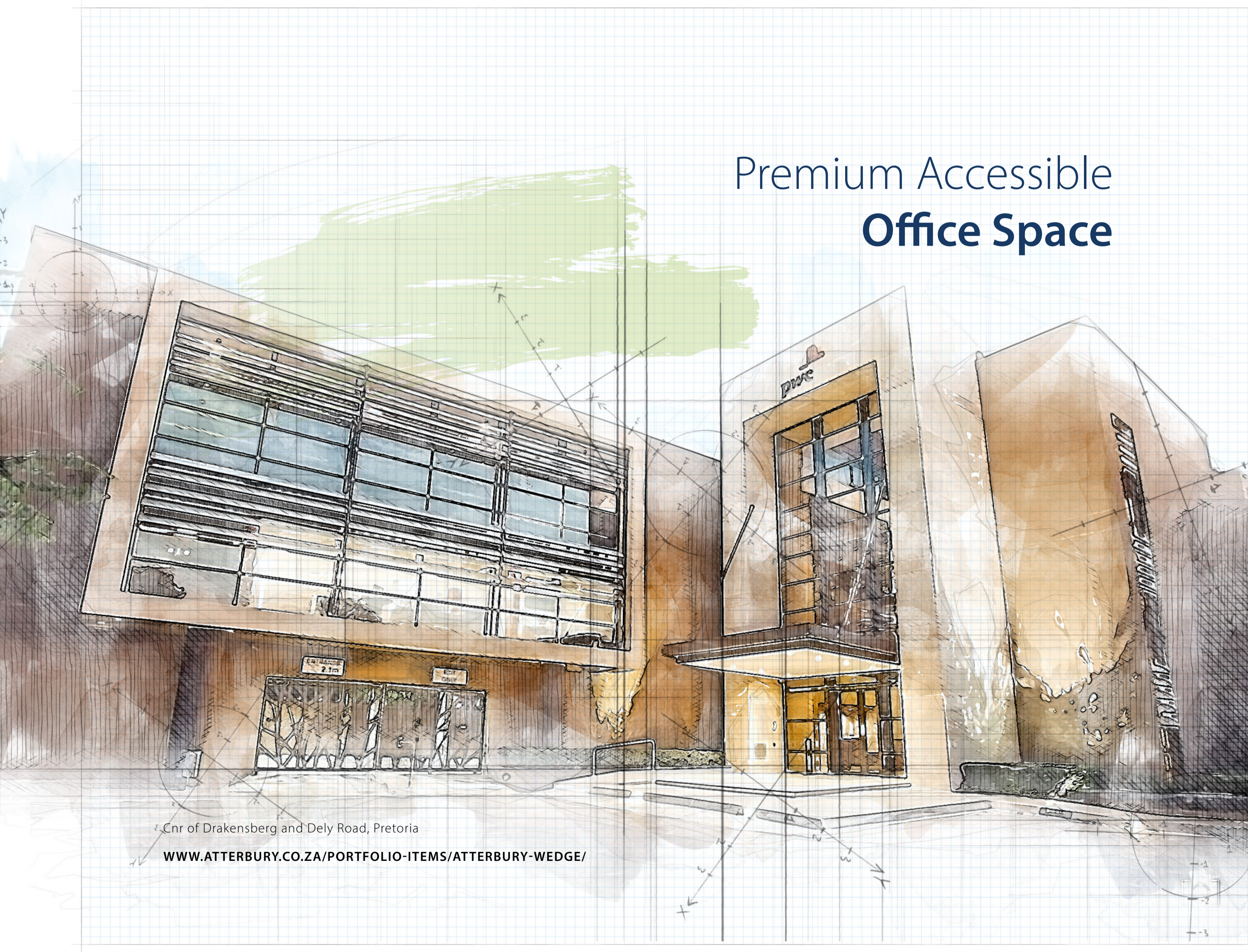


Premium Accessible Office Space



Cnr of Drakensberg and Dely Road, Pretoria

WWW.ATTERBURY.CO.ZA/PORTFOLIO-ITEMS/ATTERBURY-WEDGE/

THE **WEDGE**

PRETORIA GAUTENG



ATTERBURY

It's a matter of association

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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.

