



CASTLE GATE  
BUSINESS PARK

powerofco<sup>®</sup>



GROWING TOGETHER



It's a matter of association



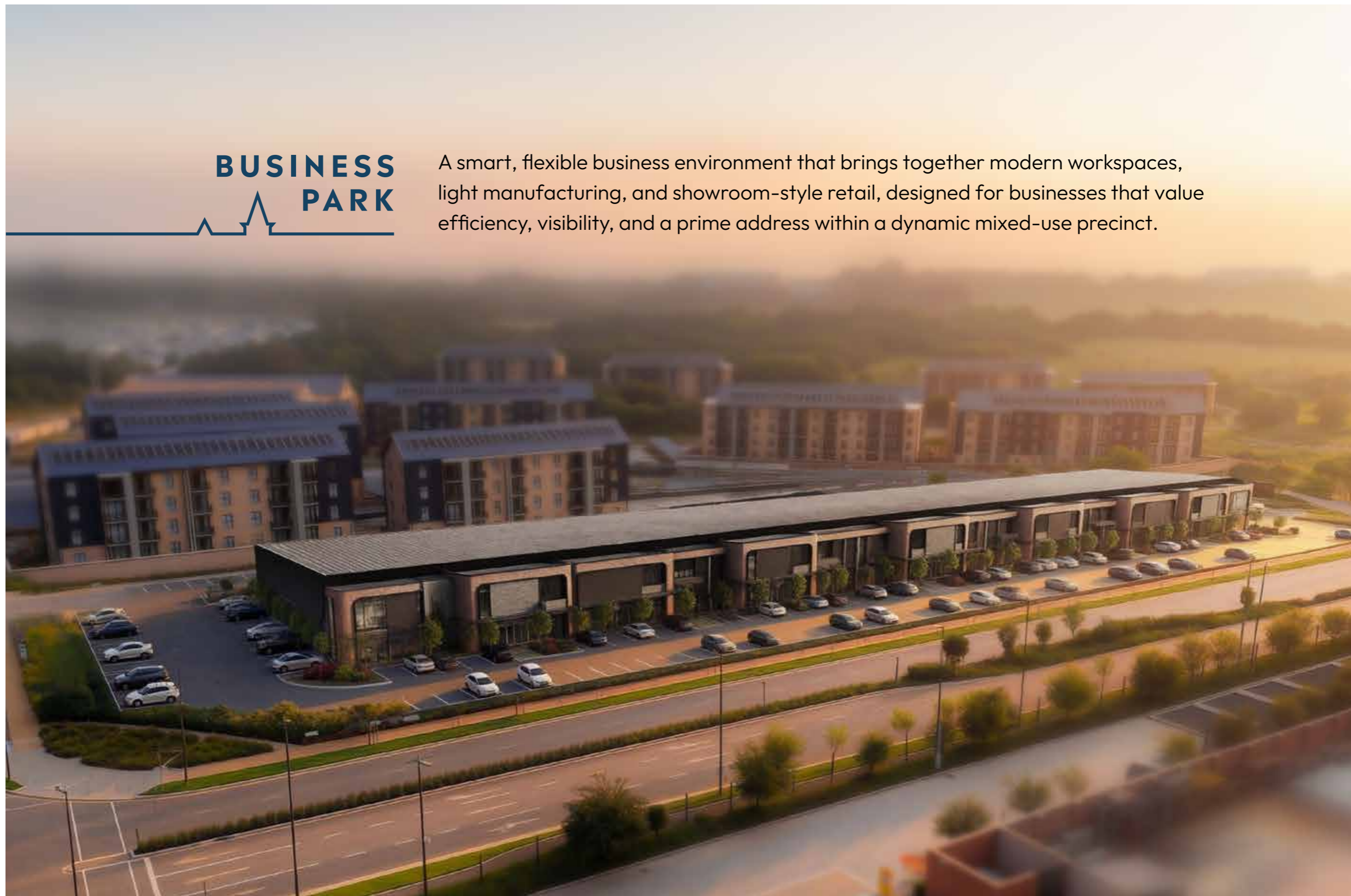


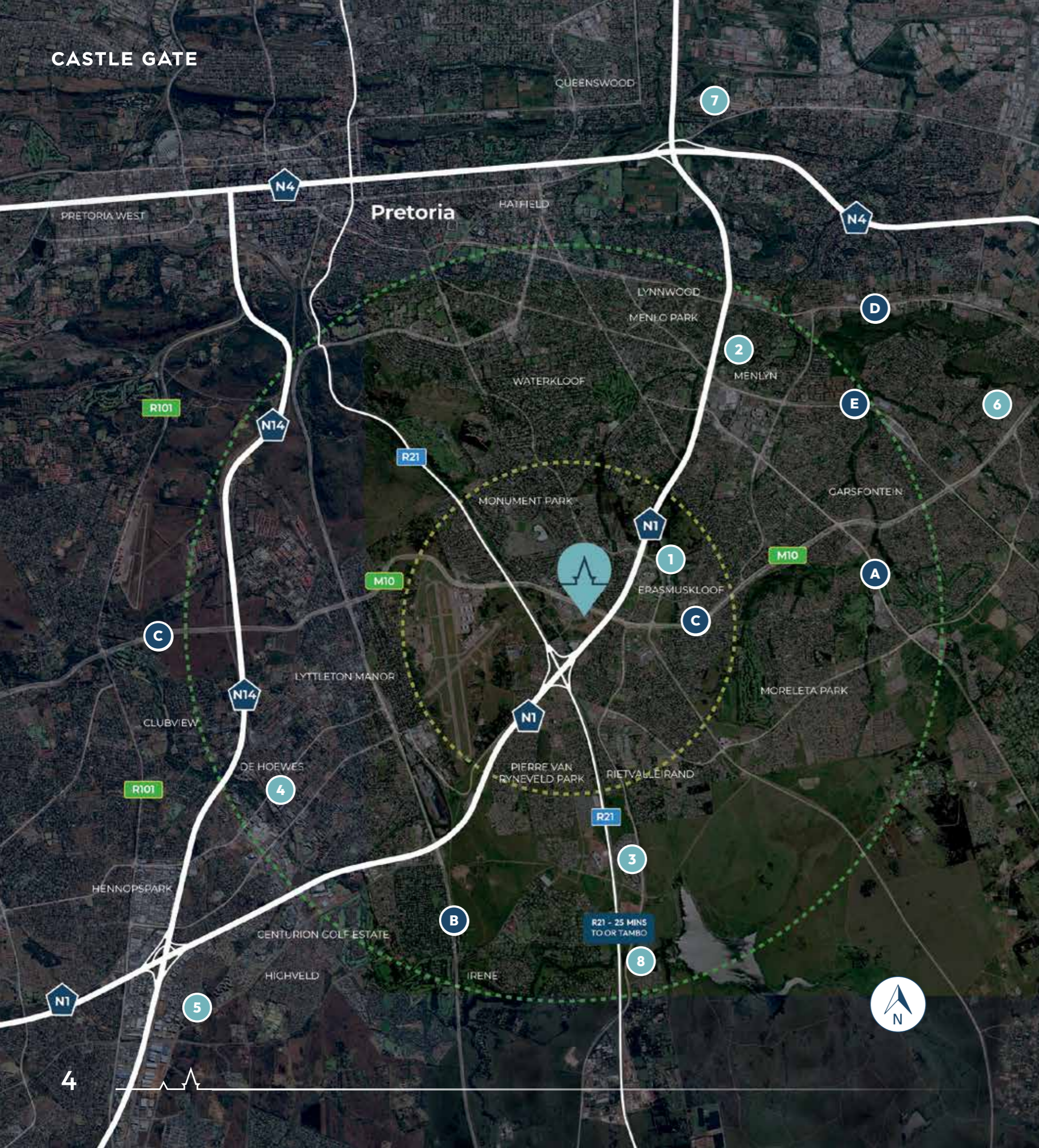
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**BUSINESS  
PARK**

A smart, flexible business environment that brings together modern workspaces, light manufacturing, and showroom-style retail, designed for businesses that value efficiency, visibility, and a prime address within a dynamic mixed-use precinct.





