

construction

Business estate takes shape

Intaprop is developing the R600m head office for direct pharmaceutical distributor UTi Pharma at the Meadowview business estate in Linbro Park, Johannesburg.



The 50ha estate lies adjacent to the N3 highway and R25 Modderfontein Road at the London Road interchange.

"At build-out, Meadowview will be able to accommodate 250 000m² of development, making it a significant and high-profile commercial precinct in northern Johannesburg," says Intaprop director Hugo Stroud.

"Intaprop will develop in phases on a demand-led basis."

Land is zoned for industrial warehousing and office uses, with opportunities for development ranging from 5 000m² to 20 000m².

Larger parcels of land are however available on request, as in the case of UTi Pharma, which will develop its state-

of-the-art facility on 61 000m² of land.

"The project includes 6 000m² of offices and a 28 000m² warehouse," explains Stroud.

"The new warehouse will increase UTi Pharma's distribution capacity threefold, making use of automated picking technologies, operating in conjunction with a Highbay warehouse."

Built to client specifications, the development will feature exceptional security, emergency power and ample parking.

Security will include separate access-controlled entrances for staff and commercial traffic; pedestrian turnstiles for commuters using taxis and buses; and access-controlled entrances using biometrics for the warehouse and offices. ■

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