



The Atria.

WATERFALL

GAUTENG'S NEW LIFESTYLE CITY IN THE MAKING

Waterfall is quickly developing into Gauteng's new lifestyle city where people can live, work and play.



PwC Tower and Annex.

Every aspect of the central business district, Waterfall City, has been planned and designed according to new urbanism principles to include the centrally located 1,3 ha Waterfall Park,

the world-class Mall of Africa, various office developments, pedestrian-friendly landscaped sidewalks and more.

During construction, more than 27 000 jobs have been created in Waterfall and, upon completion, around 60 000 people will work in the city and surrounds. "Attacq is proud to invest, develop and grow Waterfall and Waterfall City as a world class mixed-use development," states Pete Mackenzie, Head of Development at Attacq.

QUALITY RETAIL

"Our crown jewel, Mall of Africa, performed above expectations in the first eight months of trading to 31 December 2016. Mall of Africa generated an exceptional monthly average trading density of R2 777 per m² and achieved more than 1,1 million visitors per month since opening on 28 April 2016. The mall's average gross rental per square

metre is about 16% below comparable super regional malls. This positions Mall of Africa well for future value growth," says Morné Wilken, CEO of Attacq.

Mall of Africa boasts a variety of top international and local retail brands, and is fast becoming a shopping destination of choice. A range of restaurants and food outlets cater for every taste, extending the social dining experience well into the evening.

BUSINESS LIFE

The imposing Gateway West building, located on the Magwa Crescent entrance into Waterfall City, will be completed in November 2017. The contemporary building has a gross lettable area (GLA) of 13 891 m².

The Gateway West building will be the first of two iconic identical buildings in line with the modern architecture of Waterfall



Gateway West Building.

City. The buildings are located adjacent to Mall of Africa, and office workers will be able to take a short stroll to the mall and enjoy all it has to offer.

Environmental sustainability is an important focus for the Waterfall development team. The intention is for the Gateway West building to achieve a Silver Leadership in Energy and Environmental Design (LEED) green rating.

MAJOR GLOBAL BRAND ARRIVES IN WATERFALL DISTRIBUTION CAMPUS

Waterfall Corporate Campus is an office park development of 35 000 m², being developed on Waterfall Drive. The first building of six is under construction and is due for completion in February 2018. The office park includes a shared conference centre and restaurant.

BMW Group South Africa will soon make Waterfall the home of their new Regional Distribution Centre (RDC). The centre will be developed by Attacq for the luxury German vehicle maker in Waterfall Distribution Campus. Construction of the 32 000 m² BMW Group South Africa RDC facility started in March 2017. Distribution from the purpose-built facility is expected to start by mid-2018, for an initial 10-year lease period.

The location of the RDC, 7 km from the BMW Group South Africa headquarters in Midrand, provides a strategic advantage in servicing the region – within a 5km radius from the main regional arterial routes (the N1, M1 and N3 highways)

and 32 km from OR Tambo International Airport. “Attacq is delighted to welcome a leading international brand like BMW Group to Waterfall,” says Attacq Chief Executive Officer Morné Wilken.

“Improved warehousing and distribution is a key success factor, as we keep upping our game in customer service delivery,” comments Tim Abbott, CEO BMW Group South Africa and Sub-Saharan Africa. “Space limitations restrict the expansion of the warehouse in our current location in Midrand. By moving the warehouse to a larger site, we also free up space on our campus to create a state-of-the-art power hub,” he adds.

“Waterfall is Gauteng’s new lifestyle city, offering world class business and accessible distribution facilities. Waterfall is one of South Africa’s largest mixed-use developments, which is attracting top international companies such as BMW Group,” explains Pete Mackenzie, Head of Development at Attacq.

THE ATRIA LIFESTYLE

The Atria is another exciting development in its final stages of design. Atria East and West office buildings together with the residential tower and a hotel will form part of a mixed-use development in the heart of Waterfall City, directly west of Mall of Africa. The precinct is designed around beautiful landscaped terraces framing the urban spaces.

Each office building will comprise of approximately 7 000 m² and will have multi-volume atria, allowing for ample

natural light. The buildings have dedicated parking in a super basement and will be completed in 2019. The buildings are intended to be environmentally sustainable with a Silver LEED rating.

Four more buildings were completed in Waterfall in the last nine months. The Allandale, Dimension Data, Torre Industries and Amrod buildings increase the total directly held gross leasable area by 70 424 m² in Waterfall.

The second wave of Attacq’s Waterfall development, beyond Mall of Africa, is also underway, and this will enhance the lifestyle experience at Waterfall even further. “We look forward to the opening of the PwC Tower and Annex in February 2018. The opening of the PwC Tower will add an additional 3 500 people to Waterfall,” says Wilken. As the city grows, it will increase trading densities in the various retail properties across Waterfall and increase weekday trading to more closely match the weekend visitor numbers.

STEADY PROGRESS

“Currently we have active enquiries for more than 298 000 m² of additional business space in Waterfall, including 172 000 m² of light industrial space,” says Wilken. An exciting agreement has been concluded for a regional distribution centre of 32 000 m² for a highly respected global brand. More announcements in this regard will follow soon.

Attacq is on the way to designing and developing a new city in the heart of Gauteng, where people can live, work, and play. 



BMW Group South Africa RDC.