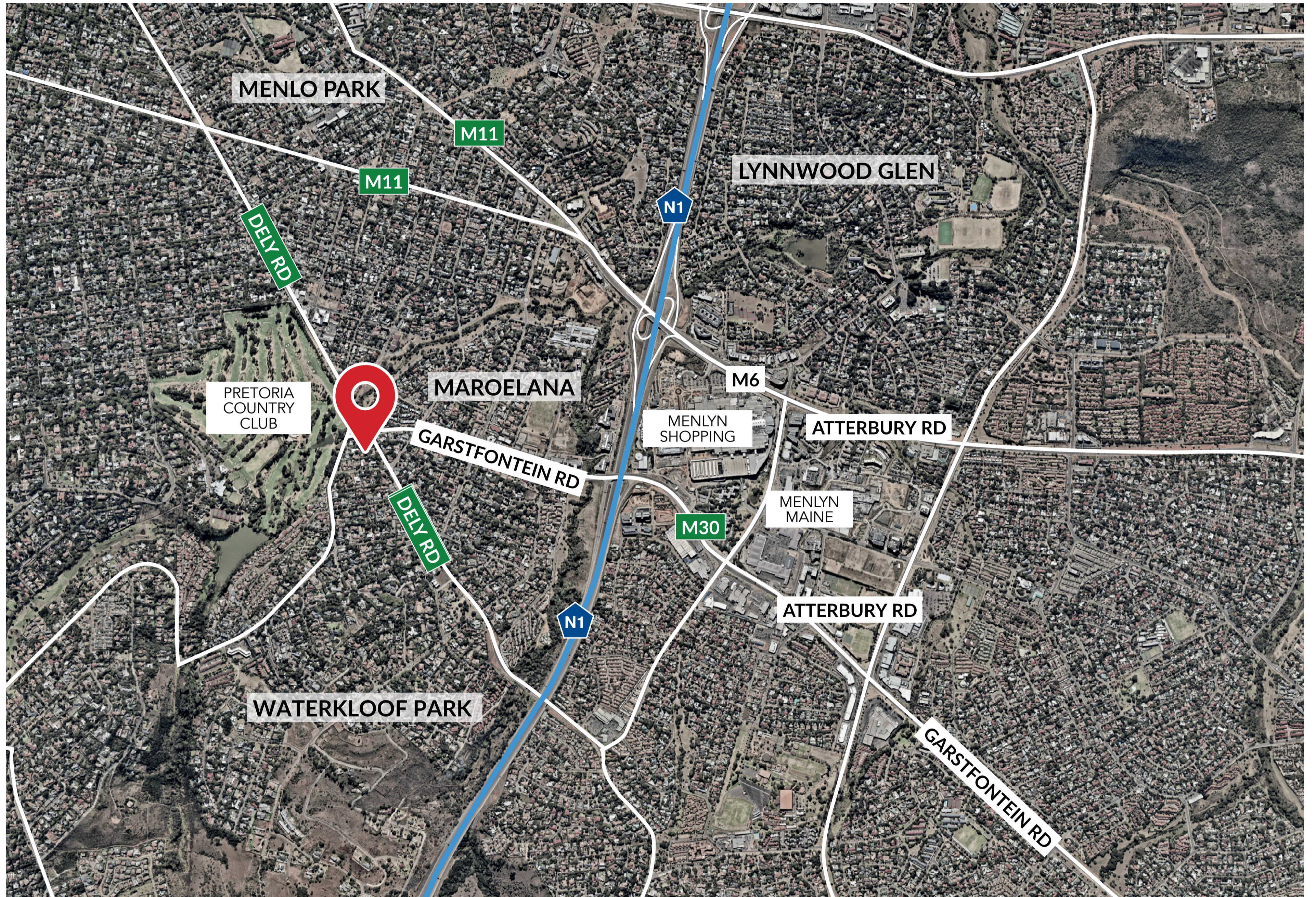
Within the Atterbury Group you are sure to find expertise in development, asset management, leasing and corporate services. At Atterbury, we've always believed that development is the key to unlock economic and societal growth and improvement. Creative, well-managed spaces, featuring appealing aesthetics 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**





The Wedge Office Park is situated on the corner of Drakensberg and Dely Road, Waterkloof, in close proximity to Menlyn Maine.

This standalone commercial building offers tenants premium office space at a competitive rental rate with 24 hour security, a full standby generator and fibre connectivity. The Wedge is ideally located on the Gautrain bus route, making the building friendly to public transportation.

