




CASTLE GATE
BUSINESS PARK

powerofco[®]


TWIN
CITY
GROWING TOGETHER


ATTERBURY
It's a matter of association


JODAN
PROPERTIES

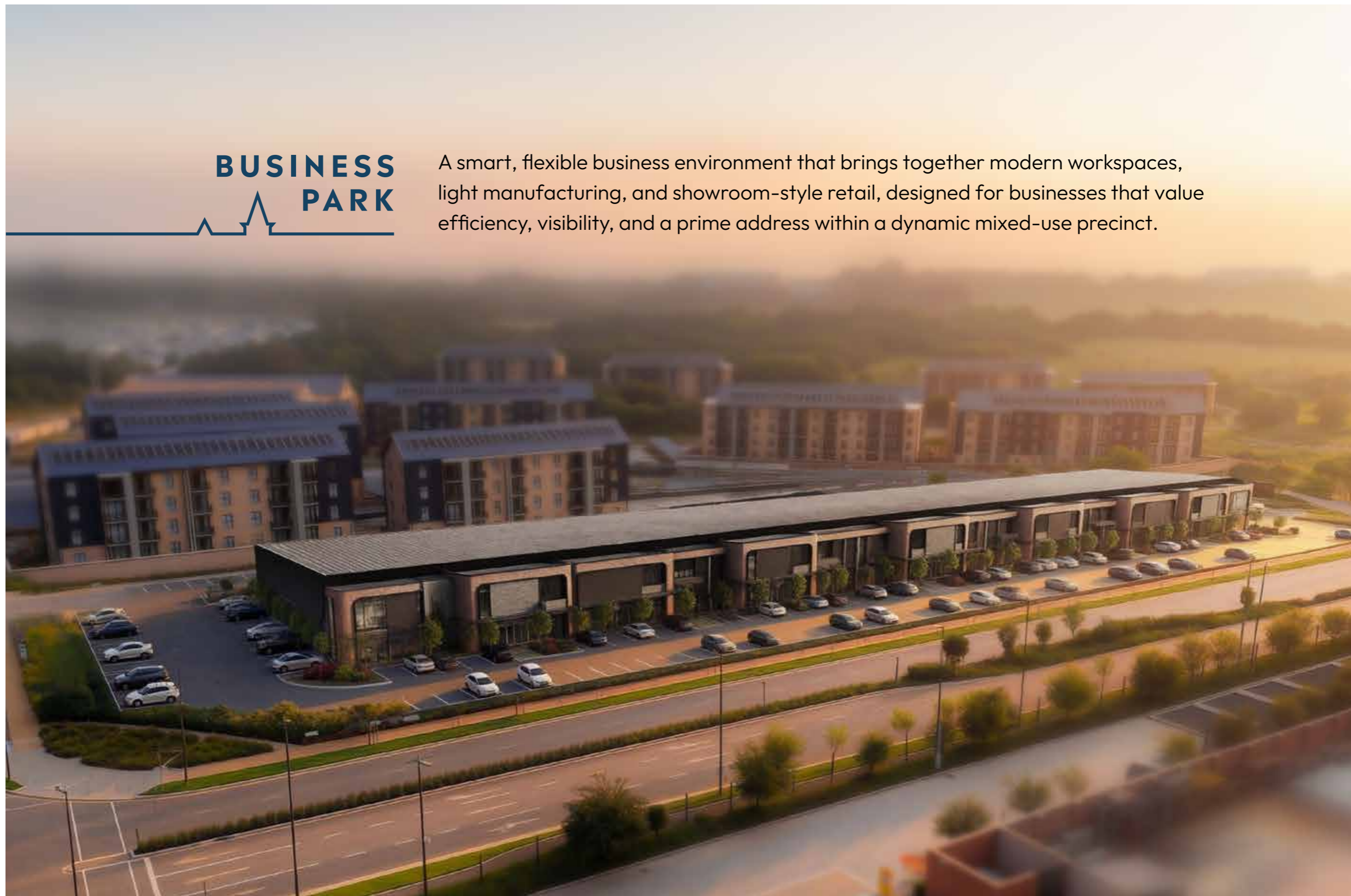


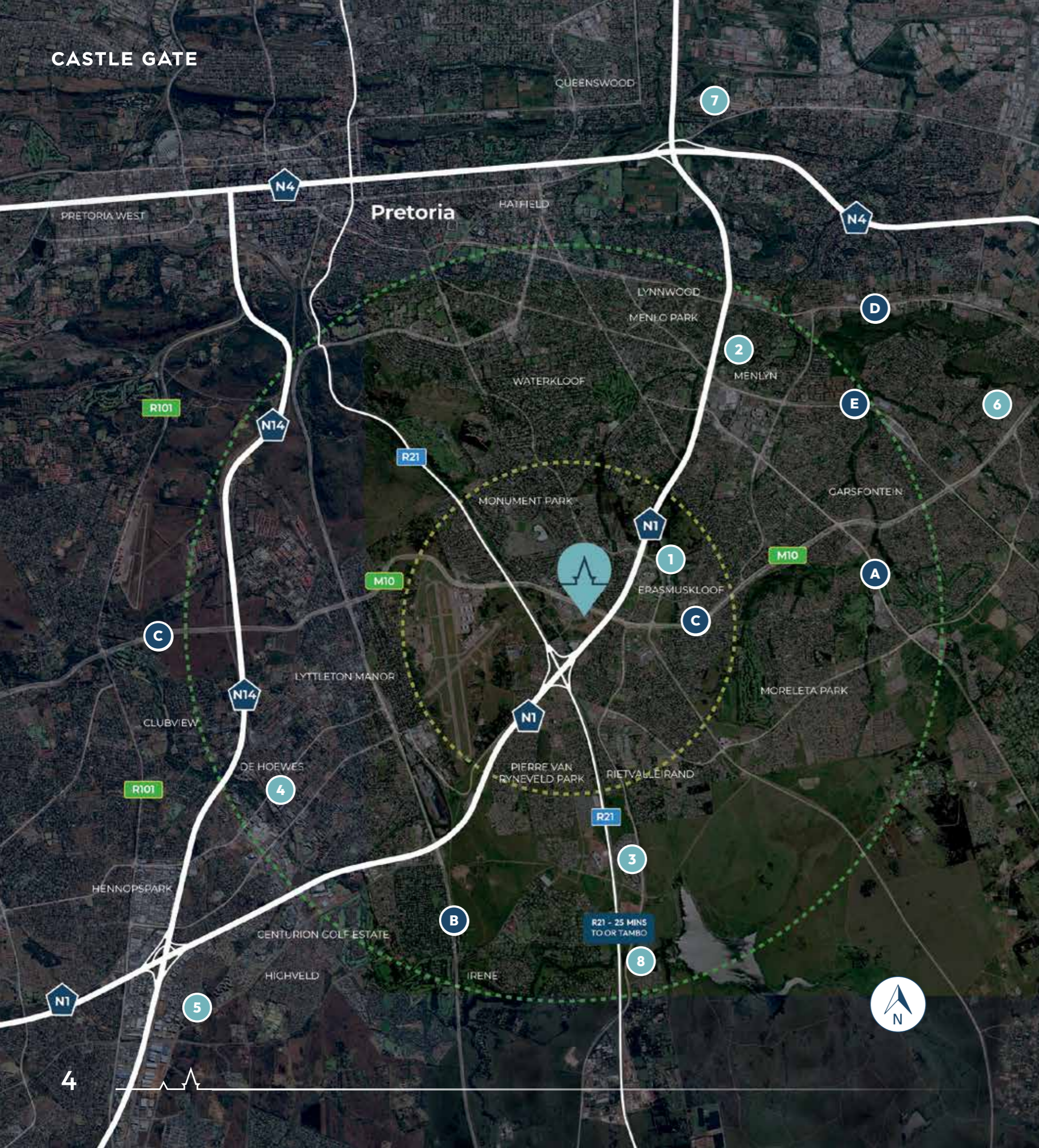
01.	LOCATION & ACCESSIBILITY Macro and Micro Locality Maps pg 04
02.	CASTLE GATE PRECINCT A Proven Mixed-Use Ecosystem pg 07
03.	MASTER PLAN Overview of the Precinct including Key Building Features pg 08
04.	BUSINESS PARK SITE PLAN Proposed Concept Area Schedule pg 09
05.	FLOOR PLANS Proposed Floor Plans illustrating spatial layout and circulation pg 10
06.	ELEVATIONS Various Orientations pg 12
07.	KEY BUILDING FEATURES Why Castle Gate Business Park? pg 13
08.	FINANCIAL STRUCTURE Cost of Occupancy Calculation in Year 1 pg 14
09.	ARCHITECTURAL VIEWS A visual overview of the architectural form and design intent pg 15
10.	ABOUT THE DEVELOPERS Overview of Atterbury and Power of Co pg 20



