

Work, Shop, Arts & Entertainment in Johannesburg's Bustling CBD

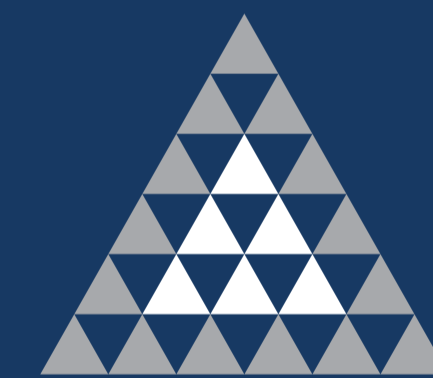


100 Carr Street, Newtown, Jhb

WWW.NEWTOWNJUNCTIONMALL.CO.ZA

NEWTOWN
precinct

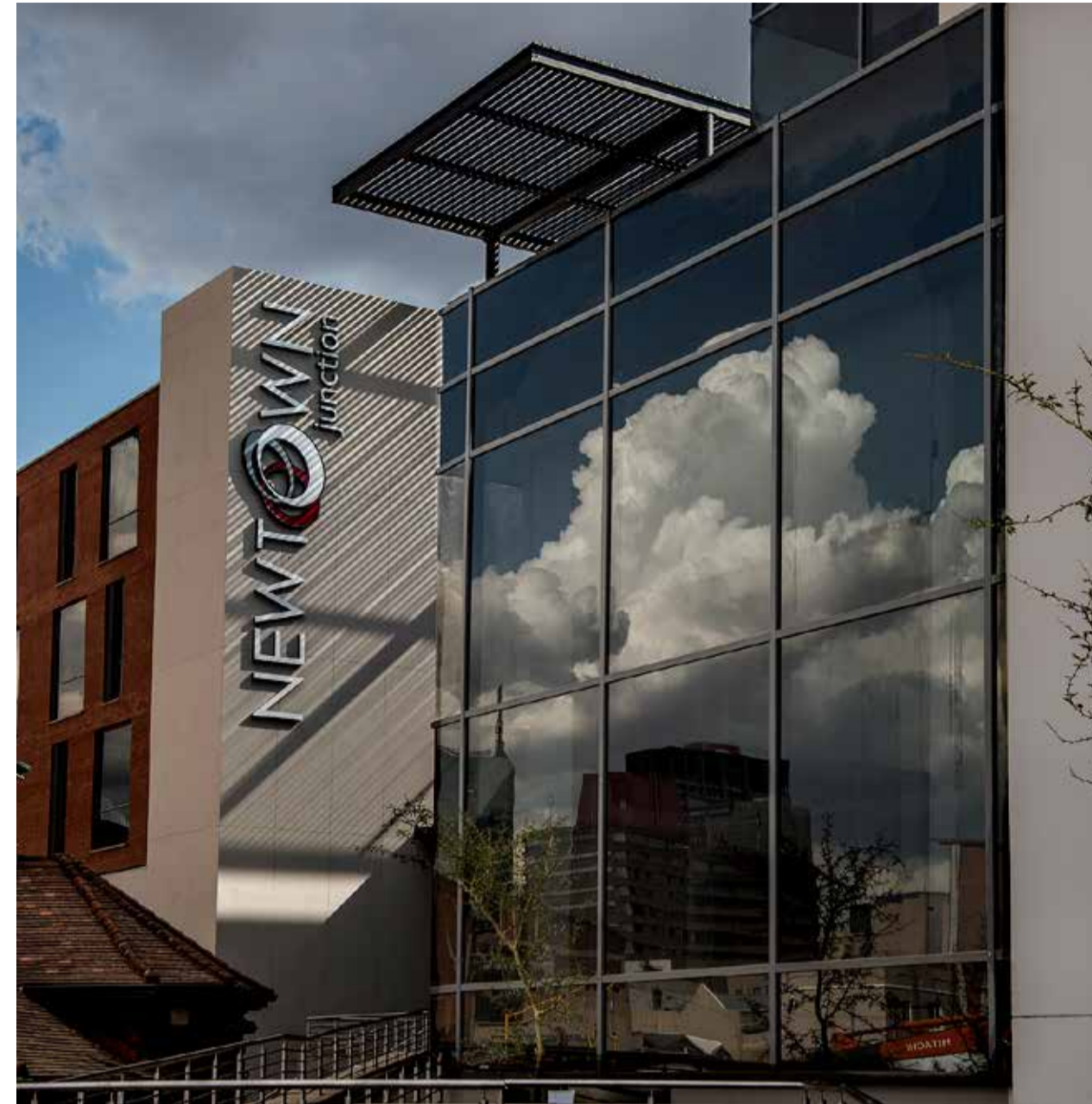
JOHANNESBURG GAUTENG



ATTERBURY

It's a matter of association

- ▶ ABOUT ATTERBURY..... 1
- ▶ LOCALITY & ACCESS..... 2
- ▶ ABOUT THE PRECINCT 3
- ▶ NEWTOWN JUNCTION 5
 - ▶ ABOUT 6
 - ▶ PHOTO GALLERY 7
 - ▶ FLOOR PLANS..... 8
- ▶ NEWTOWN MAJESTIC 11
 - ▶ ABOUT 12
 - ▶ FLOOR PLANS..... 13
- ▶ NEDBANK BUILDING 18
 - ▶ ABOUT 19
 - ▶ FLOOR PLANS..... 20
- ▶ CITY LODGE HOTEL 23
 - ▶ ABOUT 24
 - ▶ PHOTO GALLERY 25
 - ▶ FLOOR PLANS..... 26





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.





LOCALITY
& ACCESS





HISTORICAL BACKGROUND

At the turn of the 20th century, the Newtown Precinct was known as “the Brickfields”. This area was rich in clay, and brick making became the most popular form of generating income. By 1896, about 7000 people of all races lived in the area, later named Burghersdorp.

As this land was close to the centre of Johannesburg and the railway line, many businesses and Immigrants coming from overseas bought stands in Burghersdrop. Soon, trading companies, banks, brick companies, a brewery, and fisheries moved into the area.

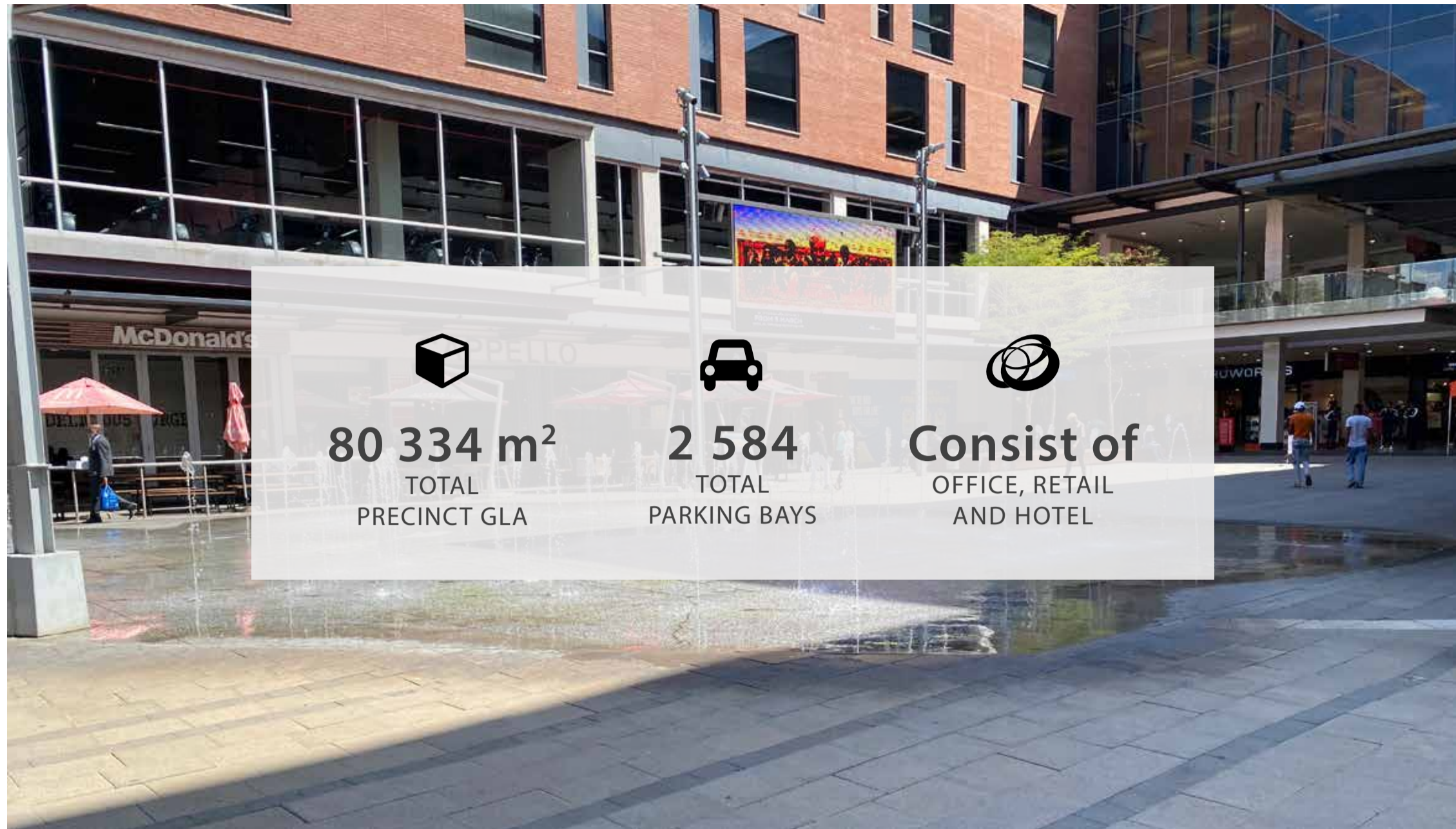
In April 1904, the fire brigade set the area alight destroying everything in the inferno – a measure allegedly to combat the bubonic plague that had broken out. The area was surveyed, re-planned in unbecoming haste and renamed Newtown by October 1904, a commercial area where vast fortunes in milling, production of sugar and food merchandising would be made.



CLEANUP

As with major cities in some regions of the world, Johannesburg’s city centre has been through a period of stagnation and degeneration. However, in the past few years a number of initiatives have been adopted to reverse these trends. One of the most important of these is the Greater Newtown Development.

The establishment of a City Improvement District, the installation of closed-circuit TV (CCTV), the upgrading of existing building and public open spaces have turned Newtown into a safe, secure and attractive environment. Mary Fitzgerald Square constantly hosts public performances and gatherings. With lighting designed by renowned French lighting designer, Patrick Rimoux, Newtown has been transformed into a well-lit attractive destination.



REGENERATION

In partnership with Gauteng Agency Blue IQ, the Johannesburg City Council (through the Johannesburg Development Agency) transformed Newtown into a safe and attractive place to work, live and visit. The project entailed several improvements of the area, all aimed at enhancing Newtown and making it viable. These include five housing developments, catering for different income levels. This destination has been made accessible through the construction of the Nelson Mandela Bridge and associated M1/Carr Street interchange. The Nelson Mandela Bridge opened on 20 July 2003 and has become the new gateway from the North into Newtown.

Adding to Newtown's vibrancy is the Junction mixed-use development building, which officially opened in 2014, designed by DHK architects. The regenerative project entailed the revamp of heritage structures and includes a 35 000m² shopping centre and gym, some 40 000m² prime office space, a hotel and basement parking for 2 584 cars. The Newtown central precinct is proposed with an inner block pedestrian corridor that establishes a link and public spine between the Market Theatre and Newtown Junction.



**The mall that celebrates
African culture**

100 Carr Street, Newtown, Jhb

WWW.NEWTOWNJUNCTIONMALL.CO.ZA

Newtown is situated in Johannesburg's inner city and forms part of the city's cultural and creative hub. The district houses theatres, art galleries, museums, restaurants, craft markets, clubs and cafés. For any local or tourist that appreciates the arts, Newtown is one of the places to visit in Johannesburg.

The district has a politically turbulent past and, due to its multiracial diversity, it was the scene of some of the first forced removals in Gauteng implemented by the apartheid government. Today, Newtown remains resolutely colour-blind with artists of all races gathering here.

Strategic regeneration projects in downtown Johannesburg have facilitated the development of Newtown as a tourist attraction, residential zone and cultural area. The district's popularity is further boosted by its accessibility – the Nelson Mandela Bridge links Newtown to Braamfontein, whilst the M2 highway and bordering railway lines provide convenient transport routes.

Newtown Junction is centrally located and easily accessed from the M1 North via Carr Street and the M1 South via the eastern entrance and exit.



