

Meadowview Business Estate 2016



Context & location

Meadowview Business Estate is situated at the London Road interchange, adjacent to the N3 highway and R25 Modderfontein Road. This central location also means excellent access to O R Tambo International Airport, the Greenstone retail precinct and public transport including the Gautrain. It offers a range of accommodation with its considerable office rights. Meadowview is centrally located between Longmeadow and Linbro Park and plays an important role in amalgamating these nodes.

The estate's close proximity to Greenstone Shopping Mall offers retail, restaurants and a friendly leisure environment for staff. The proximity to the future Modderfontein Gautrain station and planned bus linkages delivers easy connectivity to staff and clientele alike.

The business estate includes 250,000m² of development ranging in size from 5,000m² to 20,000m² and upwards. It provides for flexibility as land can be sized to user requirements during the development stage. Meadowview Business Estate can also provide tailor-made amalgamations of offices, laboratories, warehousing or logistics facilities for clients.

INTAPROP

PROPERTY DEVELOPMENT
AND INVESTMENT



Exceptional public environment

The public environment in Meadowview Business Estate is managed privately, is well landscaped, well managed and secure. It also boasts connection to new bulk infrastructure, but most importantly has full connectivity through fiber, which serves the entire park.

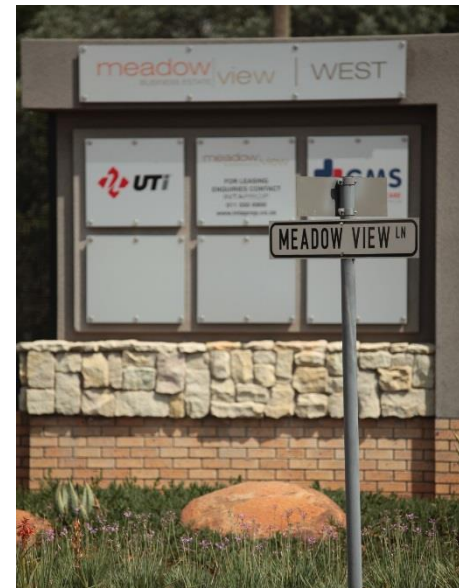
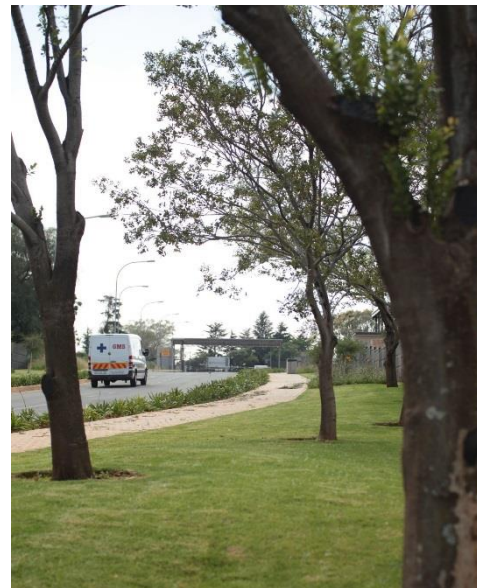
Meadowview is managed by the Meadowview Property Owners Association (MPOA) with quality public space management, and a safe & clean public environment. All owners and tenants are represented on the MPOA and therefore have direct input to and influence on the public environment in which they conduct their business.

Meadowview is situated in the centre of an ever evolving road network driven by logistics demand and growth. Some of the most recently constructed portions of the network include Clulee Road, Meadowview Lane, Hilton Road, Gordon Road, Price Lane, M54 Frontage roads and the partially constructed K113 that is planned to eventually link back to the N1/Allandale area.

Development within the Meadowview Business Estate is guided by a detailed, Council approved Precinct Plan, ensuring development of a high quality.

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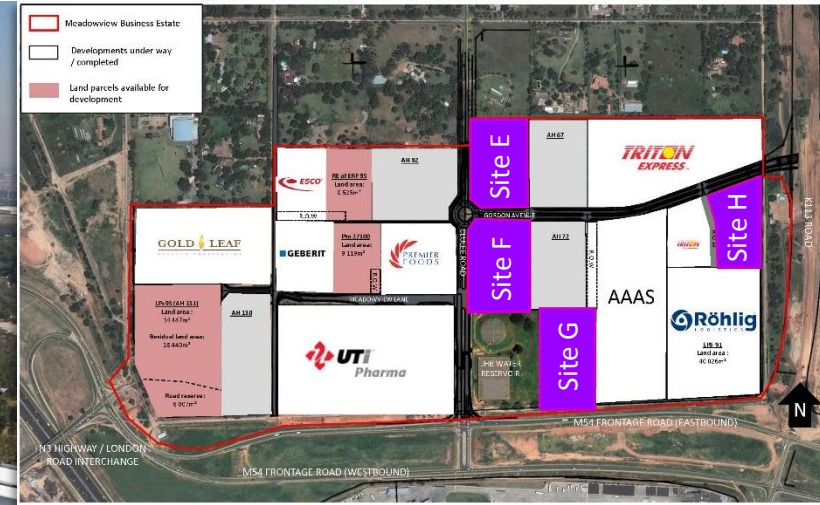
PROPERTY DEVELOPMENT
AND INVESTMENT



Meadowview West: Sites for Development



Meadowview East: Sites for Development



Meadowview West: Sites for Development



Site A

Site Extent	34 447m ²
Land Use	Light industrial, warehouses, commercial
Dev Potential (GLA)	14 000 – 17 000m ²

Site B

Site Extent	8 525m ²
Land Use	Light industrial, warehouses, commercial
Dev Potential (GLA)	4 000 – 4 400m ²

Site C

Site Extent	18 330m ²
Land Use	Light industrial, warehouses, commercial
Dev Potential (GLA)	8 500 – 9 200m ²

Site D – To let 1st Jan 2017

Site Extent	9 119m ²
Land Use	Light industrial, warehouses, commercial
GLA (SAPOA)	3 111m ² (2795 m ² warehousing, 316 m ² office)

Meadowview East: Sites for Development



Site E

Site Extent	17 278m ²
Land Use	Light industrial, warehouses, commercial
Dev Potential (GLA)	8 300 – 9 000m ²

Site F

Site Extent	17 453m ²
Land Use	Light industrial, warehouses, commercial
Dev Potential (GLA)	8 300 – 9 000m ²

Site G

Site Extent	16 141m ²
Land Use	Light industrial, warehouses, commercial
Dev Potential (GLA)	7 600 – 8 500m ²

Site H

Site Extent	17 600m ²
Land Use	Light industrial, warehouses, commercial
Dev Potential (GLA)	8 000 – 9 000m ²