# MACRO

## Location and Driving Times

- A** Garsfontein Road
- B** Botha Avenue
- C** Solomon Mahlangu Drive
- D** Lynnwood Road
- E** Atterbury Road

## KEY NEARBY DESTINATIONS

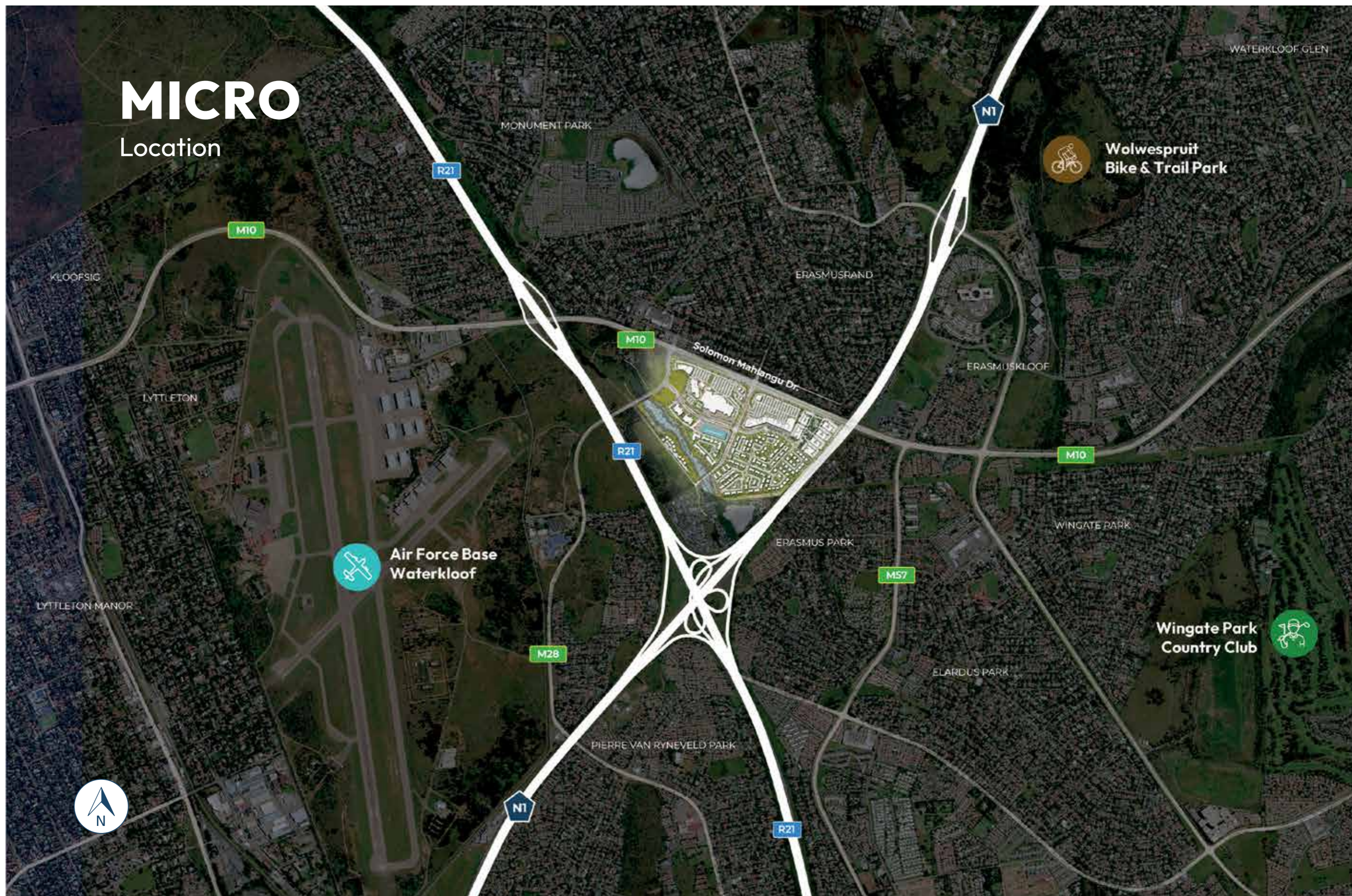
- 1** Kloof Hospital ..... 8 mins
- 2** Menlyn Park Shopping Centre ..... 8 mins
- 3** Route 21 Business Park ..... 11 min
- 4** Centurion Gautrain Station ..... 15 mins
- 5** Eco Glades Office Park ..... 17 mins
- 6** Silverlakes Industrial ..... 17 mins
- 7** Silverton Industrial Park ..... 20 min
- 8** O.R Tambo Int. Airport ..... 25 mins