Close by amenities include The Club Precinct, which offers restaurants, gym facilities, shopping outlets and small boutiques. The Wedge is approximately 1km away from the N1 Highway and 4 km from the Brooklyn Business Hub and a 5 minute drive to the Menlyn Maine, making the property ideal for all business and easy accessible for clients.





**PHOTOGRAPHIC
LIBRARY**





Corner of Drakensberg and Dely Road, Pretoria



BASEMENT PLAN





Standard Bank

GROUND PLAN





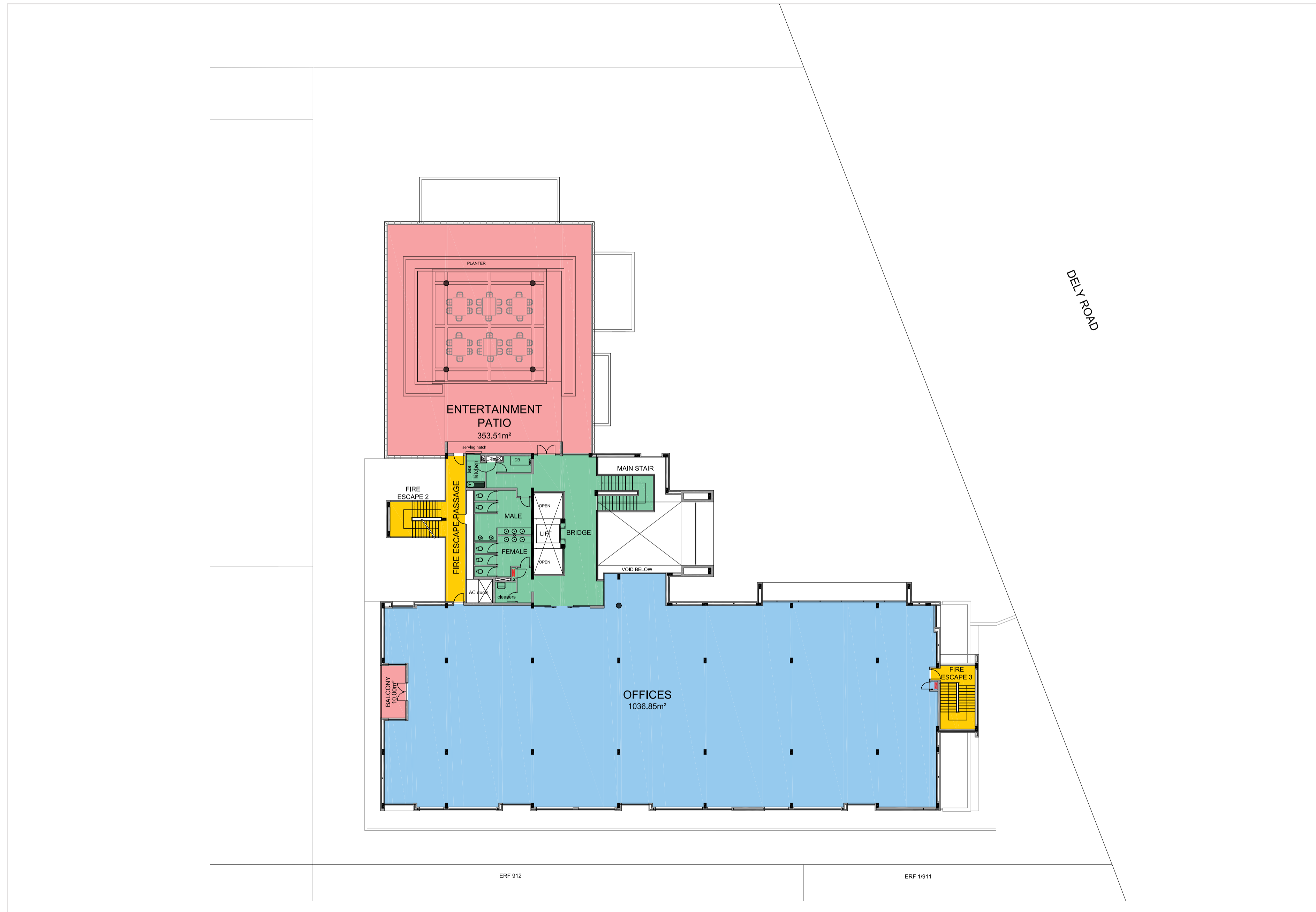
**FIRST FLOOR
PLAN**





**SECOND
FLOOR
PLAN**

AVAILABLE





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