
CASTLE GATE
BUSINESS PARK
S16I ZOER
powerofco®
TWIN CITY
GROWING TOGETHER
ATTERBURY
It's a matter of association
JODAN
PROPERTIES

CASTLE GATE
BUSINESS PARK

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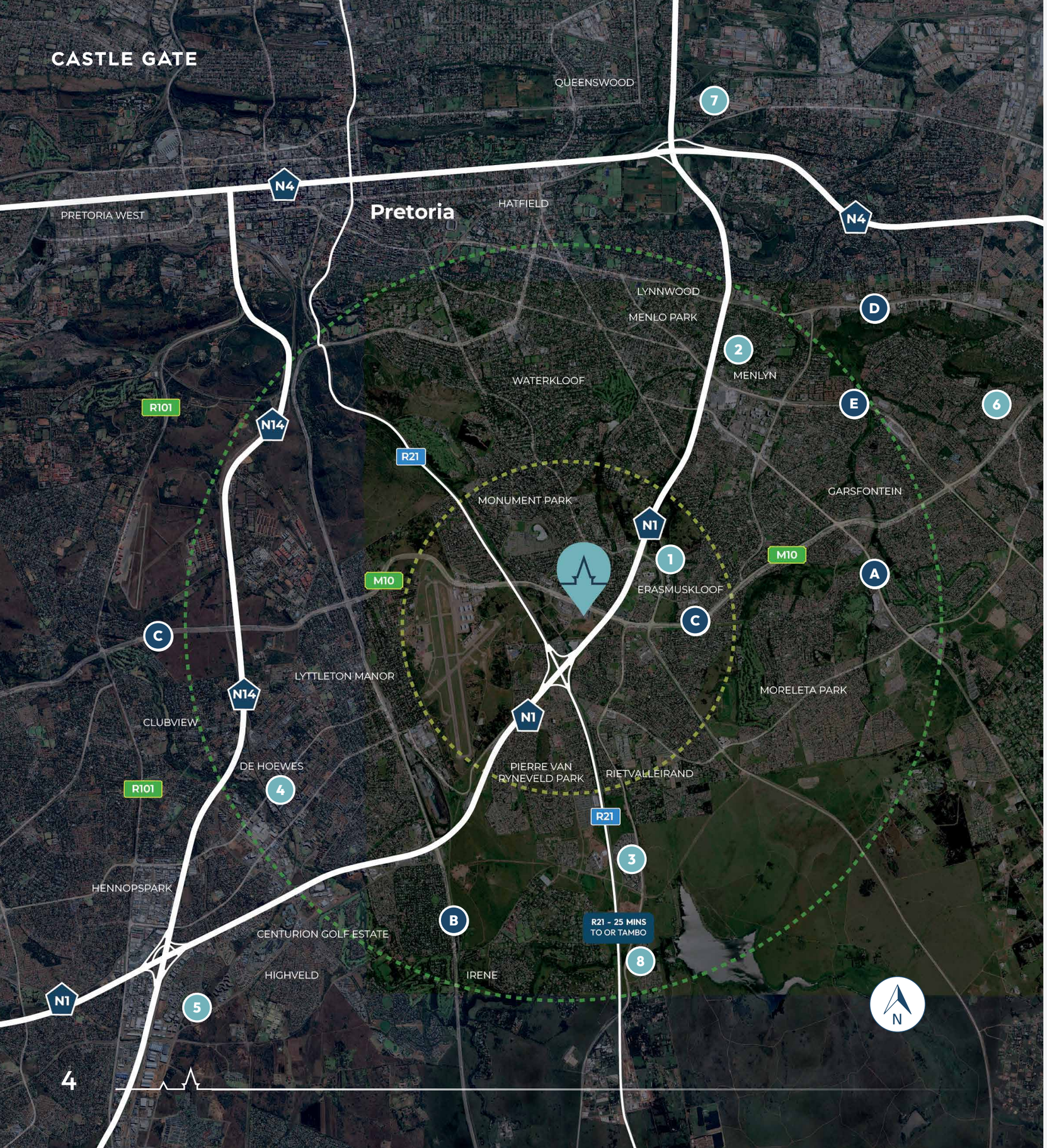
BUSINESS PARK