- 3km Radius
- 7km Radius
- Main Road/Highway
- Suburban/Residential Roads



# MICRO

Location



6

2

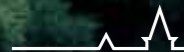
4

5

3

1

- 1 Castle Gate Shopping Centre
- 2 Castle Gate Lifestyle
- 3 InsideOut Castle Gate
- 4 Castle Gate Residential Units
- 5 Castle Gate Business Park
- 6 Castle Gate Commercial (Future)



# CASTLE GATE PRECINCT

A Proven Mixed-use Ecosystem



## SHOPPING CENTRE

A 20 000 m<sup>2</sup> Regional Shopping Centre anchored by leading national retailers such as Woolworths, Checkers, Dischem, and Builders Warehouse, complemented by a diverse restaurant offering.



## LIFESTYLE

A 24 000 m<sup>2</sup> Lifestyle Retail Destination offering flagship stores and everyday convenience, including Expert Kloppers, Food Lovers Market, and Weylandts.



## INSIDEOUT CASTLE GATE

InsideOut Castle Gate offers 12 328 m<sup>2</sup> of curated mixed-use space for light manufacturing, retail and private offices, supported by shared facilities within a connected business community.



## RESIDENTIAL UNITS

Castle Gate Residential features over 1 600 modern apartments across King's Cross and Knight's Court, offering one-, two- and three-bedroom homes within a vibrant, walkable mixed-use precinct.



## CASTLE GATE BUSINESS PARK

Castle Gate Business Park offers flexible, modern units for small businesses and creatives, ideal for light industrial, studio, showroom or office use within a vibrant mixed-use precinct.



## COMMERCIAL (FUTURE)

Castle Gate Commercial offers 43 243 m<sup>2</sup> of contemporary office space at the heart of a vibrant precinct where business, retail, and lifestyle come together seamlessly.



