LINE 70 000

BOUNDARY LINE 96 460



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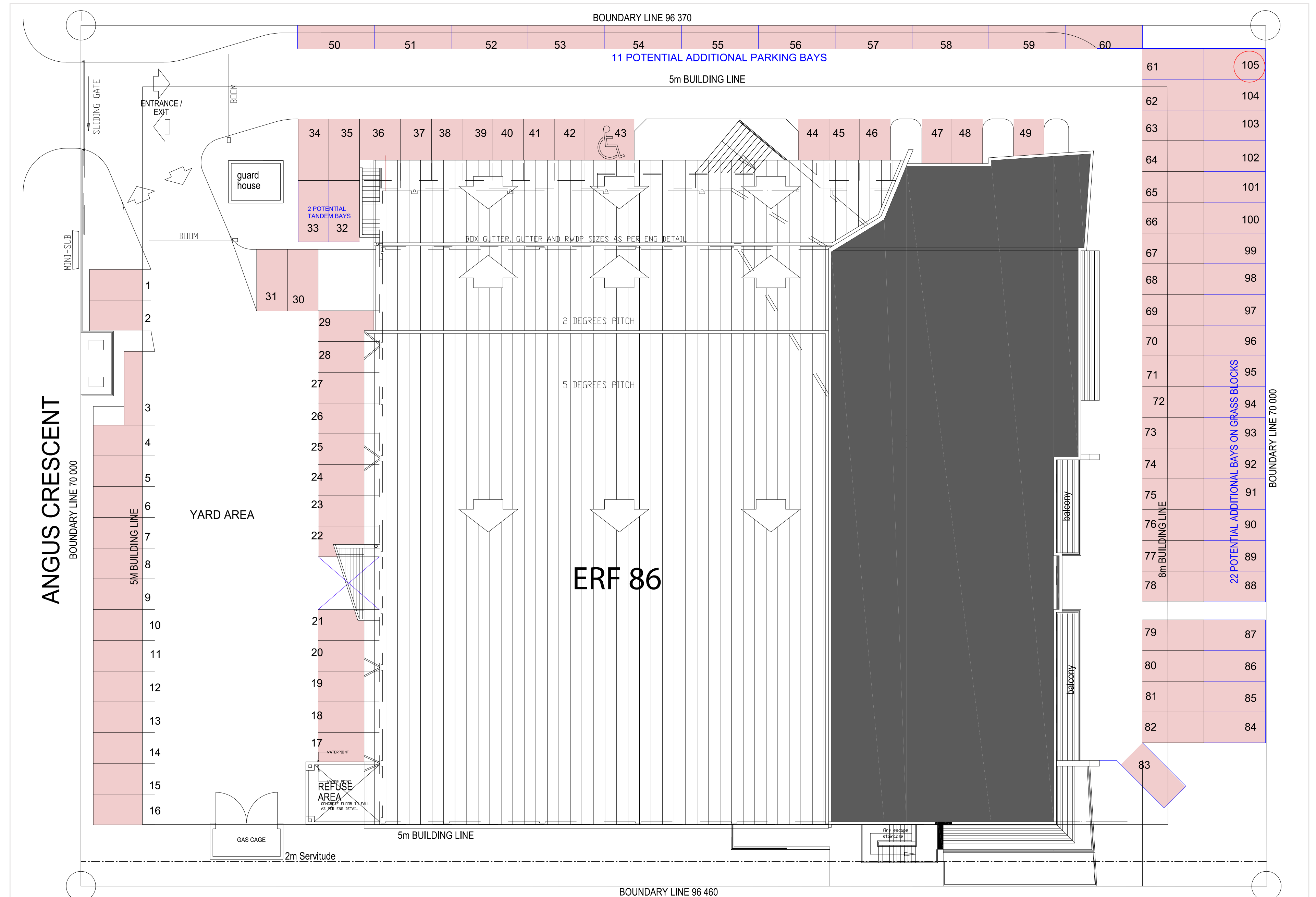
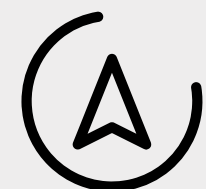
FIRST FLOOR





PARKING

■ Total Bays 83





PRETORIA OFFICE

Die Klubhuis 2nd Floor C/o 18th Street & Pinaster Ave Hazelwood, Pretoria

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