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

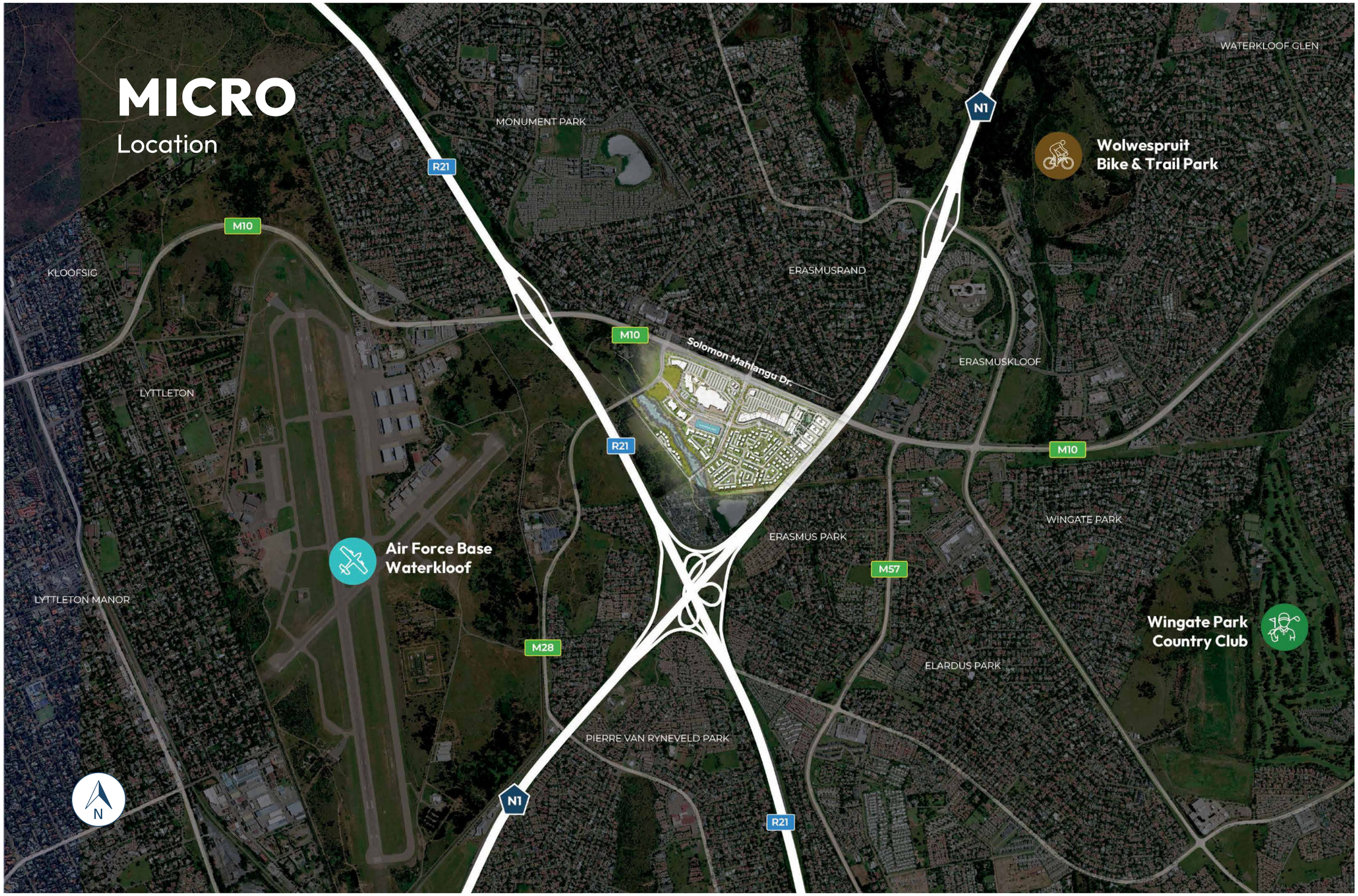
KEY NEARBY DESTINATIONS

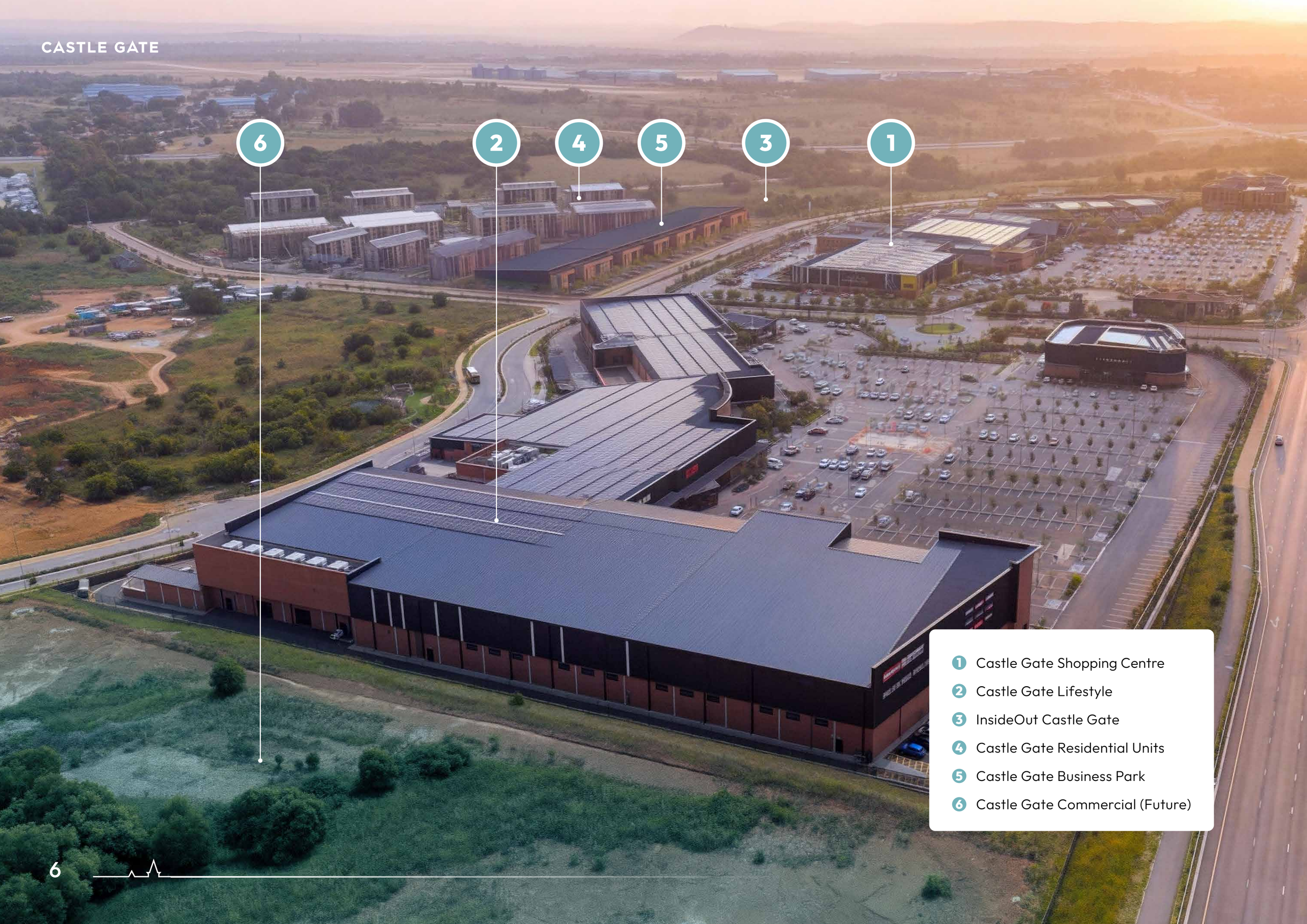
1. Kloof Hospital ..... 8 mins
2. Menlyn Park Shopping Centre..... 8 mins
3. Route 21 Business Park..... 11 min
4. Centurion Gautrain Station..... 15 mins
5. Eco Glades Office Park ..... 17 mins
6. Silverlakes Industrial ..... 17 mins
7. Silverton Industrial Park ..... 20 min
8. O.R Tambo Int. Airport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

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

MICRO

Location





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

1



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.

2



LIFESTYLE

A 24 000 m² Lifestyle Retail Destination offering flagship stores and everyday convenience, including Expert Kloppers, Food Lovers Market, and Weylandts.

3



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.

4



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.

5



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.

6



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.