# MASTER PLAN

Proposed Site Location

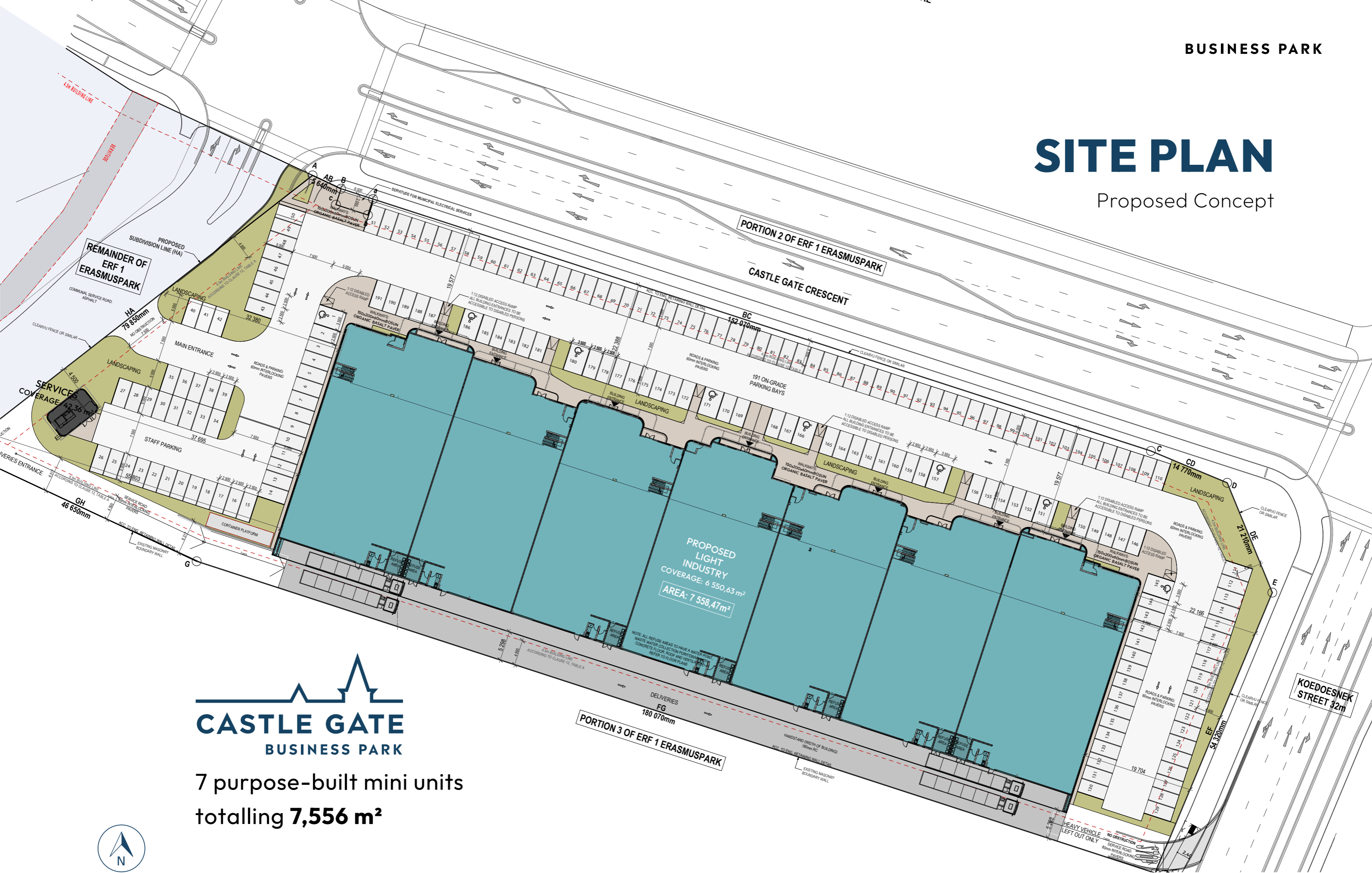


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# SITE PLAN

Proposed Concept



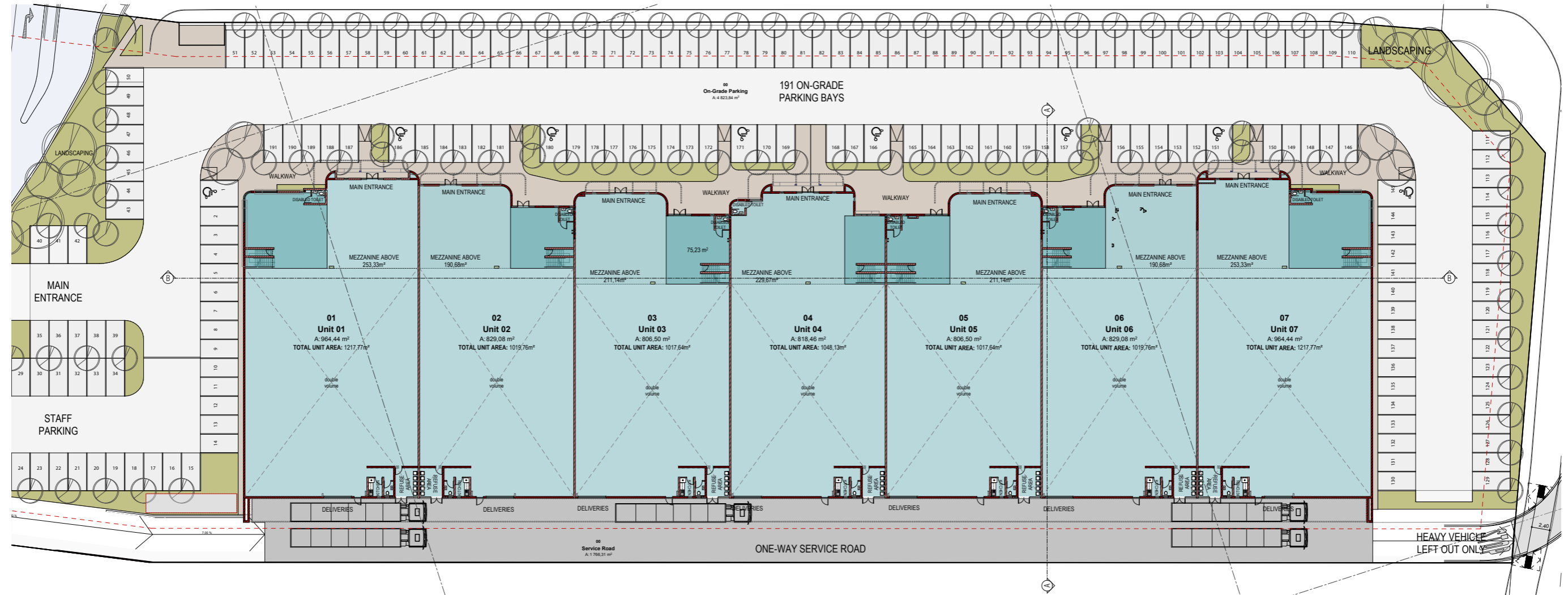
## CASTLE GATE BUSINESS PARK

7 purpose-built mini units  
totalling 7,556 m<sup>2</sup>



# GROUND FLOOR

Proposed Plan

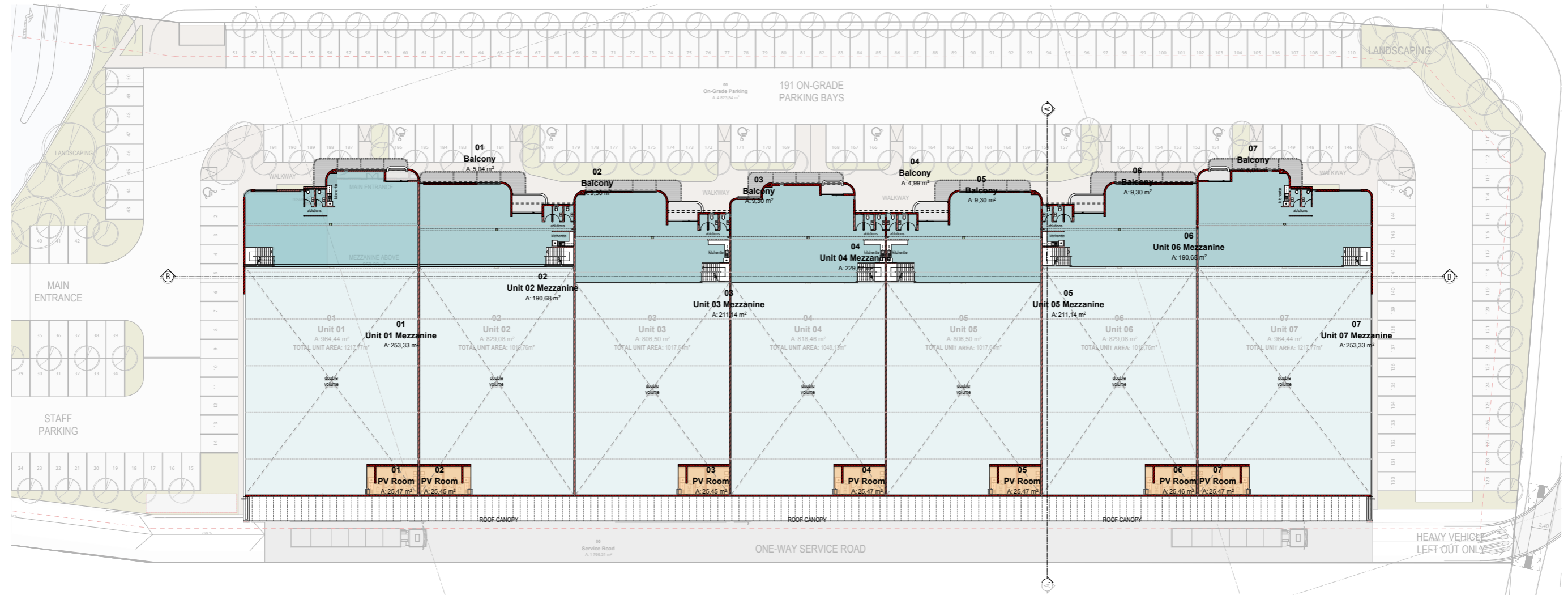


AREA SCHEDULE

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7
GROUND	964 m <sup>2</sup>	829 m <sup>2</sup>	806 m <sup>2</sup>	818 m <sup>2</sup>	807 m <sup>2</sup>	829 m <sup>2</sup>	964 m <sup>2</sup>
FIRST	253 m <sup>2</sup>	191 m <sup>2</sup>	211 m <sup>2</sup>	230 m <sup>2</sup>	211 m <sup>2</sup>	190 m <sup>2</sup>	253 m <sup>2</sup>
TOTAL	1217 m <sup>2</sup>	1020 m <sup>2</sup>	1017 m <sup>2</sup>	1048 m <sup>2</sup>	1018 m <sup>2</sup>	1019 m <sup>2</sup>	1217 m <sup>2</sup>