34 311 m²
GLA



2014
COMPLETED



2488

Safe and secure parking bays available from access-controlled entrances.



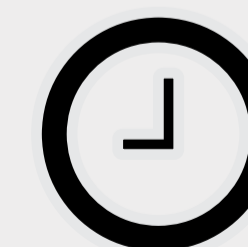
Close to a number of attractions such as Market Theatre, Sci-Bono and Oriental Plaza



Home to AMPD Studios – a powerful networking space for aspiring artists and entrepreneurs with a strong desire to break into the entertainment industry.



RETAILERS INCLUDE



TRADING HOURS

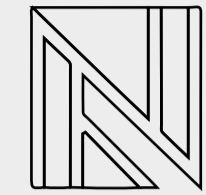
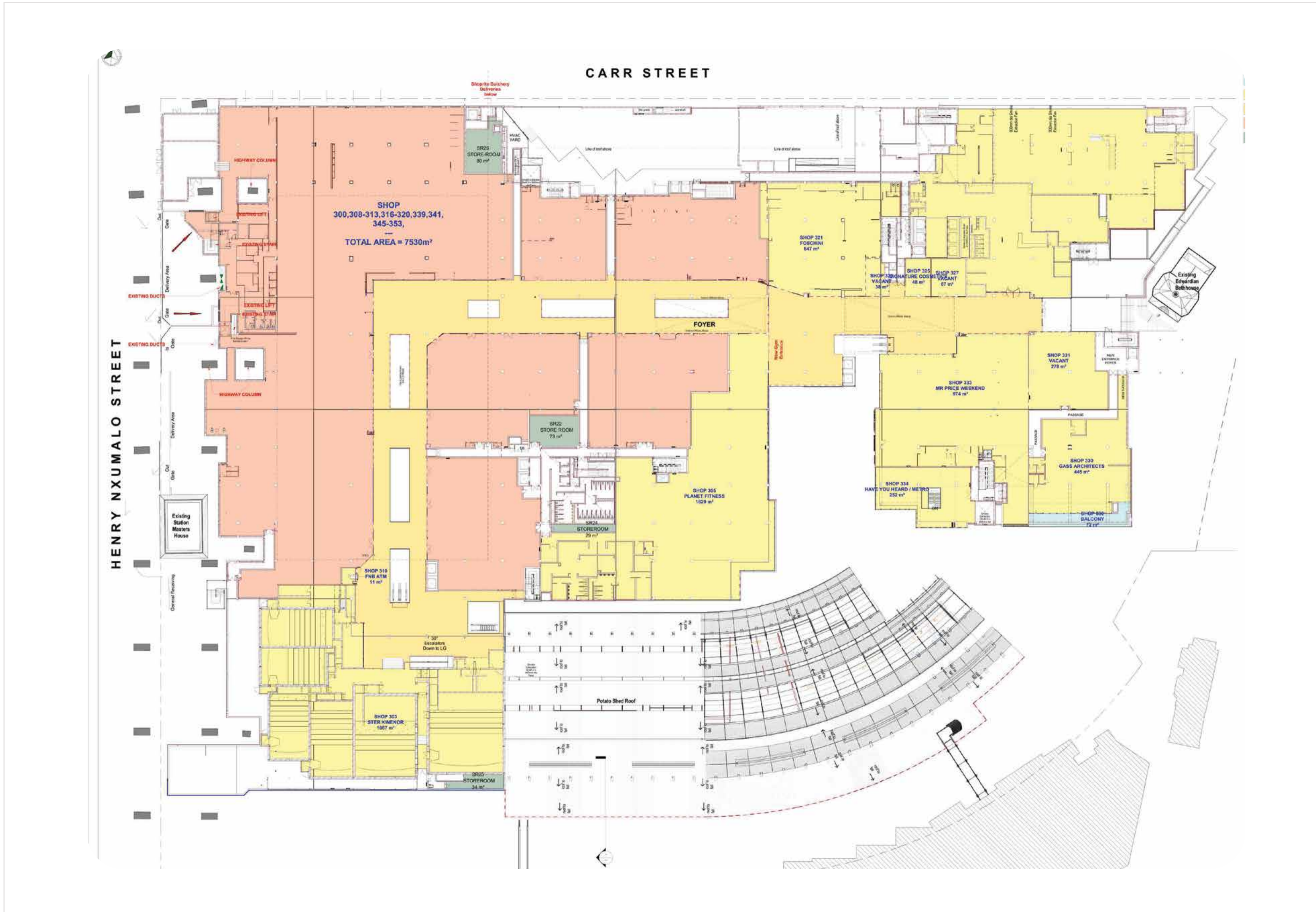
Mon – Fri: 9am – 6pm
Saturday: 9am – 7pm
Sun & PH: 9am – 3pm



**PHOTOGRAPHIC
LIBRARY**







**UPPER
GROUND
FLOOR**

- BALCONY
- EXISTING
- MALL AREA
- STORAGE





Heritage building
converted into
state-of-the-art offices

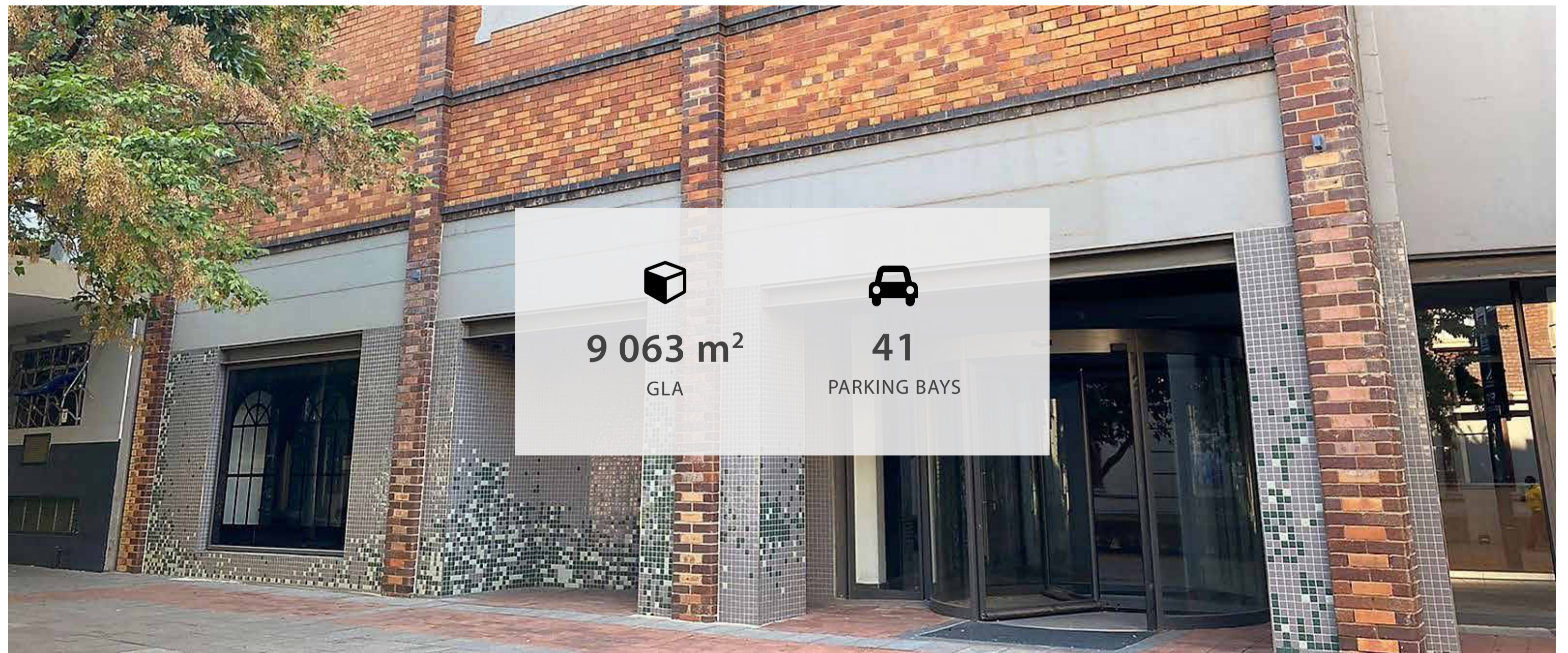
Majestic Building, 141 Lilian Ngoyi Street,
Cnr Mariam Makeba, Newtown

**ATTERBURY.CO.ZA/PORTFOLIO-ITEMS/
NEWTOWN-JUNCTION-2/**



The Majestic building, located opposite the iconic Market Theatre, boasts more than 8 500 m² of prime office space and forms part of the mixed-use development of the Newtown Precinct.

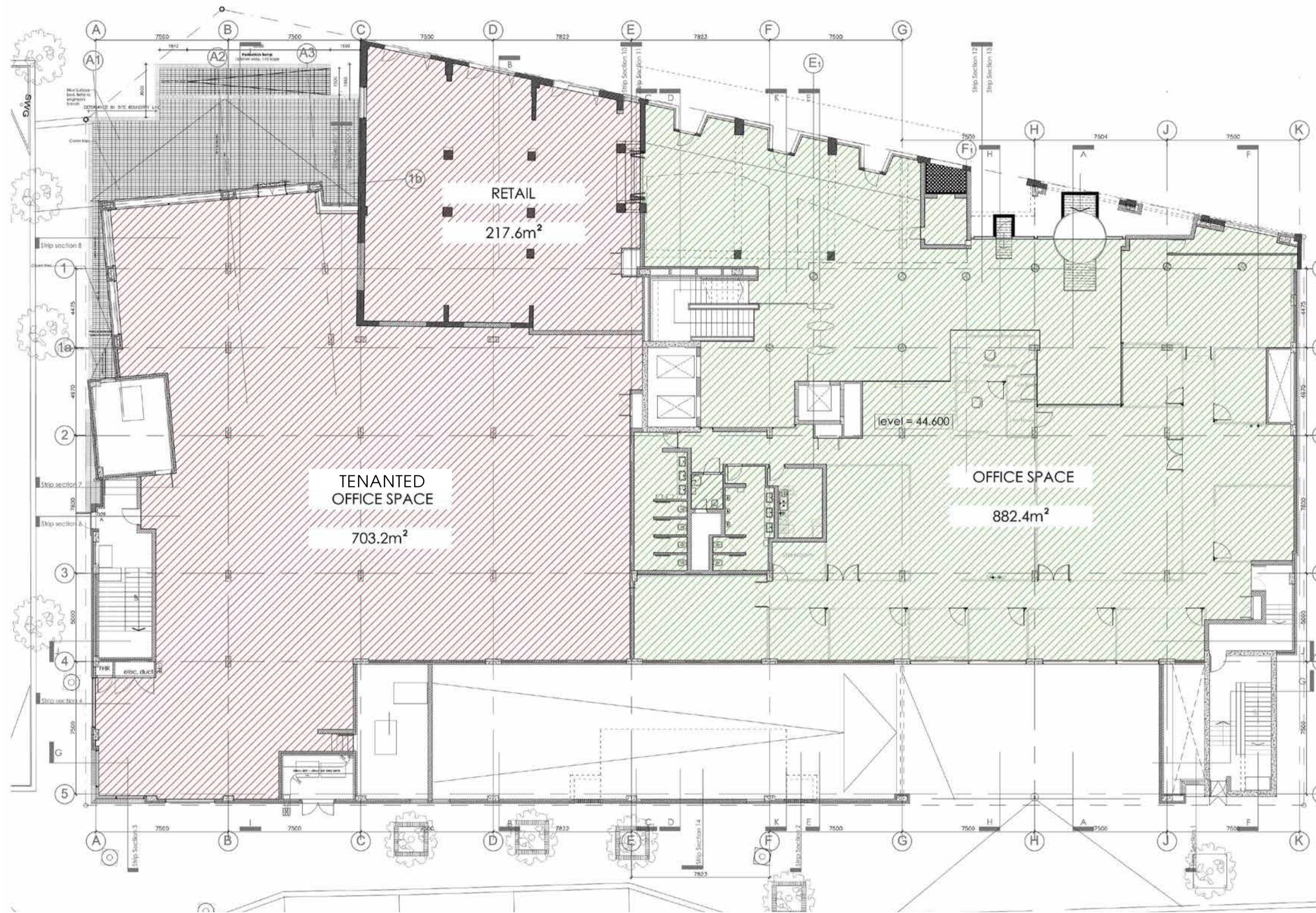
The first floor is occupied by the Diamond Traders, with a further three floors of some 1 800 m² each available for medium sized and diverse businesses. The Majestic Building is well positioned with an inner block pedestrian corridor that establishes a link and public spine between the Market Theatre and Junction.