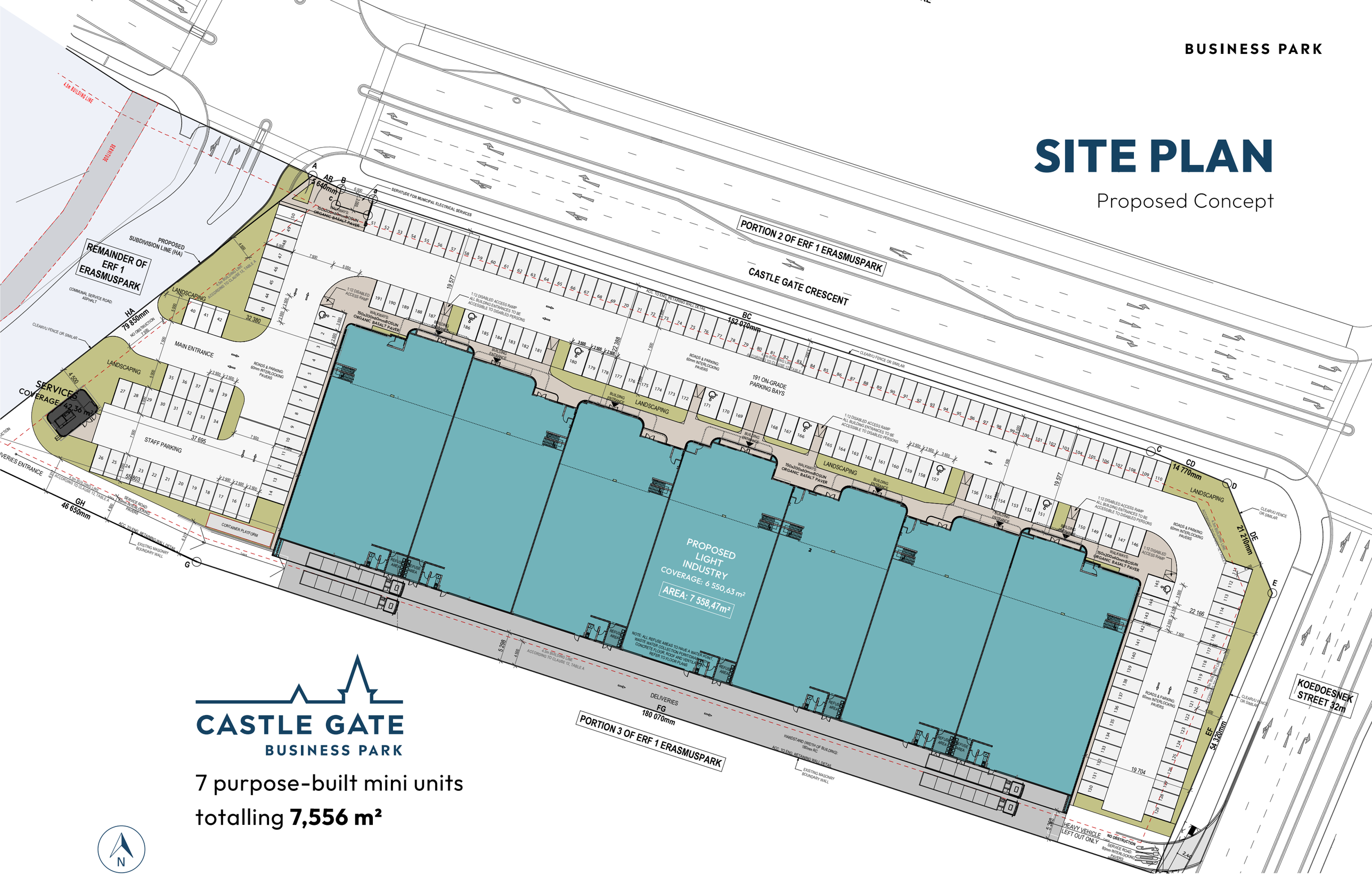
MASTER PLAN

Proposed Site Location



SITE PLAN

Proposed Concept

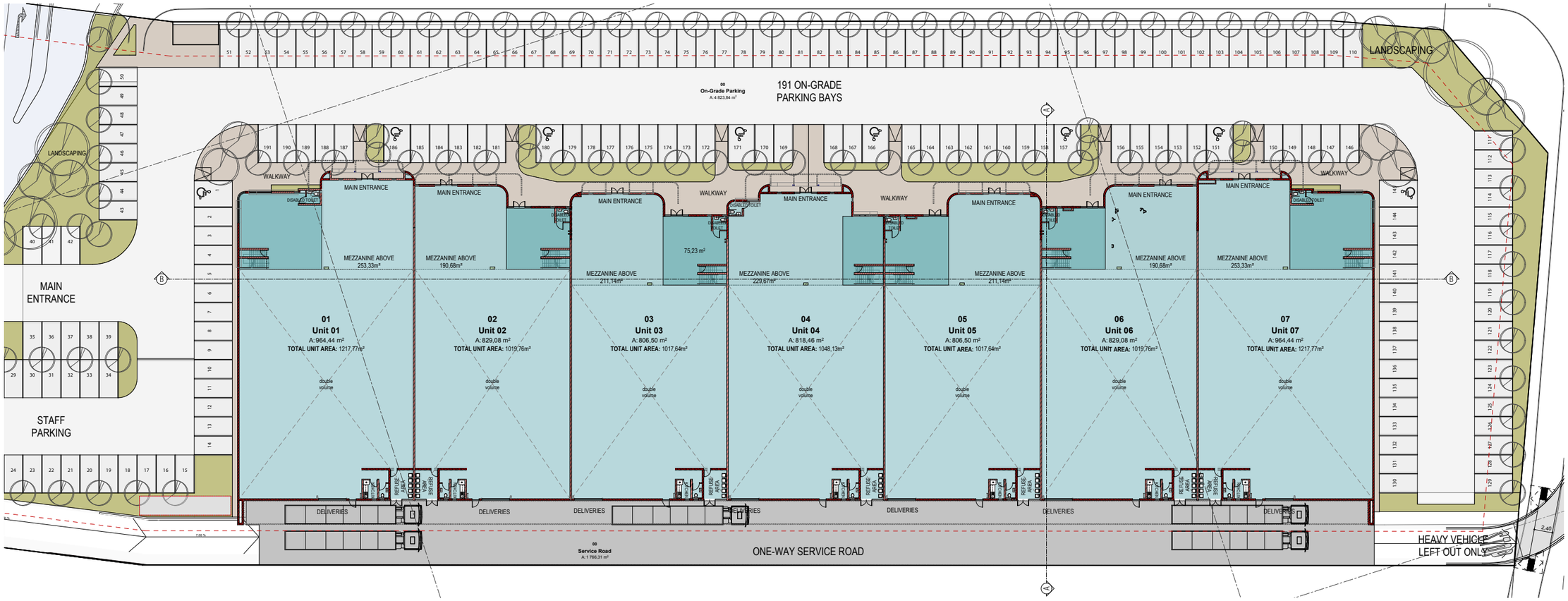


CASTLE GATE
BUSINESS PARK

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

GROUND FLOOR

Proposed Plan

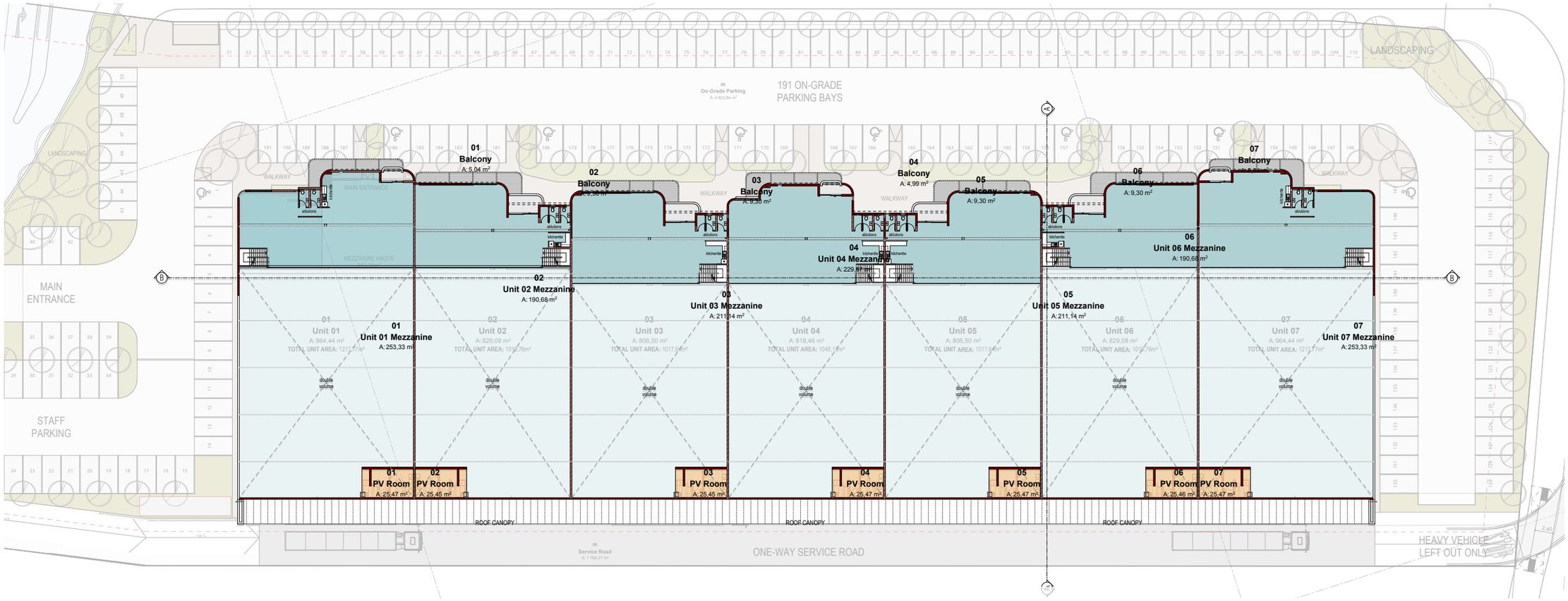


AREA SCHEDULE

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7
GROUND	**964 m²**	**829 m²**	**806 m²**	**818 m²**	**807 m²**	**829 m²**	**964 m²**
FIRST	253 m²	191 m²	211 m²	230 m²	211 m²	190 m²	253 m²
TOTAL	1 217 m²	1 020 m²	1 017 m²	1 048 m²	1 018 m²	1 019 m²	1 217 m²

FIRST FLOOR

Proposed Plan



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ELEVATIONS