# FIRST FLOOR

Proposed Plan

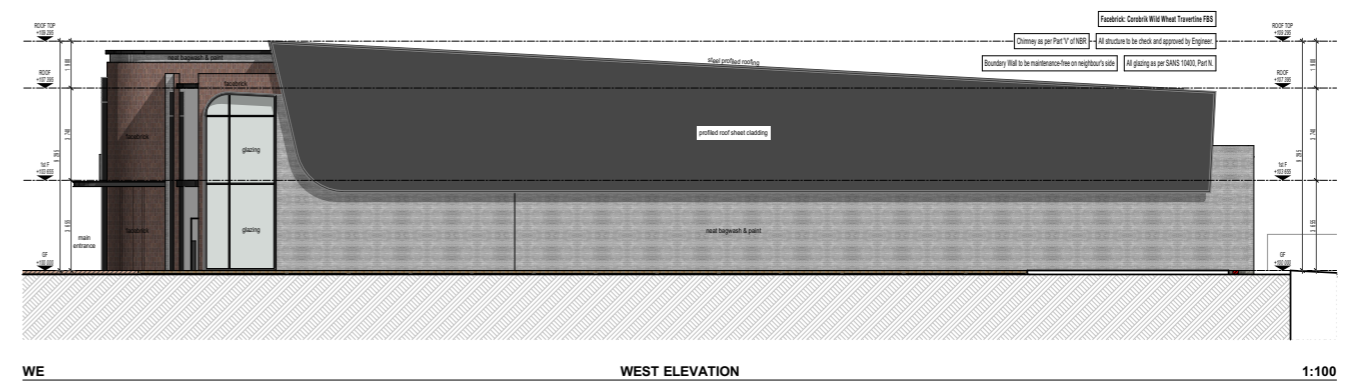
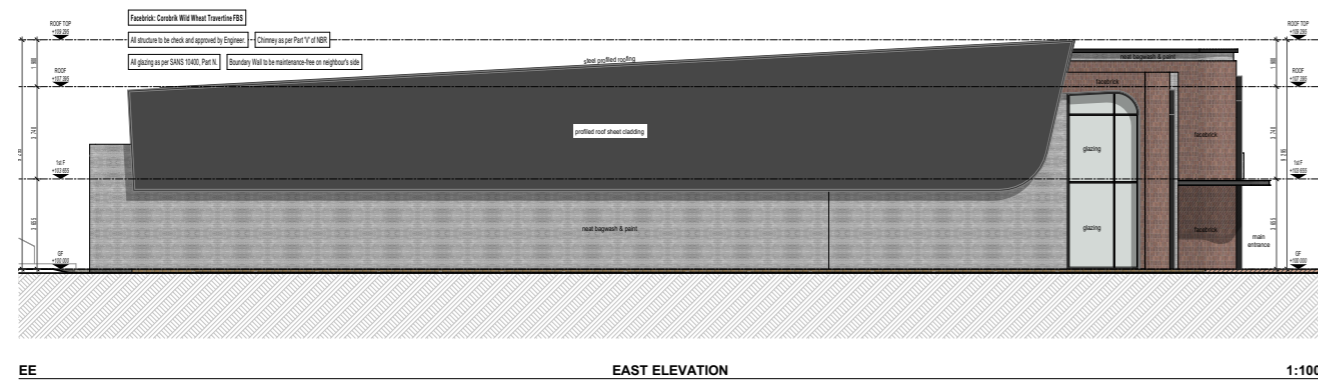


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# ELEVATIONS

All Variations



KEY BUILDING FEATURES



### HIGHLY VISIBLE & ACCESSIBLE

With high visibility and convenient access from the R21, N1 and Solomon Mahlangu Drive.



### CENTRALLY LOCATED

On the main arterial from Johannesburg to Pretoria



### 14 EATERIES

Direct access to a wide variety of dining and take-out options.



### STANDBY GENERATOR

Electricity Connection with 850kVA



### LIVE-WORK-SYNERGY

With direct access to over 1,000 residents, this connected precinct enhances accessibility and long-term value for occupiers.