**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

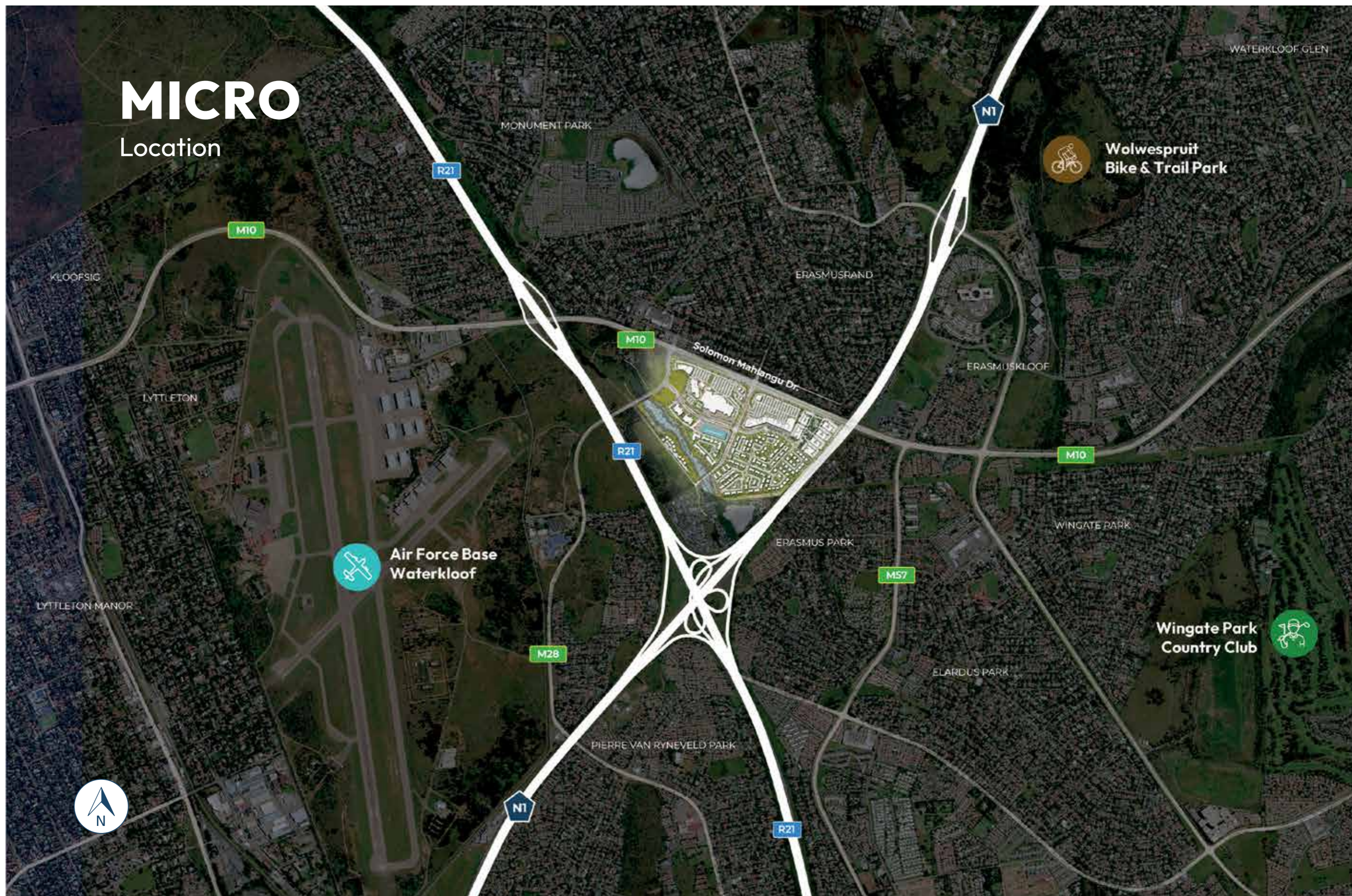
- 3km Radius
- 7km Radius
- Main Road/Highway
- Suburban/Residential Roads