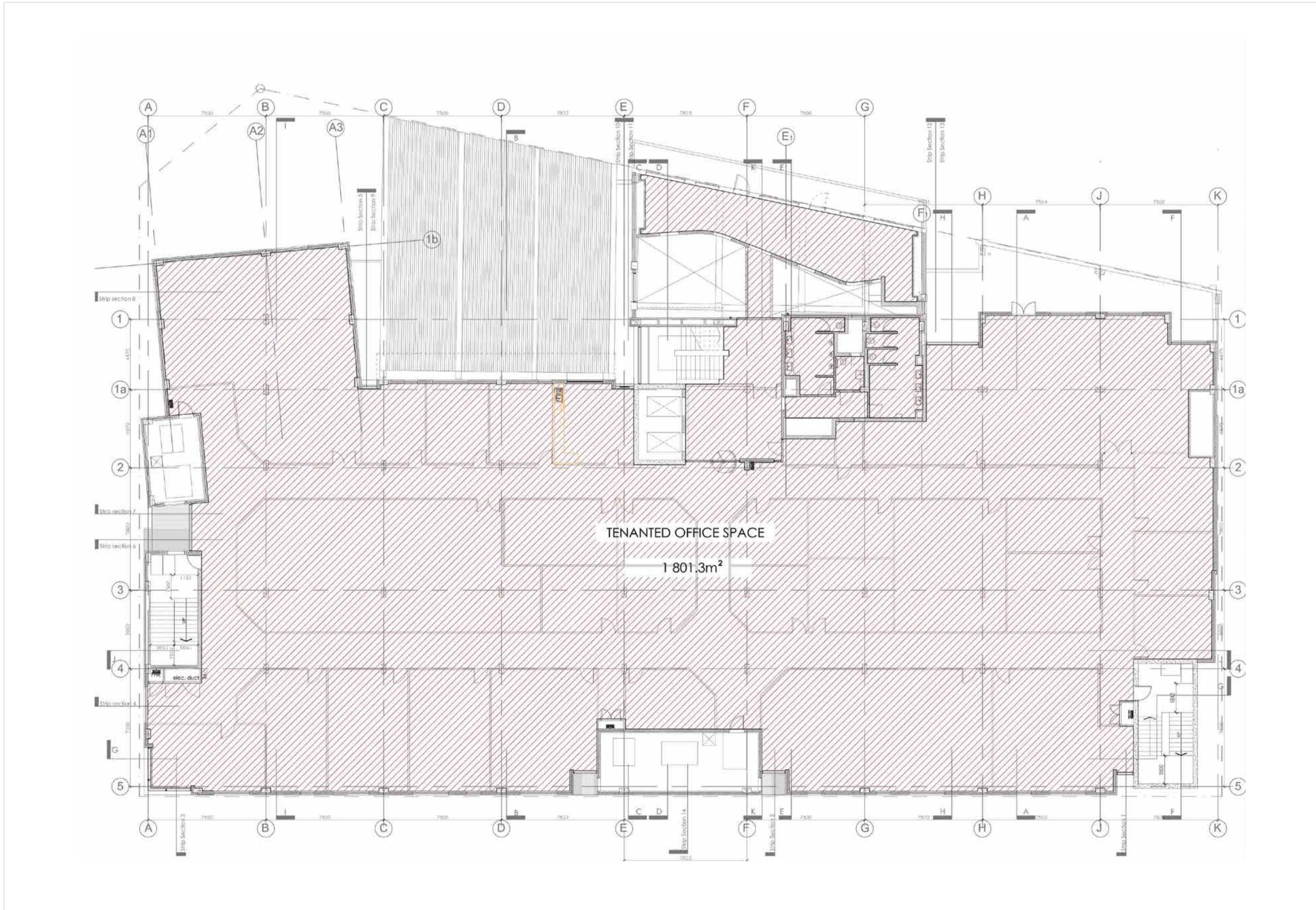




GROUND FLOOR

- UNATTENDED
- NEDBANK





FIRST FLOOR

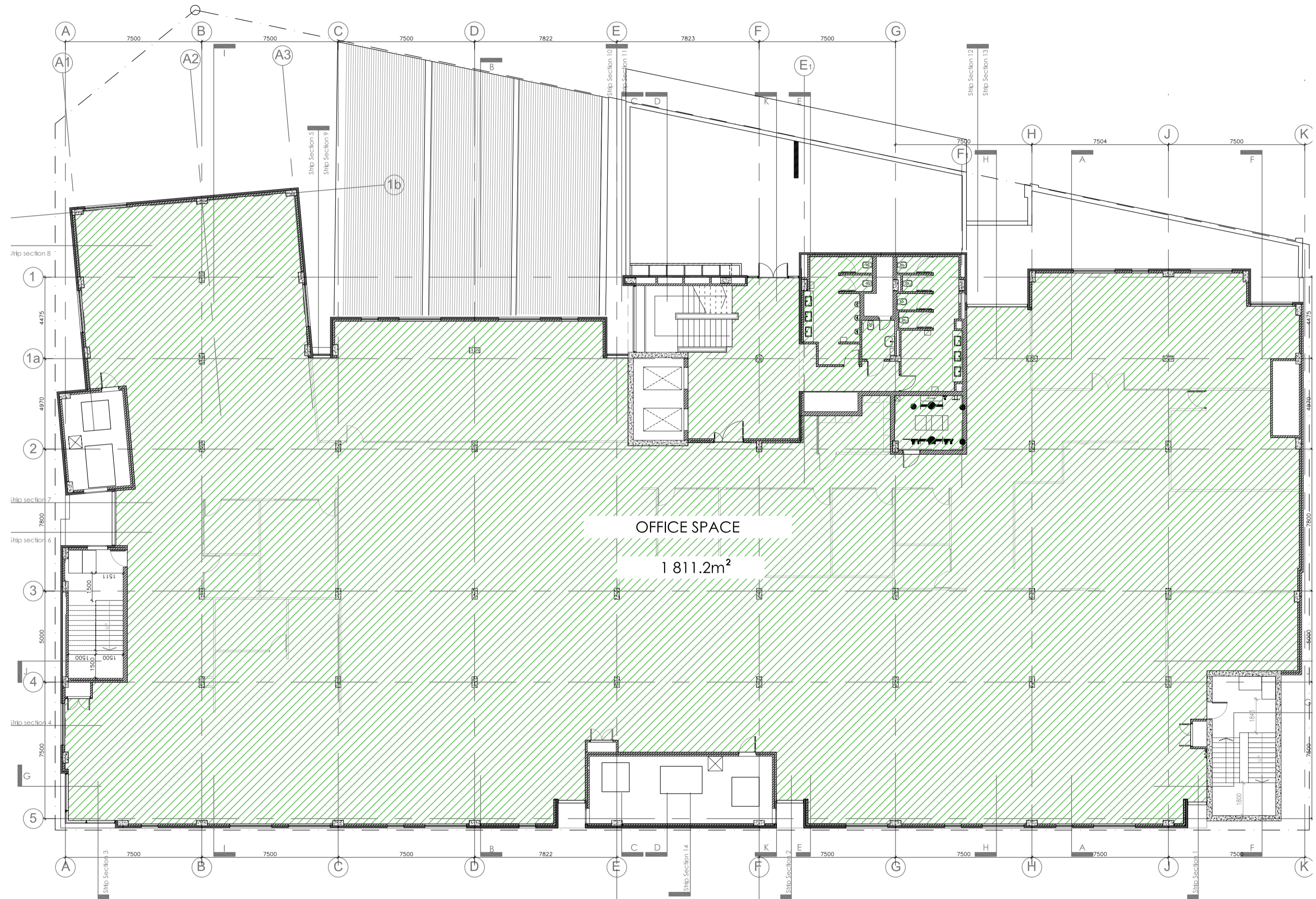
- UNATTENDED
- NEDBANK

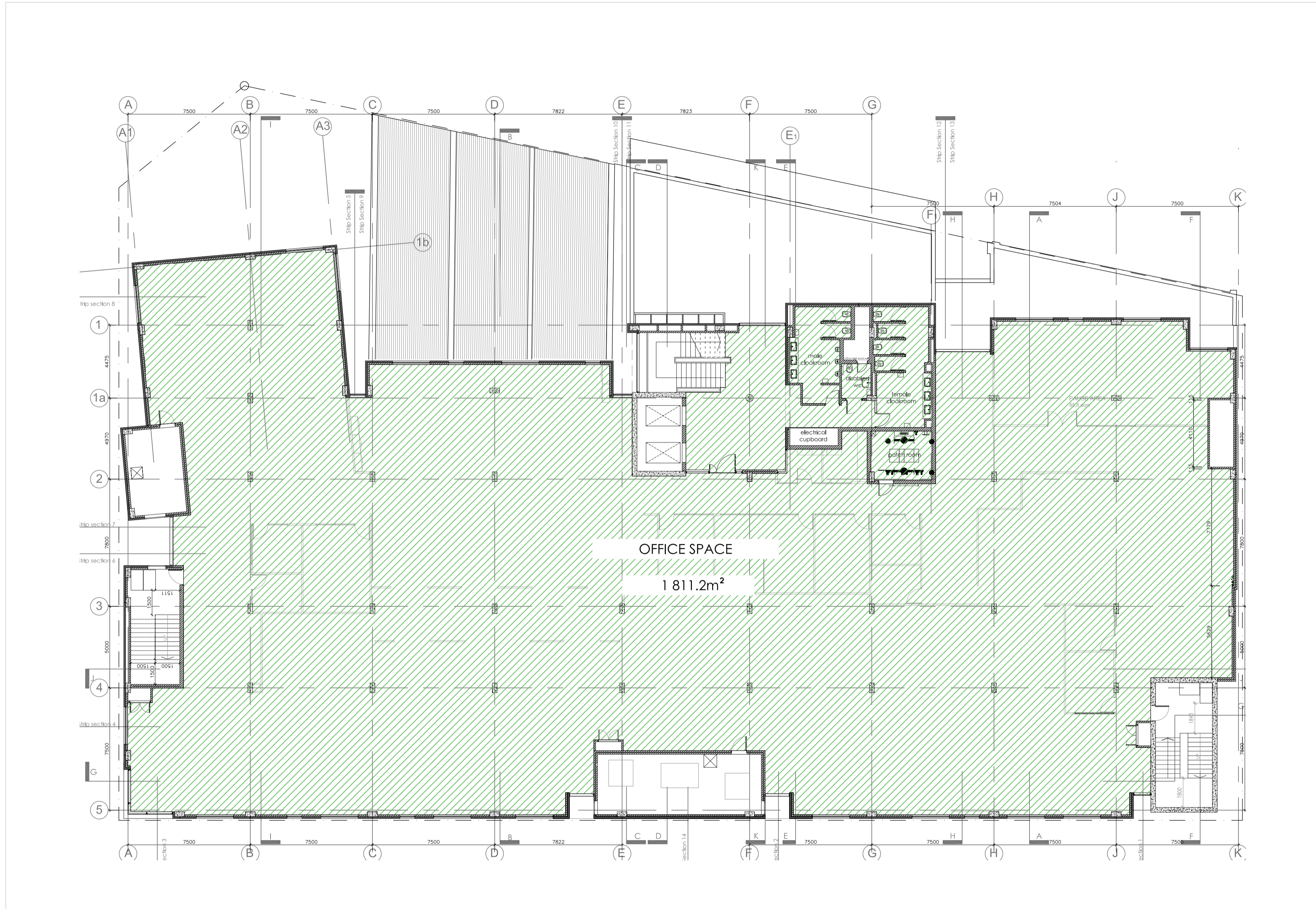




SECOND FLOOR

- UNATTENDED
- NEDBANK





THIRD FLOOR

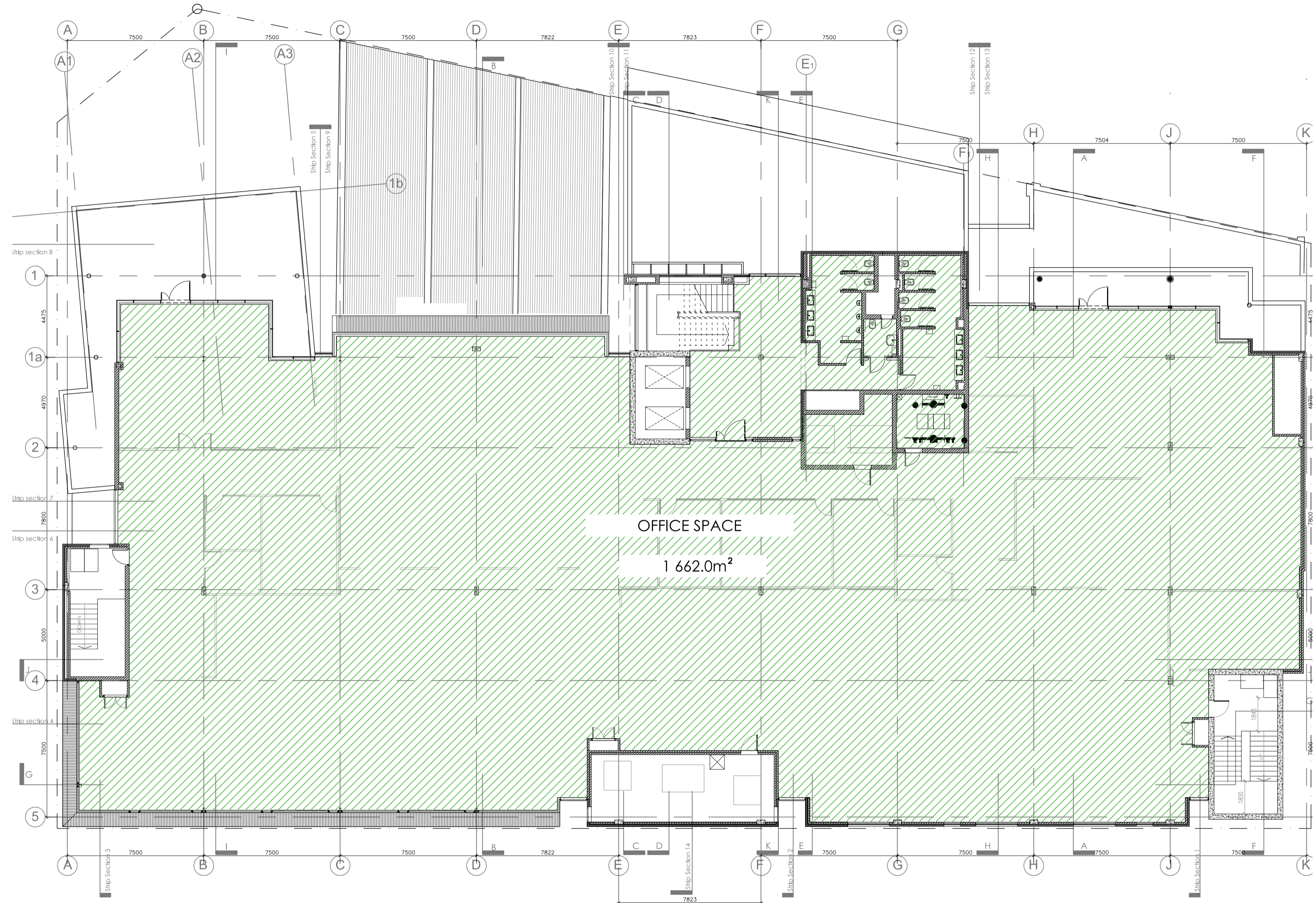
- UNATTENDED
- NEDBANK





FOURTH FLOOR

- UNATTENDED
- NEDBANK

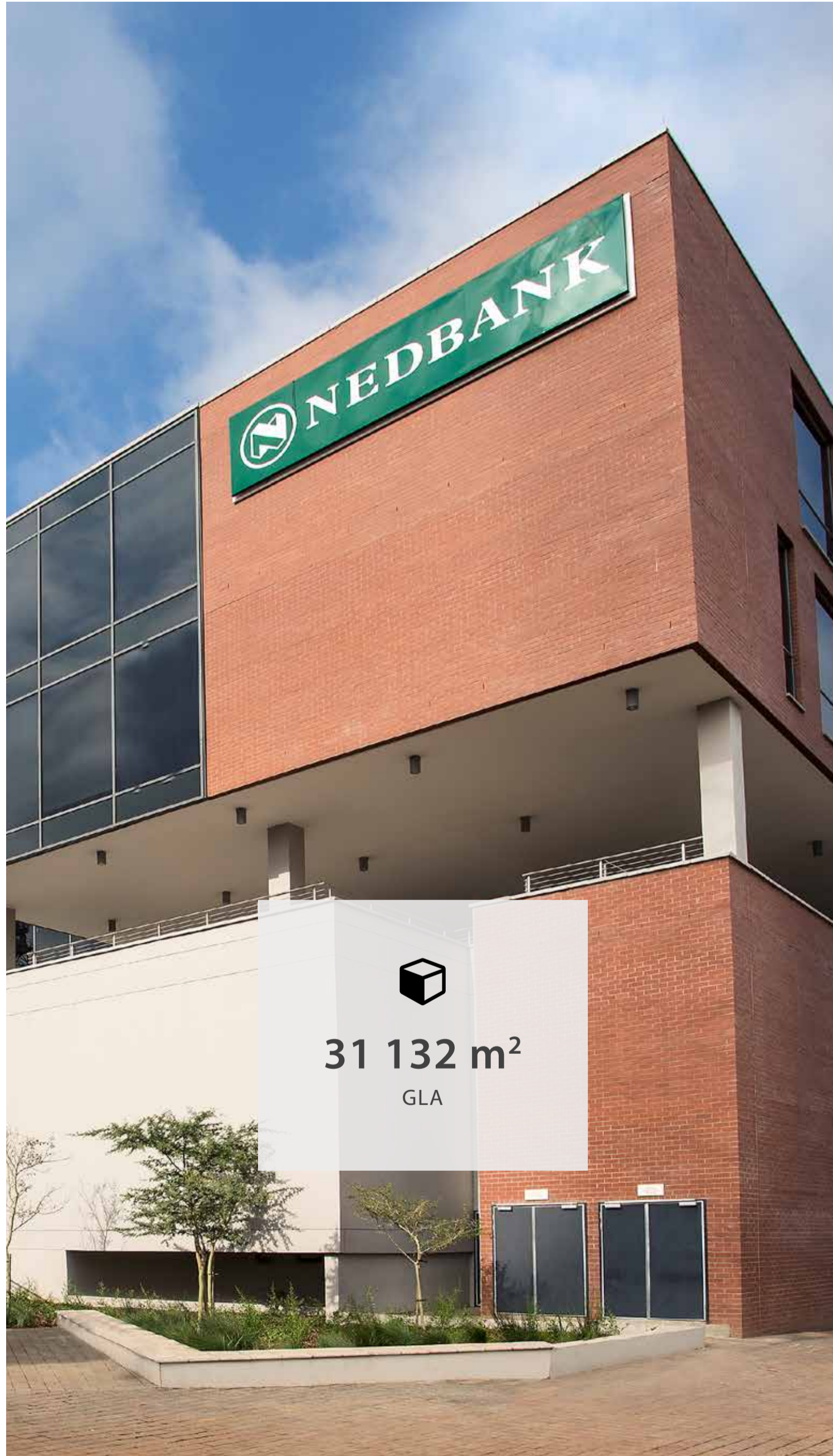




An ideal address

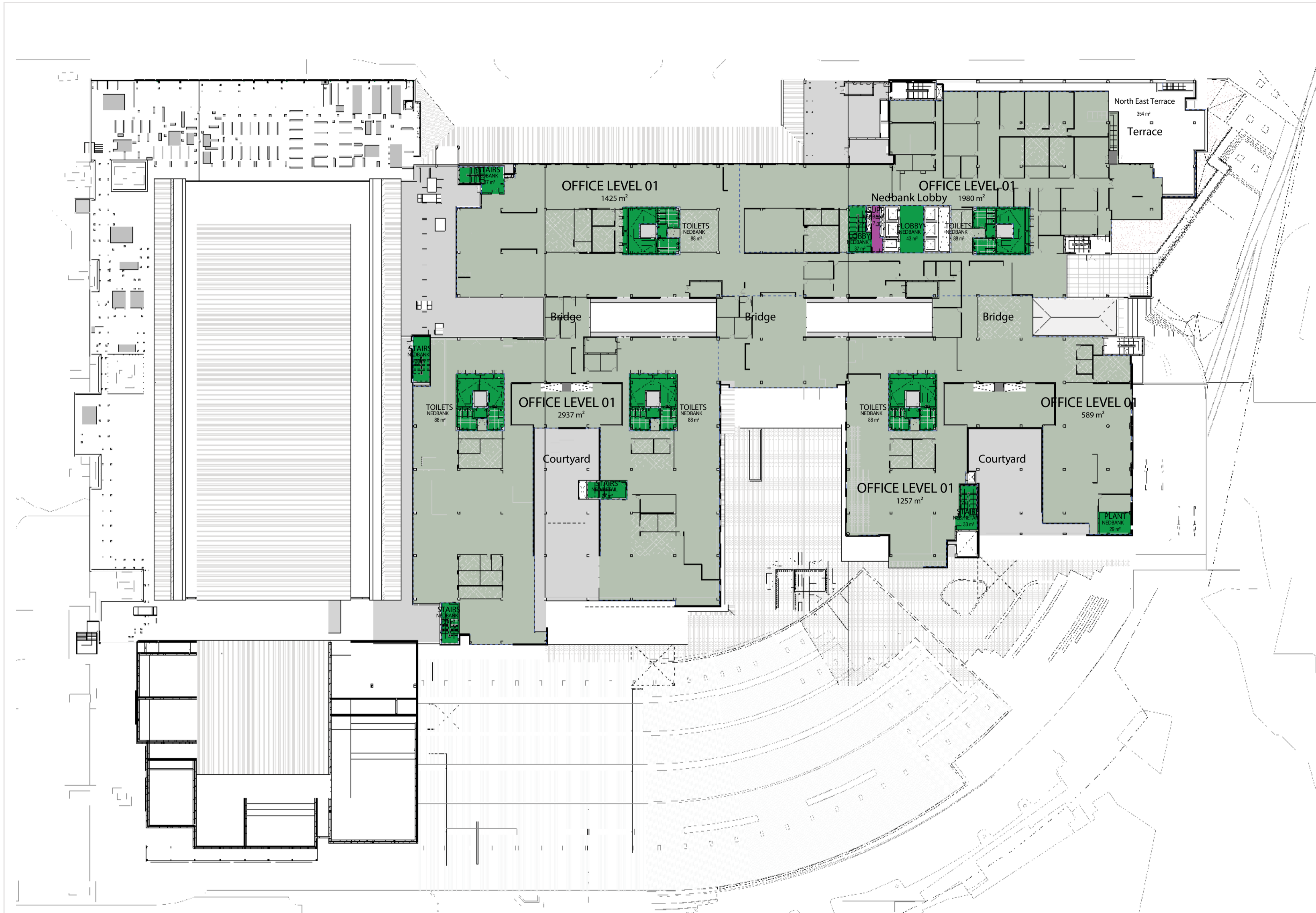
Shop 125, Newtown Junction Mall,
Cnr Mirriam Makeba & Carr Street, Newtown
[ATTERBURY.CO.ZA/PORTFOLIO-ITEMS/
NEWTOWN-JUNCTION-2/](http://ATTERBURY.CO.ZA/PORTFOLIO-ITEMS/NEWTOWN-JUNCTION-2/)





The Newtown precinct mixed use development is also home to The Nedbank Group who occupies approximately 30 000 m² of office space which is located above the Newtown Junction shopping centre and parking located within 3 basements. The ground floor space accommodates public meeting areas and a large canteen for staff. The three levels above mainly open plan space for staff.