All Variations

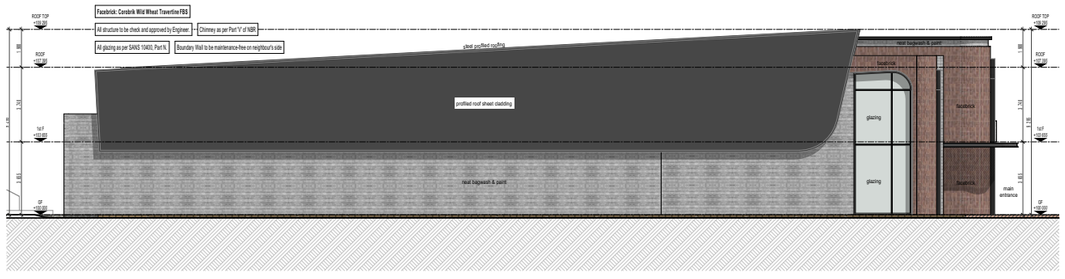
CASTLE GATE
BUSINESS PARK



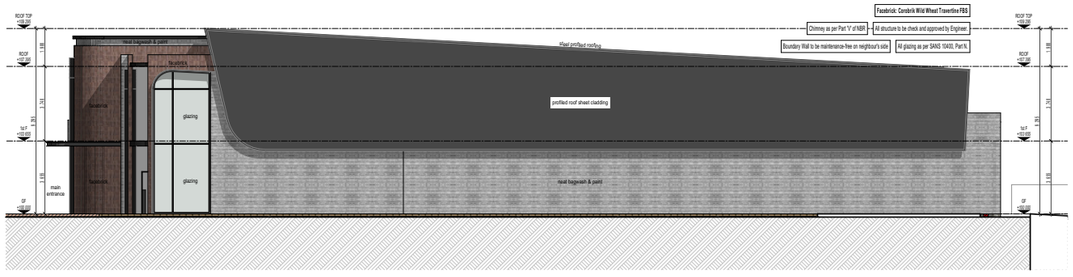
NE NORTH ELEVATION 1:100



NE NORTH ELEVATION 1:100



EE EAST ELEVATION 1:100



WE WEST ELEVATION 1:100

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

OPERATIONAL COSTS AND ESTIMATED RATES AND TAXES FOR YEAR 1 PER MONTH

FINANCIAL NOTES

1. The stated rates and taxes are estimated figures, subject to final verification with the relevant Council.
2. Operational costs include Park Levy.
3. 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.

	m²	OPERATIONAL COSTS	RATES AND TAXES (ESTIMATED)
RATE		R16,00	R26,00
UNIT 1	1 217	R19 472,00	R31 642,00
UNIT 2	1 020	R16 320,00	R26 520,00
UNIT 3	1 017	R16 272,00	R26 442,00
UNIT 4	1 048	R16 768,00	R27 248,00
UNIT 5	1 018	R16 288,00	R26 468,00
UNIT 6	1 019	R16 304,00	R26 494,00
UNIT 7	1 217	R19 472,00	R31 642,00
ESC.		7,00%	Based on actual



EYE LEVEL VIEW FROM THE PARKING AREA



VIEW OF THE FRANT FACADE



VIEW FORM SOUTH WEST



APPROACH FROM PRECINCT ENTRANCE (SOUTH WEST FACADE)

ATTERBURY

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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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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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powerofco.co.za