R21 - 25 MINS TO O.R TAMBO

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 m² 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 m² 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 m² 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 m² of contemporary office space at the heart of a vibrant precinct where business, retail, and lifestyle come together seamlessly.



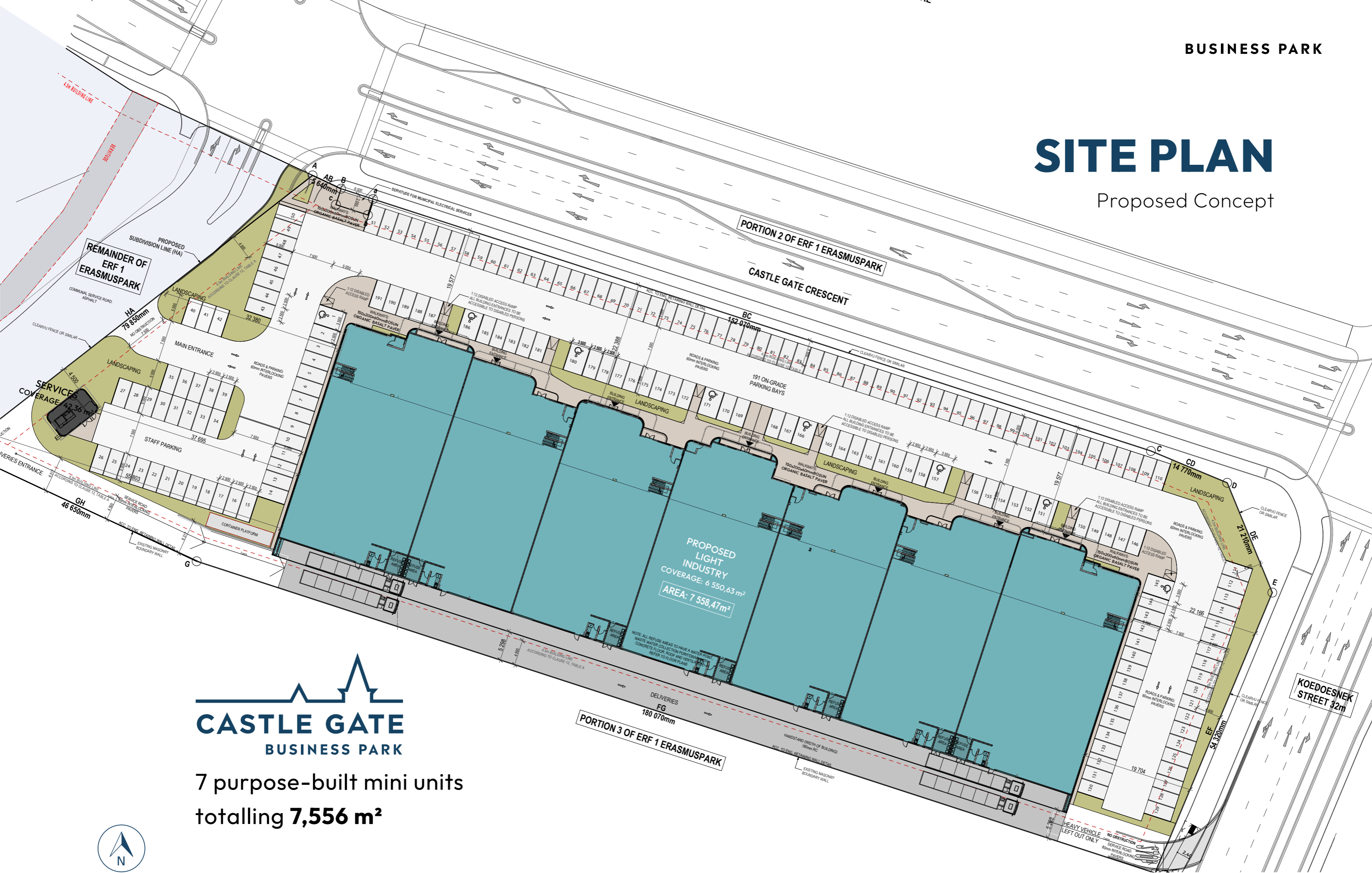
MASTER PLAN

Proposed Site Location



SITE PLAN

Proposed Concept



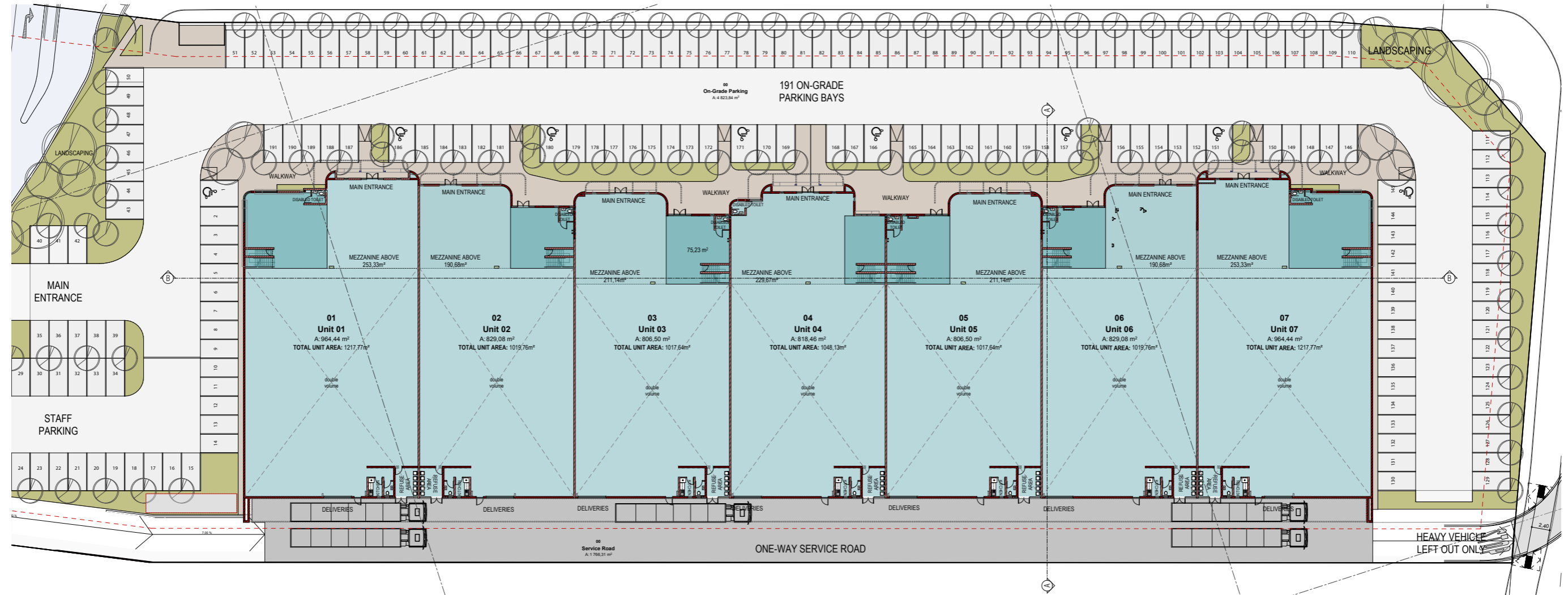
CASTLE GATE BUSINESS PARK

7 purpose-built mini units
totalling **7,556 m²**



GROUND FLOOR

Proposed Plan

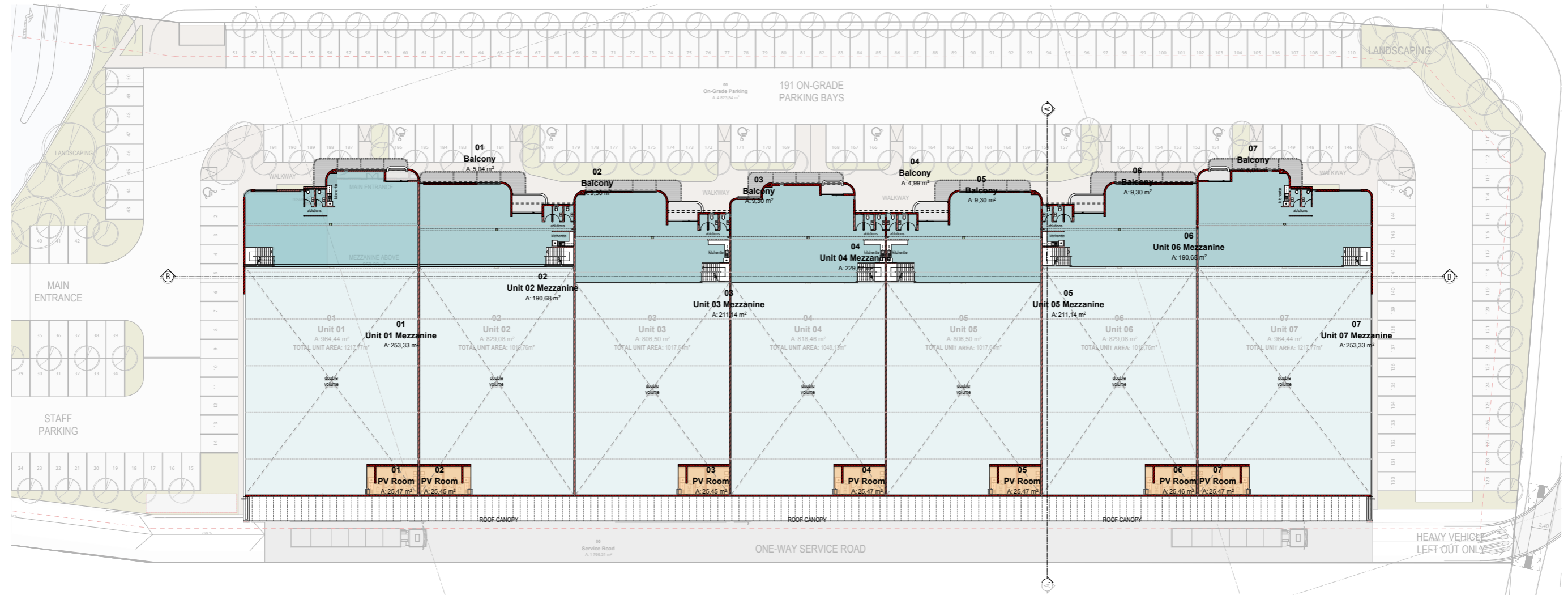


AREA SCHEDULE