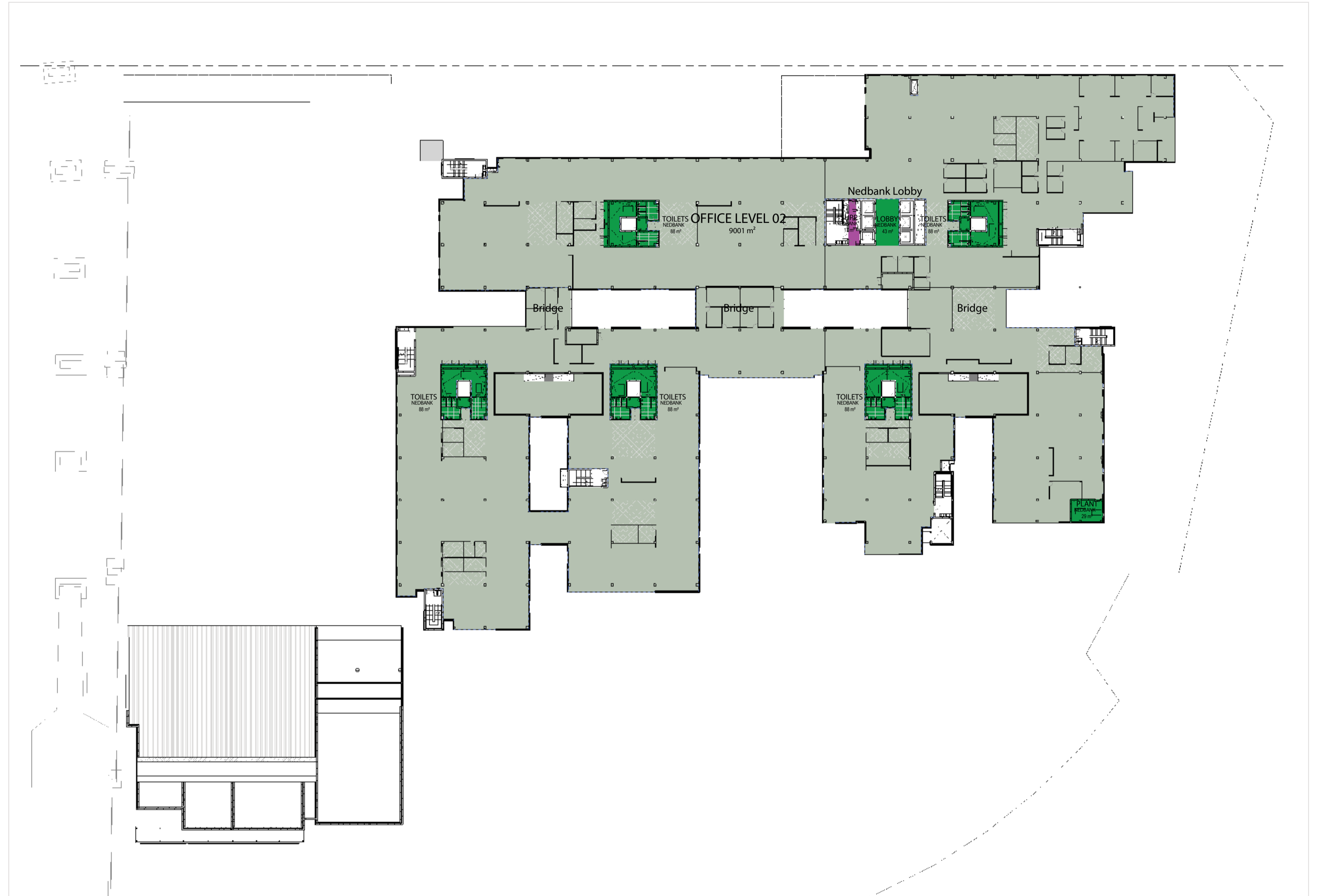


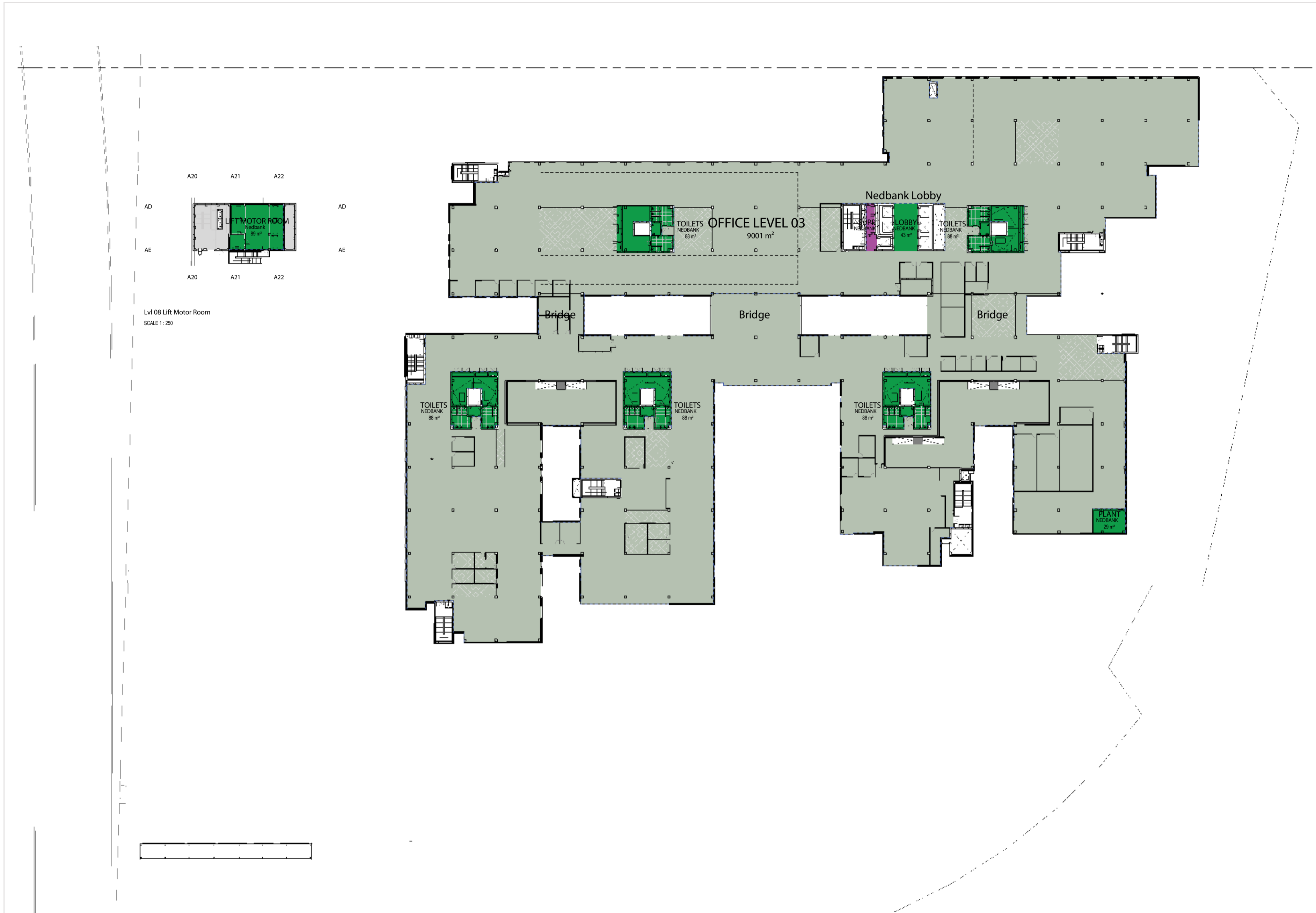
**OFFICE
LEVEL 1**



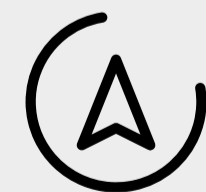


OFFICE
LEVEL 2





**OFFICE
LEVEL 4**





148-room
in Johannesburg's
bustling CBD

Corner of Carr & Miriam Makeba St, Newtown,
Johannesburg, 2001

CLHG.COM/HOTELS/149/CITY-LODGE-HOTEL-NEW-TOWN-JOHANNESBURG



Situated in the vibrant area of Newtown on the western side of Johannesburg's bustling CBD, the 148-room City Lodge Hotel Newtown features the brand's signature #Café restaurant, serving full breakfast, lunch and light evening meals; two boardrooms accommodating 16 guests and 10 guests; uncapped WiFi; fitness room; and sparkling swimming pool and sundowner bar.

City Lodge hotel is close to Newtown Junction Mall, Museum Africa, Market Theatre and Sci-Bono Discovery Centre. The hotel is within easy access of major highways, Gautrain Park Station, and the thriving cultural hub of Maboneng.



