

# Meadowview Business Park West opens for development

Intaprop has announced that it is opening Meadowview Business Park West for development. This follows completion of the initial phase of the prime business estate, including the R575 million new head office for UTi Pharma.



Intaprop's Meadowview Business Park West in Linbro Park, Johannesburg – now open for development

The 50-hectare estate lies adjacent to the N3 highway and R25 Modderfontein Road at the London Road interchange. It is centred between two of SA's most successful commercial nodes, Longmeadow and Linbro Park, at the point of peak demand for logistics and warehousing premises in Gauteng. Meadowview has excellent access to the N3 highway, Modderfontein Road, OR Tambo International Airport, Greenstone retail precinct and public transport including the Gautrain. It also has substantial highway frontage.

The estate has further development capacity of 30 000 m<sup>2</sup> and is zoned for industrial warehousing and office use, with opportunities for development to be customised to tenant requirements, ranging from 5 000 m<sup>2</sup> to 20 000 m<sup>2</sup>. It provides tailor-made amalgamations of offices, laboratories, warehousing or logistics facilities for clients.

Intaprop director Hugo Stroud says: "Intaprop is developing Meadowview in phases on a demand-led basis. On completion, Meadowview will accommodate 250 000 m<sup>2</sup> of development, making it a high-profile commercial precinct in northern Johannesburg."

Direct pharmaceutical distributor UTi Pharma moved to its new head office and state-of-the-art warehouse in Meadowview Business Estate in September last year. Built to its exacting requirements, it is on 61 000 m<sup>2</sup> of

land and includes 7 400 m<sup>2</sup> of offices and a 36 000 m<sup>2</sup> warehouse, all with exceptional security, emergency power and ample parking.

Rob Botha, vice president UTi Pharma Africa, says: "The new facility is ideally located in terms of transport networks, and together with the facility's increased levels of automation, will help UTi Pharma further improve productivity and levels of service to manufacturers and pharmacy dispensing outlets."

With its prime location, Meadowview Business Park has attracted several leading companies to the landmark commercial park. These include Top Draw Investments, a leading BEE investment enterprise which owns Brittan Healthcare, and General Medical Supplies (GMS).

"Demand is driven by its central position in Gauteng and its superb road access. It is designed to be ideal for FMCG, high value logistics and distribution, high-tech and pharmaceutical manufacturing as well as business process outsourcing centres or any other people-intensive services," says Stroud.

The secure business park, with gatehouse and checkpoint, also has internal road infrastructure designed for large commercial vehicles. The high-street landscaped business environment provides generous on-grade staff parking and excellent proximity to labour and transport. The property also has a secured power supply. ■

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