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

FIRST FLOOR

Proposed Plan

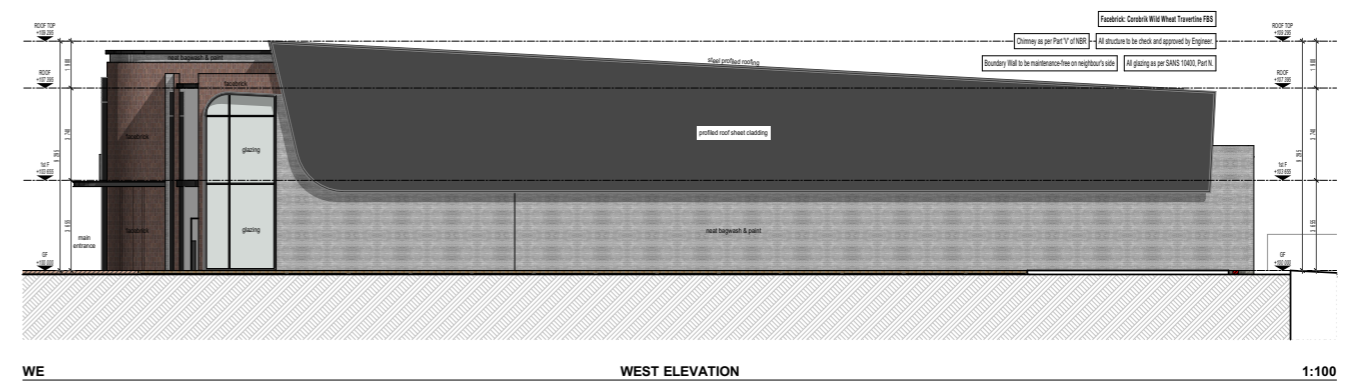
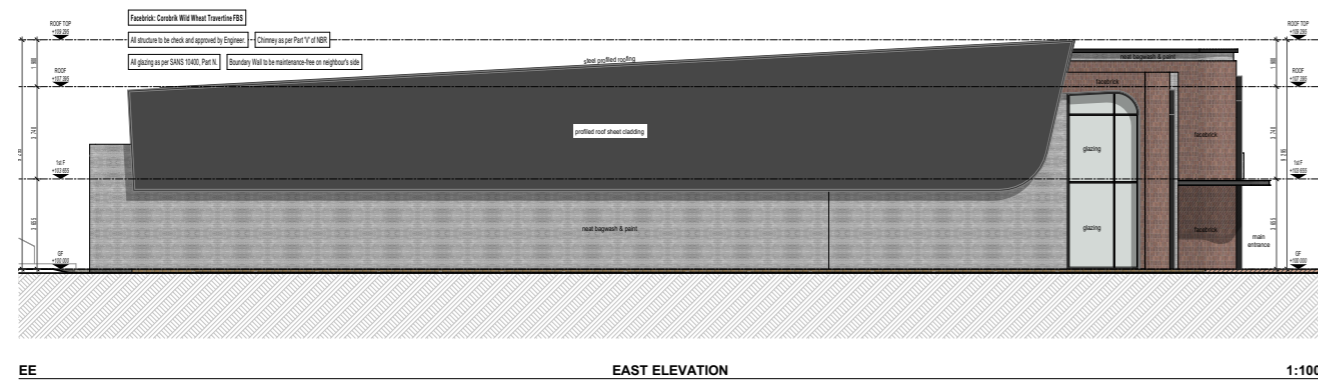


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ELEVATIONS

All Variations





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.

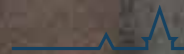


CERTIFICATION

Sustainable, Resource-efficient Building







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

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Derrick Pautz, +27 82 820 8704, derrick@atterbury.co.za

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powerofco[®]

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

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