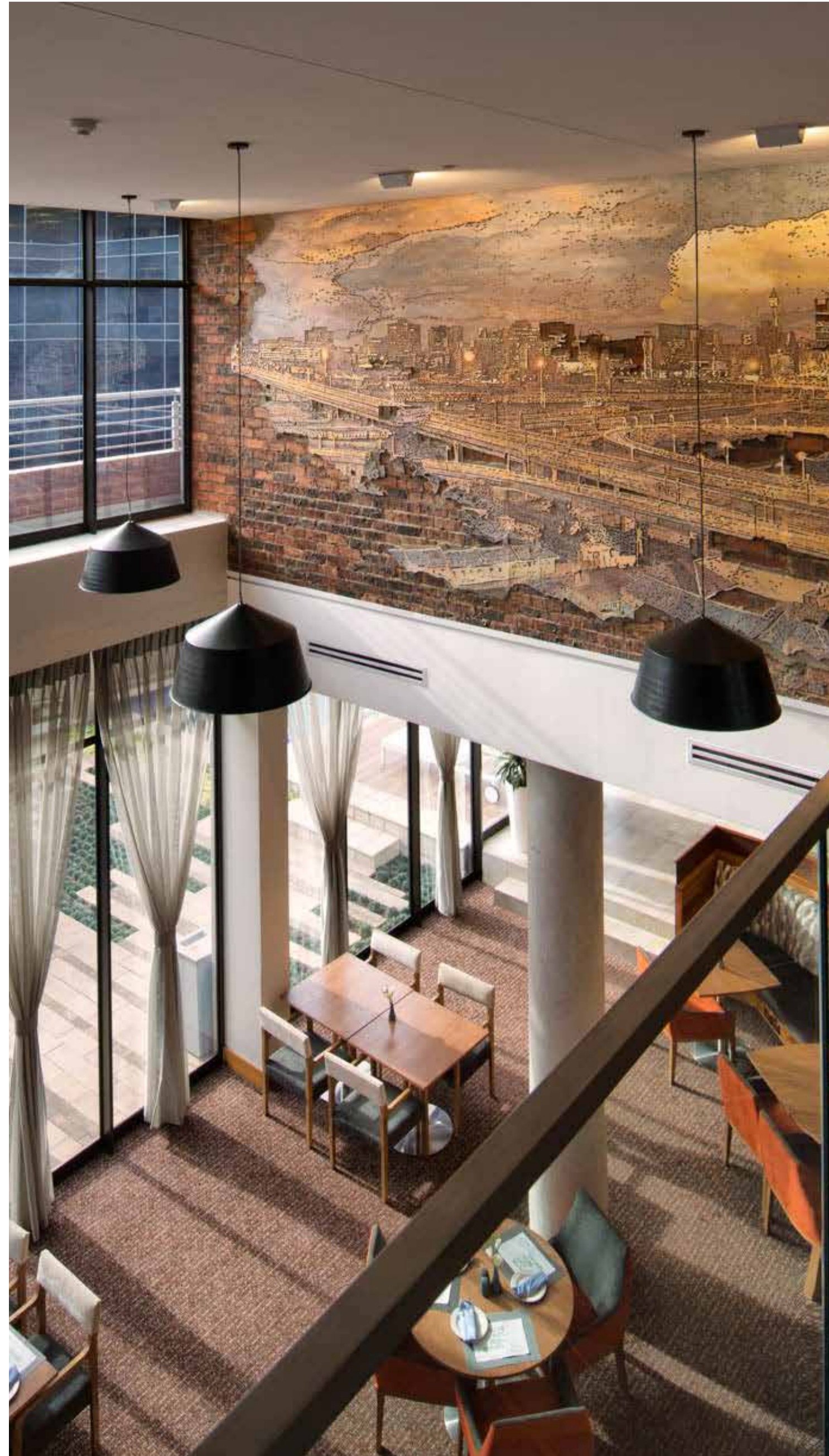
5 828 m²
GLA



55
PARKING BAYS

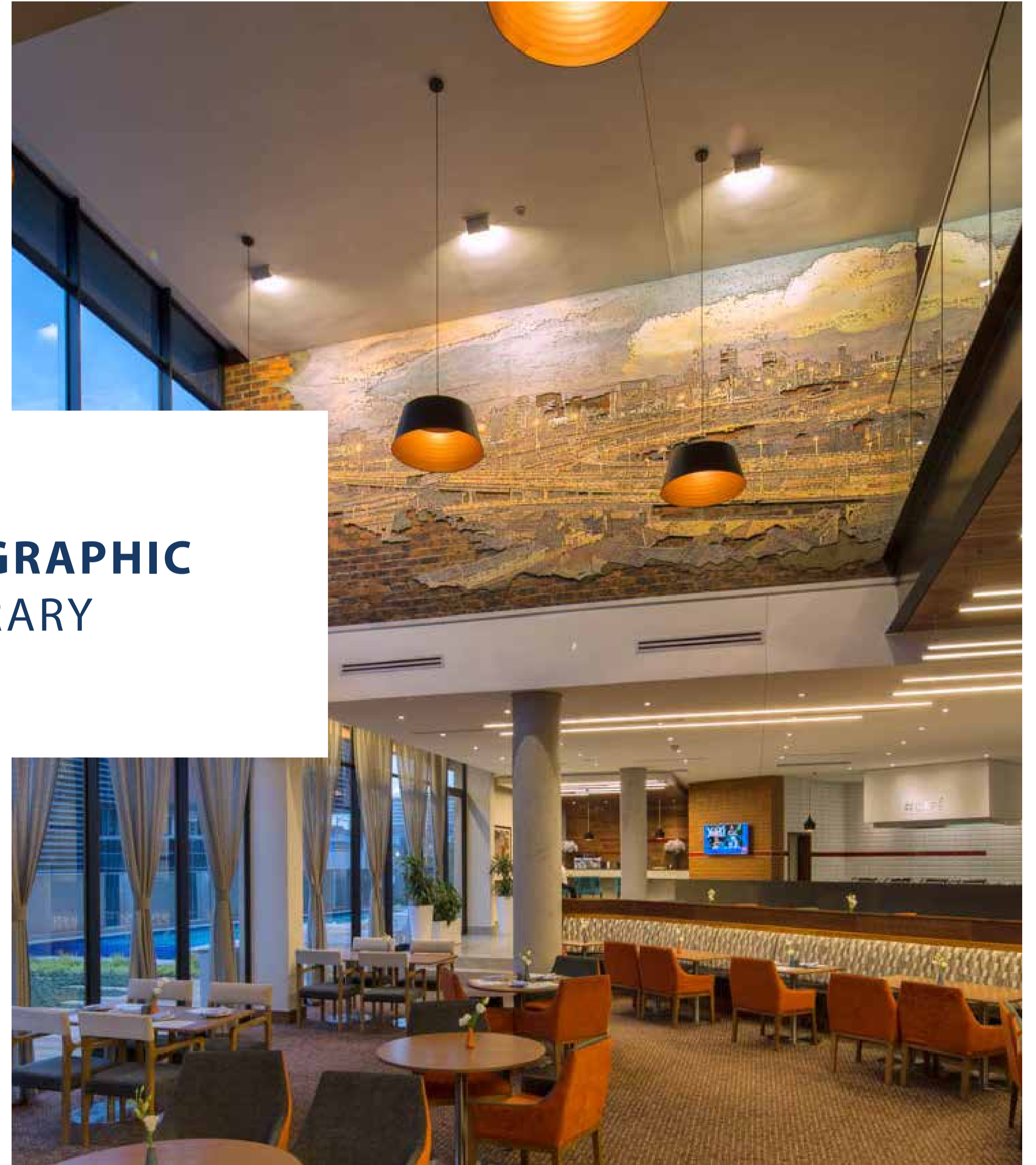


148
ROOMS

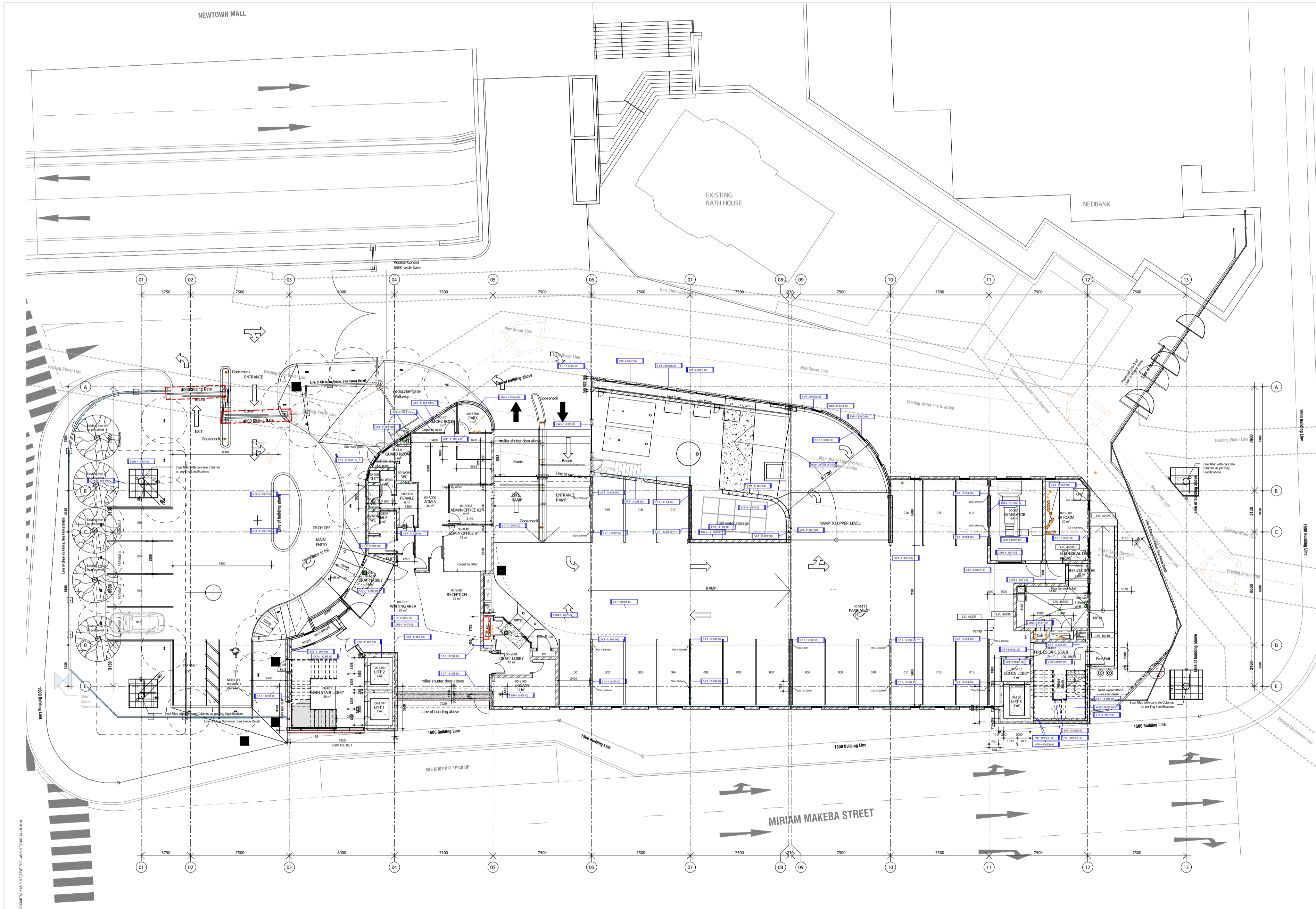


ROOM AMENITIES:

- » Spacious air-conditioned rooms with a queen or twin beds
- » En-Suite bathroom with shower. Selected rooms offer a bath
- » Rooms with sleeper-sofa available on request
- » Television with selected DSTV channels and radio stations
- » Tea and coffee making facilities
- » Electronic safe large enough to accommodate a laptop
- » Desk with lighting and plugs for easy connectivity
- » Selected rooms designed for the physically disabled



**PHOTOGRAPHIC
LIBRARY**

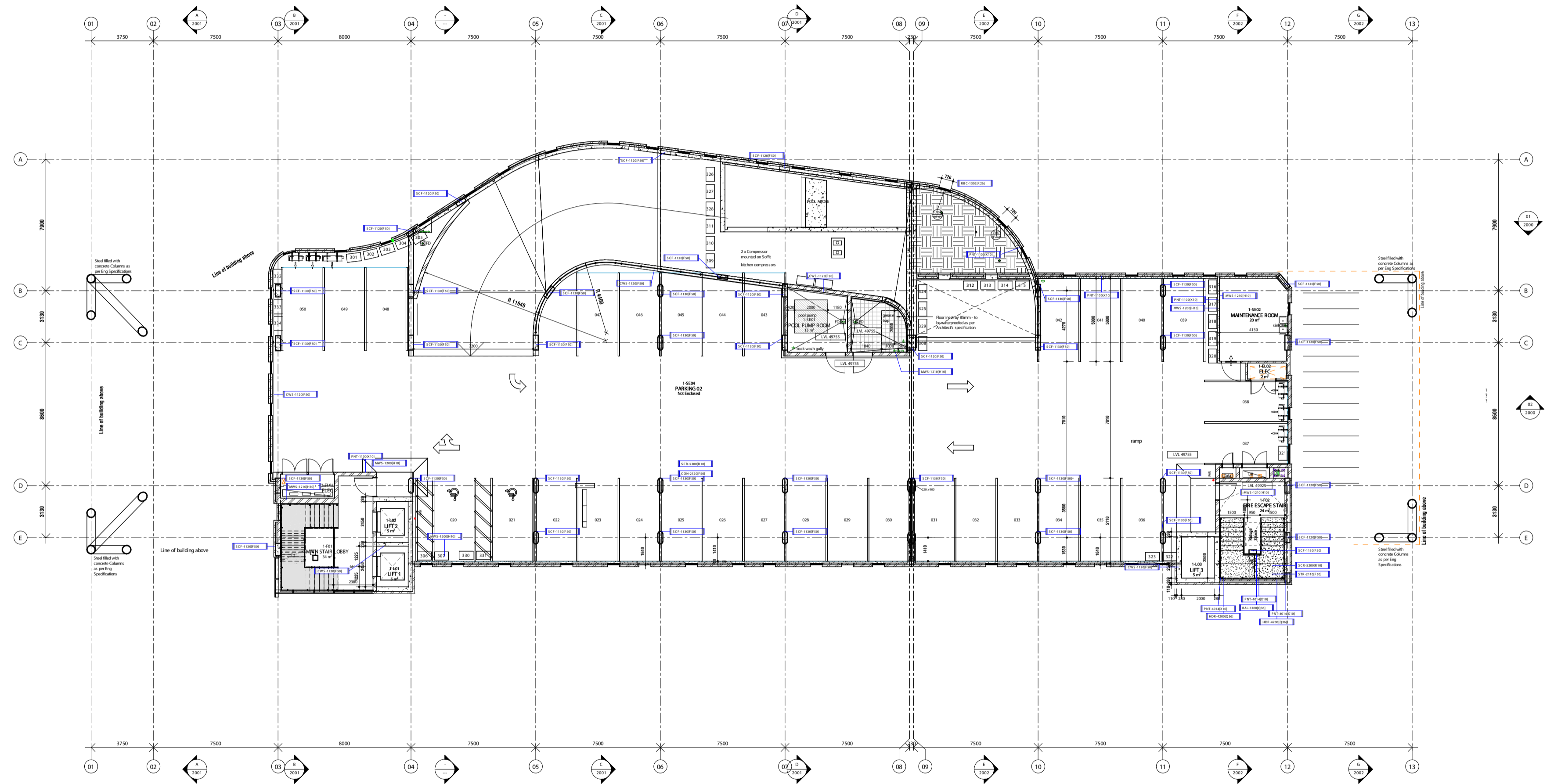
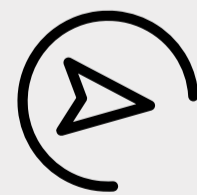