### CERTIFICATION

Sustainable, Resource-efficient Building



# FINANCIAL STRUCTURE

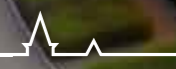
## COST OF OCCUPANCY CALCULATION IN YEAR 1:

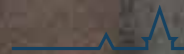
	m <sup>2</sup>	NETT RENTAL	OPERATIONAL COSTS	RATES AND TAXES (ESTIMATED)	GROSS RENTAL
RATE		R105,00	R16,00	R26,00	R147,00
UNIT 1	1 217	R127 785,00	R19 472,00	R31 642,00	R178 899,00
UNIT 2	1 020	R107 100,00	R16 320,00	R26 520,00	R149 940,00
UNIT 3	1 017	R106 785,00	R16 272,00	R26 442,00	R149 499,00
UNIT 4	1 048	R110 040,00	R16 768,00	R27 248,00	R154 056,00
UNIT 5	1 018	R106 890,00	R16 288,00	R26 468,00	R149 646,00
UNIT 6	1 019	R106 995,00	R16 304,00	R26 494,00	R149 793,00
UNIT 7	1 217	R127 785,00	R19 472,00	R31 642,00	R178 899,00
ESC.		6,25%	7,00%	Based on actual	

### FINANCIAL NOTES

1. The stated rates and taxes are estimated figures, subject to final verification with the relevant Council.
2. In addition, the tenant shall be liable for the, inter alia, electricity consumption and deposits, as well as water, sanitation and refuse removal and building insurance.
  - All figures stated above and elsewhere in this document are exclusive of VAT.
  - All figures stated above reflect Year 1 of the proposed lease term.







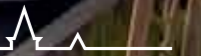
VIEW OF THE FRANT FACADE







APPROACH FROM PRECINCT ENTRANCE (SOUTH WEST FACADE)





**ATTERBURY SPECIALISES IN CREATING METICULOUSLY CRAFTED ENVIRONMENTS TAILORED TO OUR TENANTS, CLIENTS, PARTNERS, AND INVESTORS.**

As a dynamic real estate development, investment, and management company, we focus on prime mixed-use, commercial, retail, and industrial properties.

Our roots in South Africa have blossomed into a pan-African and European presence. Atterbury thrives on cultivating enduring relationships and fostering mutually advantageous partnerships. Our progressive and collaborative corporate culture drives us forward.

Sustainability is at the core of our ethos, permeating every aspect of our work. With an adept team, we manage pivotal connections with leading retailers, corporations, businesses, and brokers. By aligning with exceptional employees, partners, and suppliers, we ensure collective prosperity.

At Atterbury, we believe in a holistic vision that transcends individual components, creating a whole greater than the sum of its parts.

**ATTERBURY PROPERTY, PRETORIA**

Die Klubhuis, 2<sup>nd</sup> Floor, C/o 18<sup>th</sup> Street & Pinaster Ave, Hazelwood, Pretoria  
Derrick Pautz, +27 82 820 8704, derrick@atterbury.co.za

[atterbury.co.za](http://atterbury.co.za)



**powerofco<sup>®</sup>**

**AT POWER OF CO, WE CO-CREATE GROWTH OPPORTUNITIES FOR PURPOSE-DRIVEN PEOPLE AND BUSINESSES SEEKING EXTRAORDINARY SPACES. WE DEVELOP AND MANAGE ENVIRONMENTS DESIGNED TO SERVE PEOPLE, NURTURE COMMUNITY, AND UNLOCK POTENTIAL.**

Our spaces are intentionally designed as dynamic mixed-use destinations, bringing together premium offices, bespoke retail, showrooms, light manufacturing, events, and community gathering spaces.

Our journey has been one of discovery, uncovering a deeper purpose, passion, and pattern for possibility. As developers, we believe every building carries both a purpose and a promise.

Every space we create follows a thoughtful pattern designed to spark potential, enabling the people who enter it to build, grow, collaborate, and create meaningful impact.

At Power of Co, we don't simply develop property. We create places where people, businesses, and communities flourish.

We believe that when the right people meet the right space, extraordinary things happen.

**INSIDEOUT CAMPUS CENTURION**

Rockfields Precinct, Lenchen Avenue, Rooihuiskraal North, Centurion, 0157  
012 880 5181, [info@powerofco.co.za](mailto:info@powerofco.co.za)

[powerofco.co.za](http://powerofco.co.za)