

# NEWS FLASH !

## Irene / Route 21 Corporate Park



### **IRENE AREA IS SET TO BECOME NEW DEVELOPMENT NODE !**

By Org Geldenhuys - July 2011

***It is now official*** - the Route 21 Corporate Park area is set to become the next big development node of Centurion!

This is after two of the largest land owners in the area, Irene Land Corporation and M&T have applied for development rights of approximately **1.5 million square meters** of bulk next to Route 21 Corporate Park, along the R21/ Nelmapius / Rietvlei Dam interchange and surrounding areas. Rights being applied for are **“mixed use development rights”** which includes offices, industrial, residential, retail, and hotel with conference facilities as well as some areas even getting high rise developments of up to 20 floors!

If you've ever wondered if an investment in Route 21 Corporate Park is a good one, then this should put your mind at ease. To put it in perspective, the developments in this new node will be **10x the current development** that's in the area with the likes of the Irene Village Mall, Route 21 Corporate Park and the various residential estates. Route 21 Corporate Park is a R2 billion office/industrial development and arguably the biggest business park in the greater Irene area. The Irene Village Mall is an award winning regional shopping mall and is both a destination and a landmark in the area.

With the **road upgrades** to the R21 highway now complete, this area is highly accessible from almost any part of the greater Gauteng. This was a colossal investment by government and has additionally opened up access to the Irene area and to Route 21 Corporate Park. The proposed developments for this area will also bring massive infrastructure upgrades to this node, including much needed road upgrades to Goedeheop Road and Nelmapius Road and will also link the Botha Avenue offramp on the N1 with this area via Olievenhoudbosch rd, a new road currently under construction from Irene to Route 21 Corporate Park. Most of these upgrades will be financed by the 2 private developers themselves, and will not come from local or national government. The planned PWV6 highway also runs through this area and although on government's long term planning, once built it will further strengthen the area's roads to service this major node.

The Tshwane Metropolitan Council built **a new reservoir** which will provide an estimated 15 million cubic litres of water to service the business node and a suburban area that is going to mushroom due to this development node being established. Approval is also being sought to build **an overhead power-line** to this area to augment the current power input supply to this part of Centurion.

This development node is furthermore serviced by Dark Fibre Africa's **open access fibre network** for data and telecommunications services. This will bring true broadband capabilities into the area and will certainly attract high tech business such as call and contact centres as well as data centres to the node whilst stimulating real economic growth in and around this node.

Abacus  
DIVISIONS

● 70 Regency Drive  
Route 21 Corporate Park  
Irene Ext. 31  
Centurion

● PO Box 4364  
Rietvallei Rand  
0174

● Tel: 012 345 55 55  
Fax: 086 550 7039  
Cell: 083 271 3109 (Org)  
Email: [property@abacus.co.za](mailto:property@abacus.co.za)