GROUND FLOOR



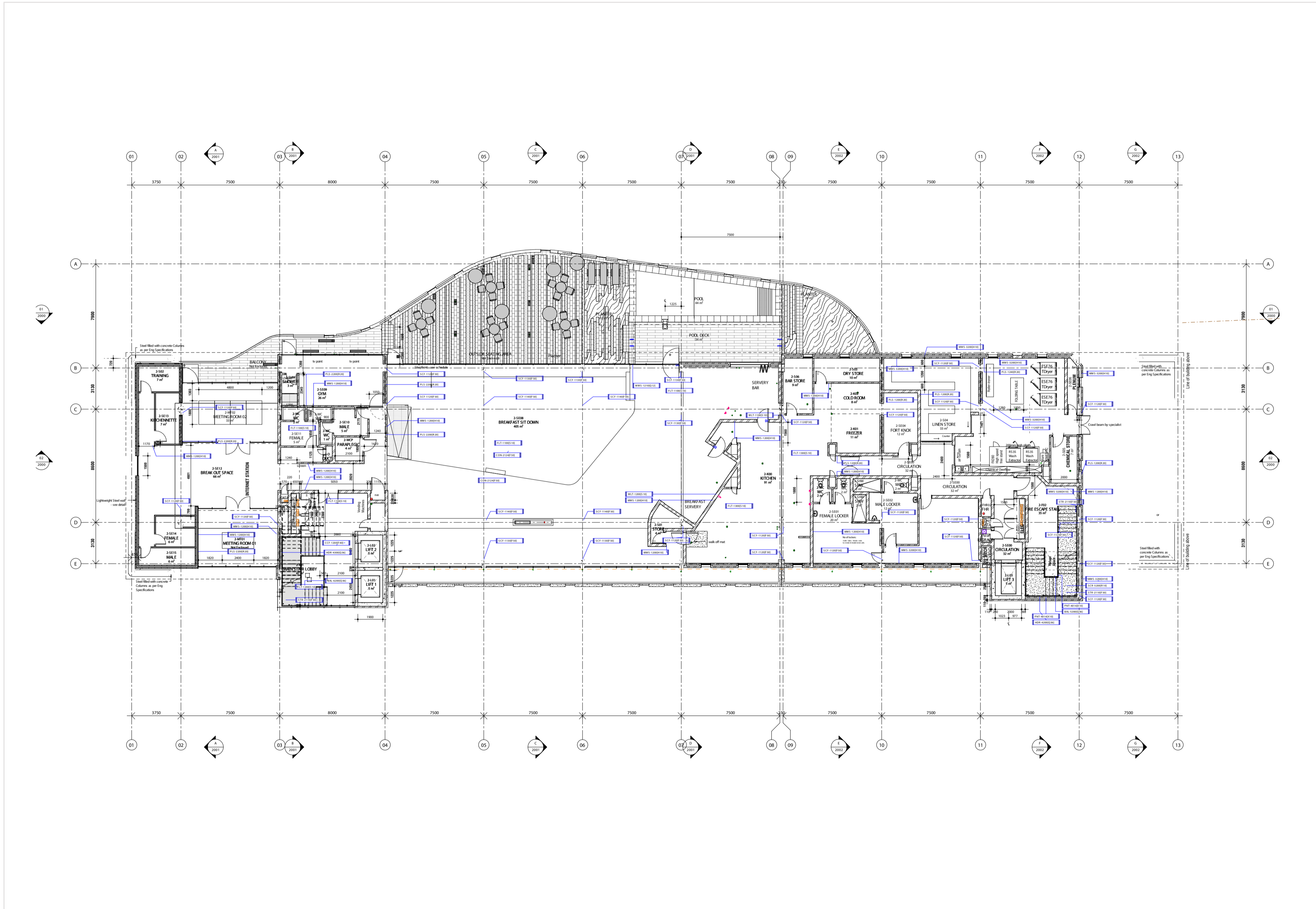


FIRST FLOOR



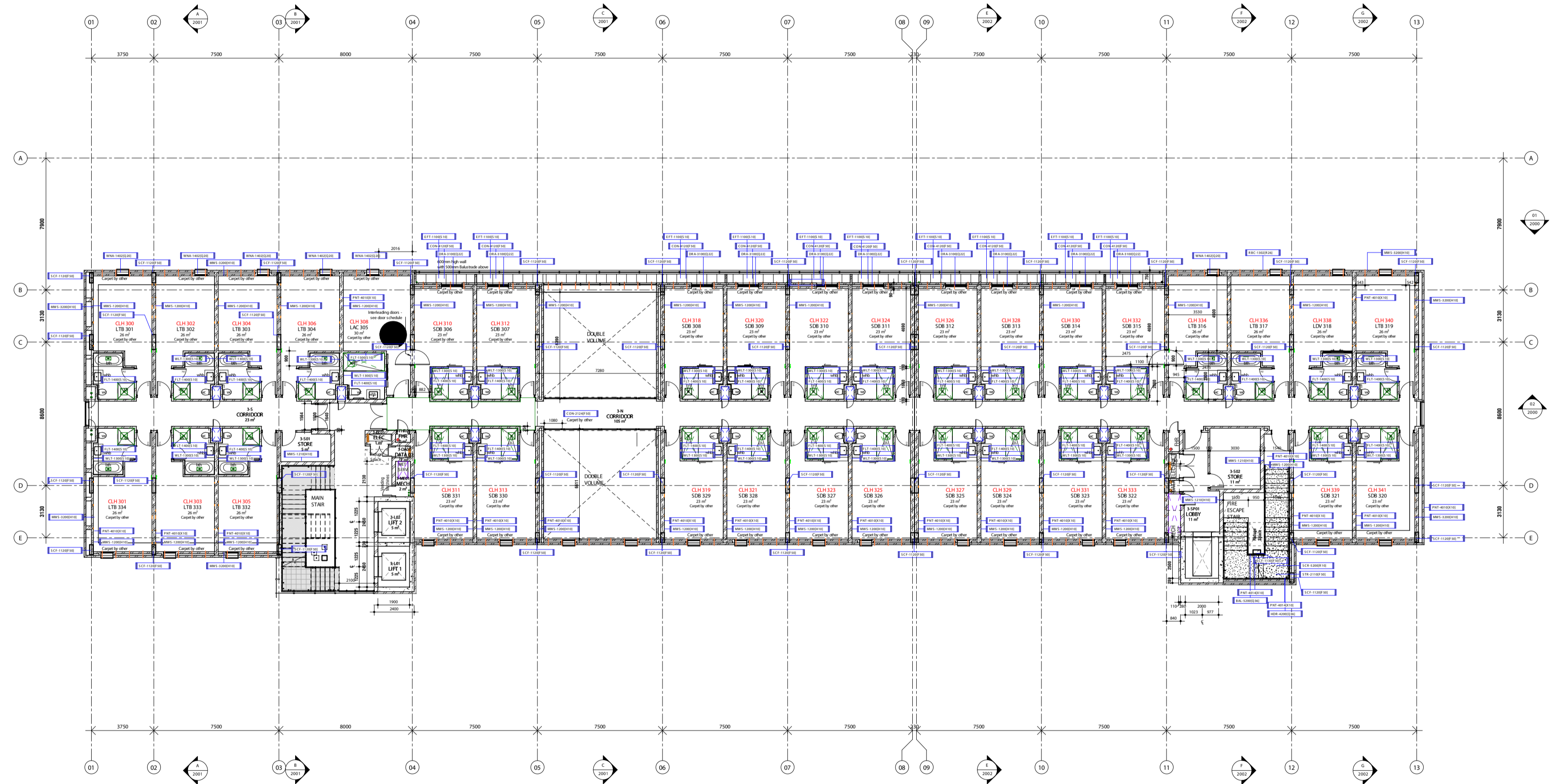
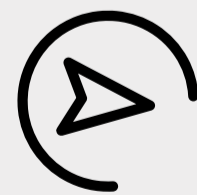


SECOND FLOOR



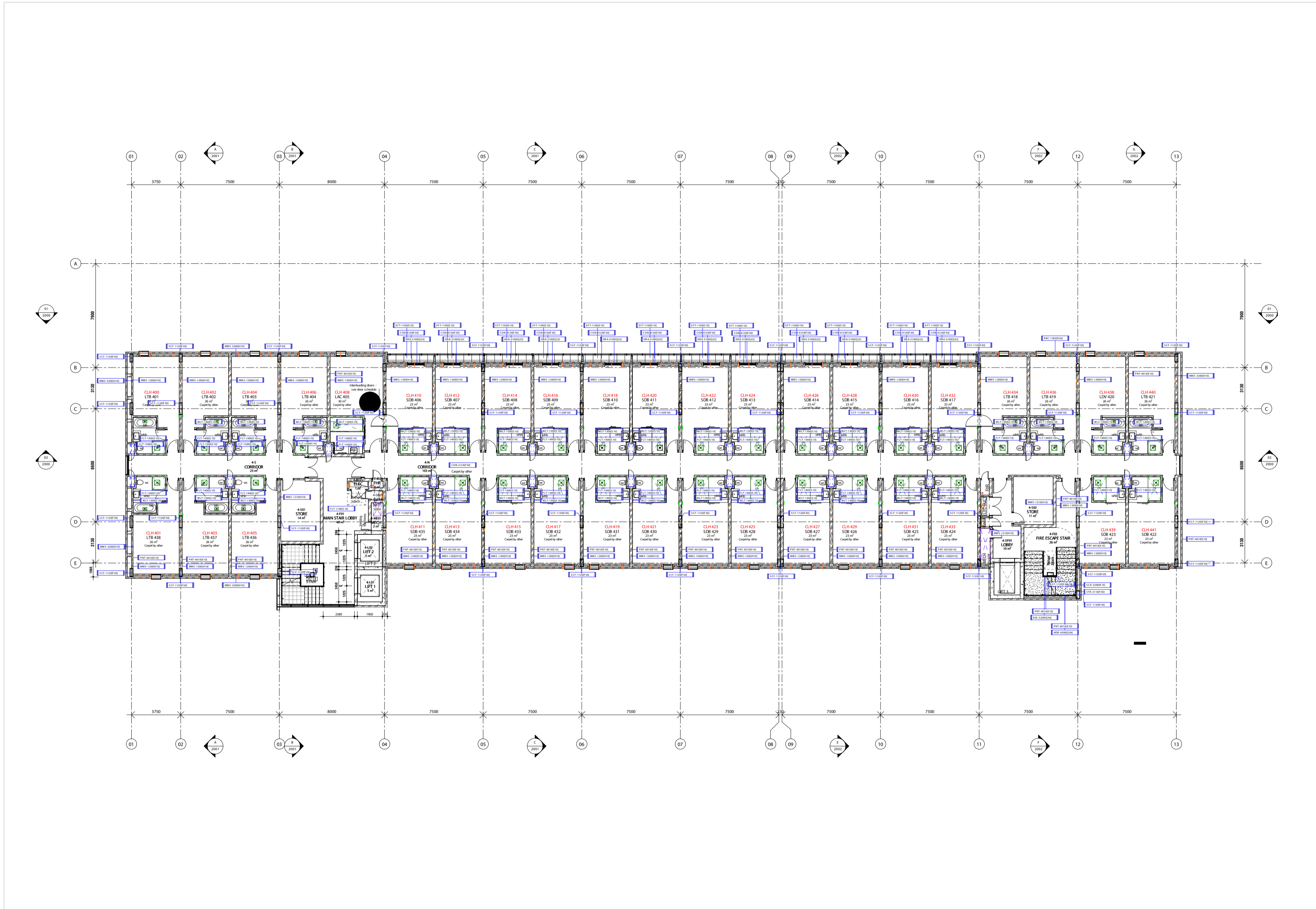


THIRD FLOOR



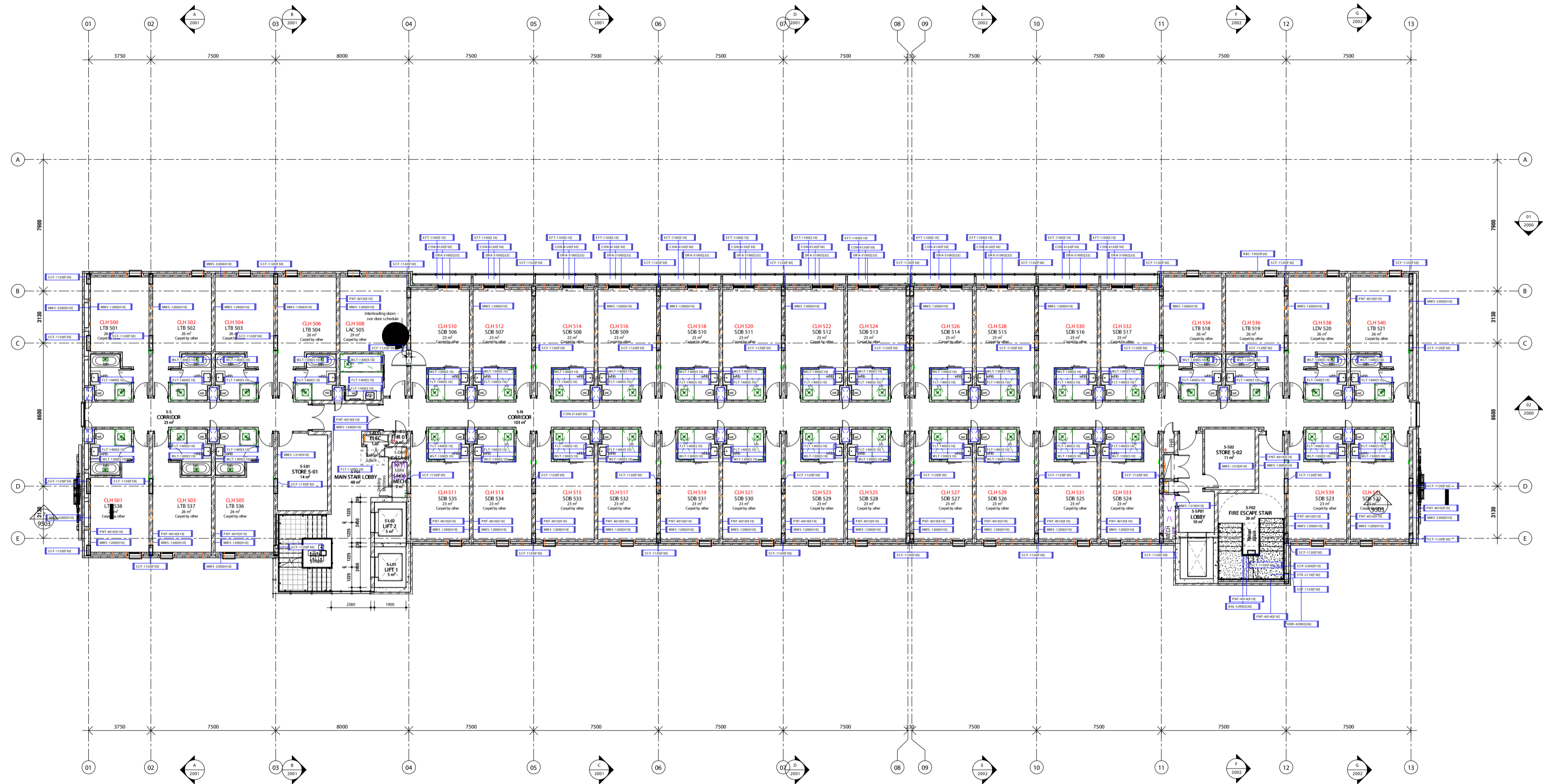
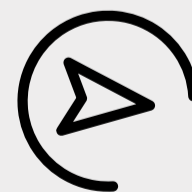


FOURTH FLOOR



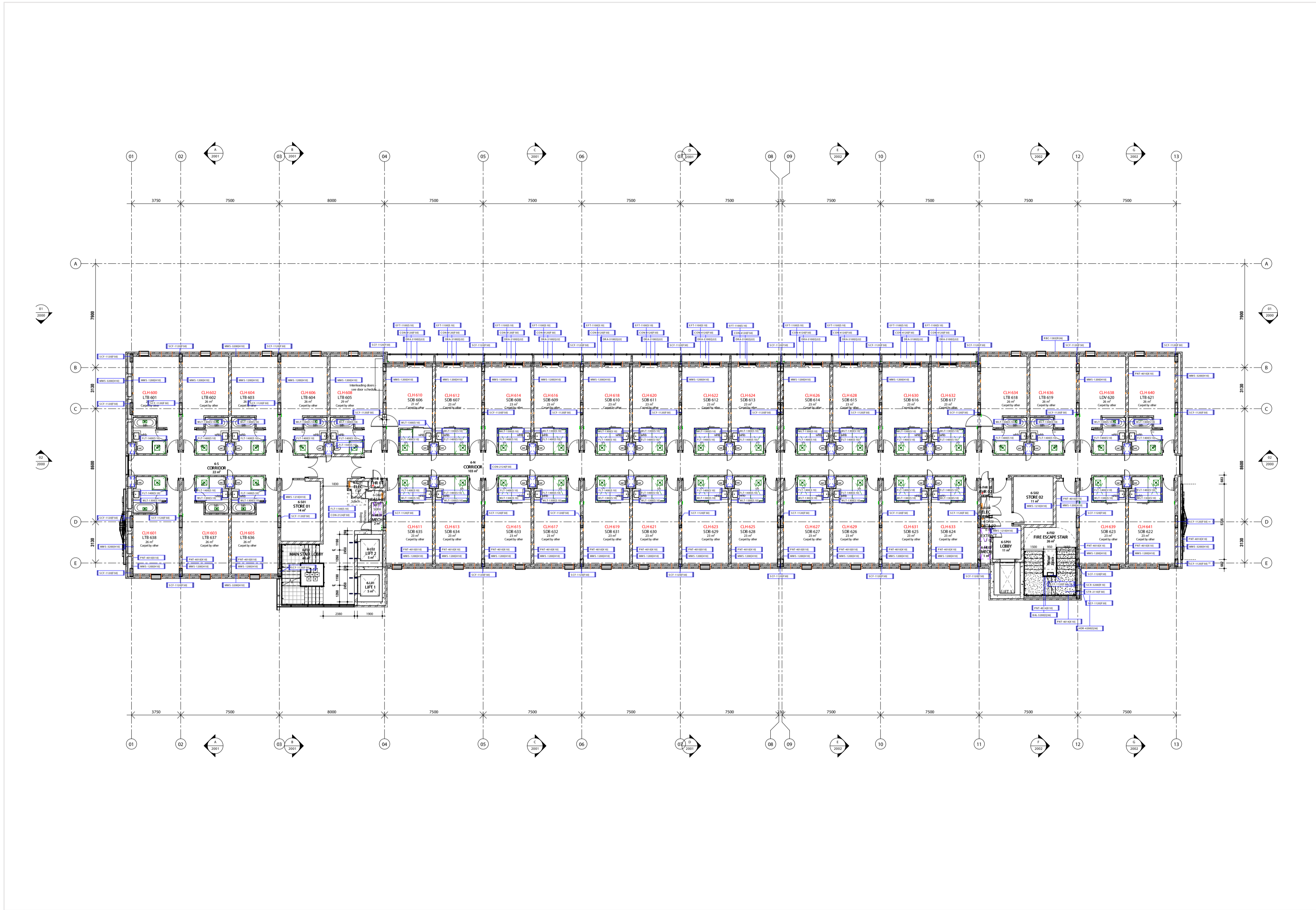


FIFTH FLOOR



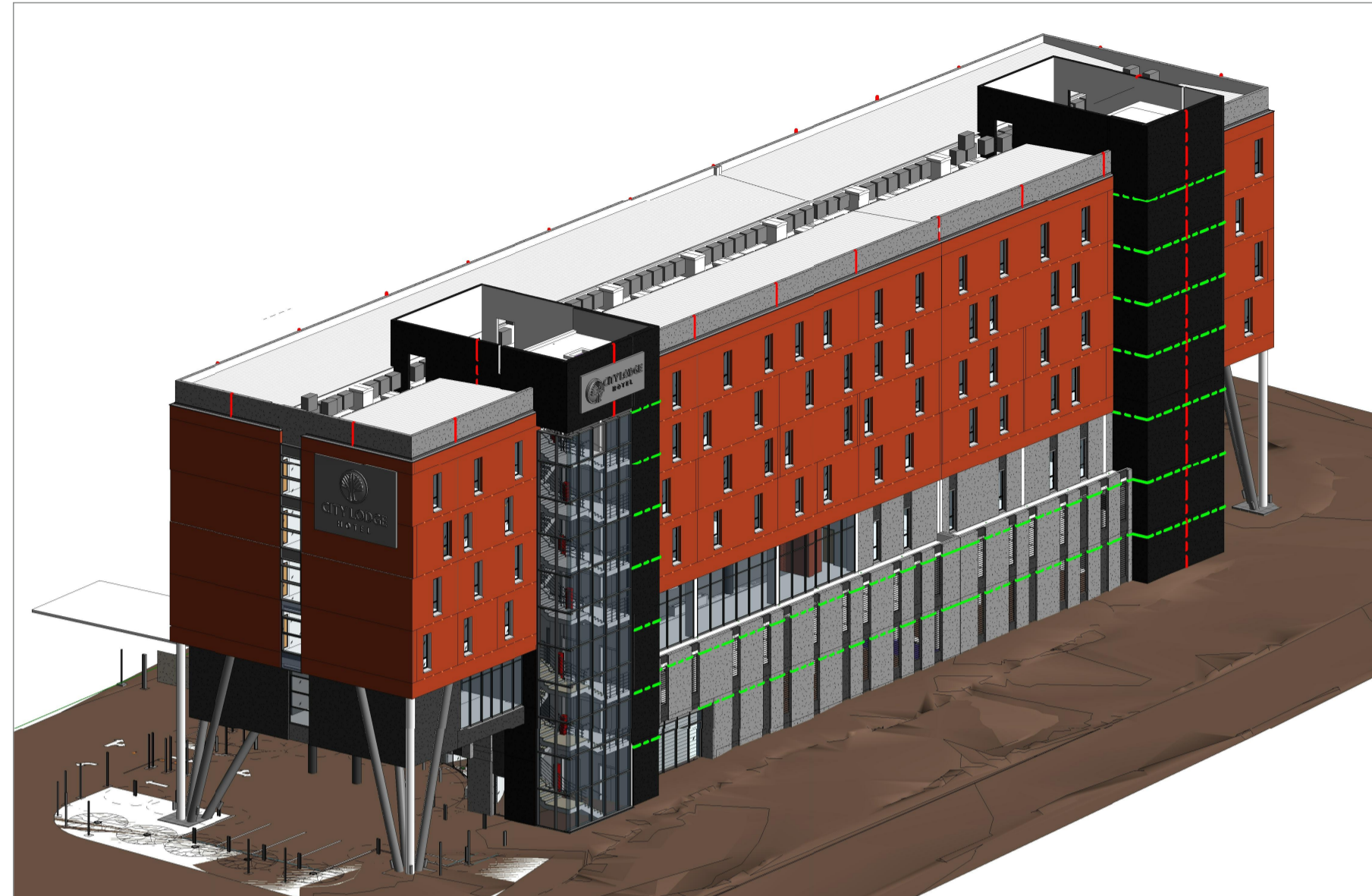


SIXTH FLOOR





**PERSPECTIVE
VIEWS**



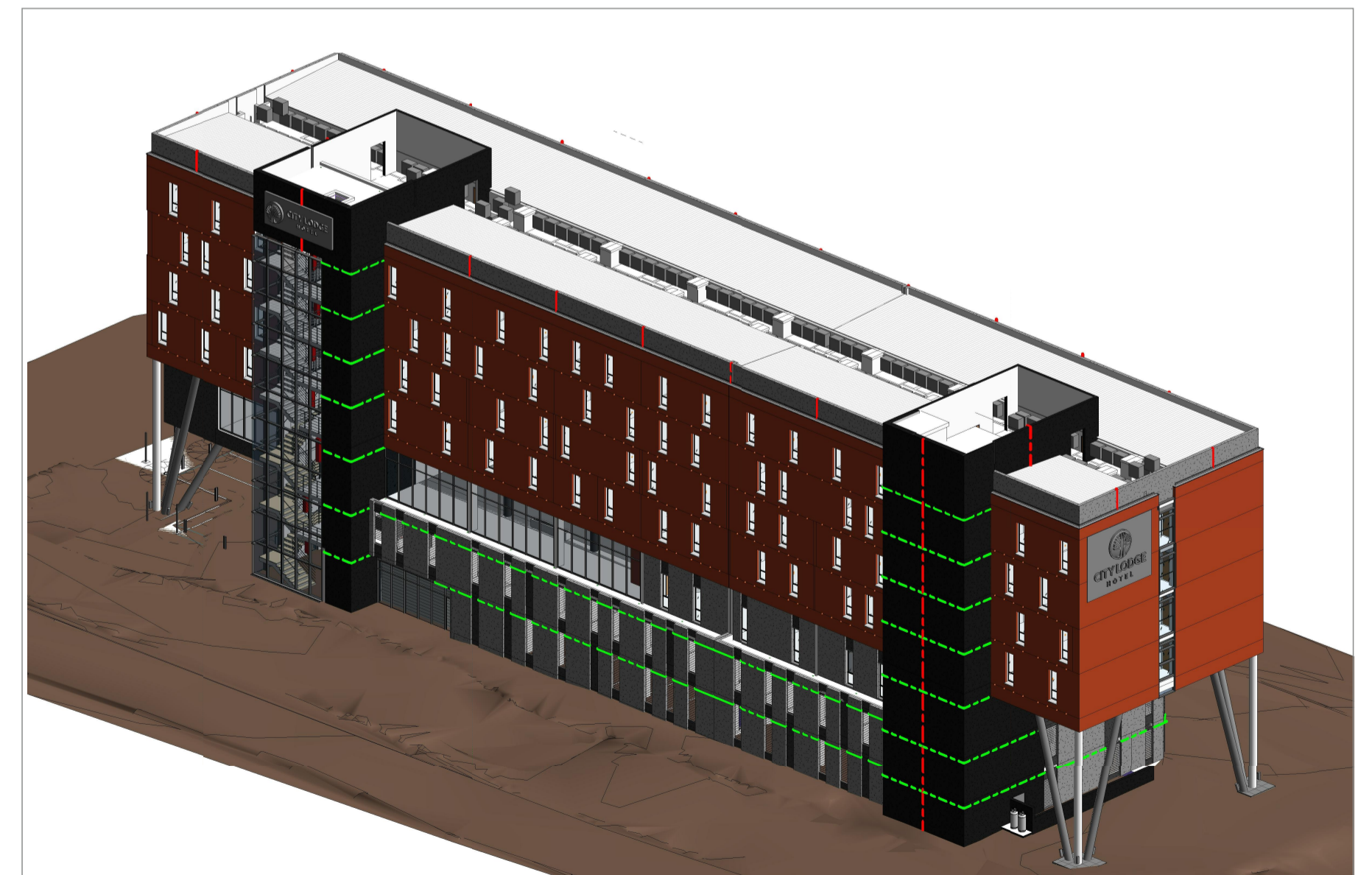
View from South of Miriam Makeba



View from interior of site



View from South of Miriam Makeba



View form the North West



PRETORIA OFFICE

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

Tel: +27 12 471 1600

enquiries@atterbury.co.za

atterbury.co.za