

Enterprising new build for Osbertown

NEW high specification industrial and enterprise units are now available to buy or lease at the Gateway Enterprise scheme in Osbertown, on the outskirts of Naas.

The Gateway's 22 units range from 189sqm to 743sqm, measure 7.5m in height and offer the opportunity to buy or lease flexible units built to exacting standards.

Prices start from €1,936 per sqm, with generous parking allowances included. Joint agents are CB Richard Ellis and Colm McEvoy Auctioneers.

Phase 1 of the Gateway scheme will be delivered by summer 2008. More than 6,000sqm of space has been leased or sold since Osbertown's initial launch in early 2007, with another 2,787sqm currently under negotiation.

The 300-acre initial phase of the Osbertown development includes the Millennium Park business and high technology campus, light manufacturing/service industry accommodation at The Gateway, and an urban centre delivering a range of facilities.

The overall development will also include a vibrant Village Quarter of more than 1,000 mixed format residential units and The Source, which will provide essential community health facilities including a privately-developed hospital, GPs, dentists and physiotherapists, plus leisure facilities.

Osbertown Developments is a partnership of Gerry Prendergast, Tom Considine and Paddy Sweeney.

Research by the developers of The Gateway identified a shortage of suitable facilities for start-up, early stage and expanding companies in the manufacturing or services

industries in Co Kildare and surrounding areas.

The range of units available at The Gateway will be tailored to the varying needs of these enterprises, fostering an environment of growth, innovation and research and development.

"We are particularly interested in high-skill, R&D-led businesses. Our vision is that The Gateway will become a centre for enterprise excellence, bringing innovation and dynamic businesses together as one cluster, where each can grow and forge new synergies with dynamic, like-minded neighbours," he added.

"Growing entrepreneurial businesses, who need well-connected and easily accessible locations with flexible, high-standard fit-out, will find what they need at The Gateway," concluded Mr Prendergast.

The Gateway's micro-enterprise activities are the second phase of the 300-acre mixed commercial and residential Osbertown project.

Under the masterplan for the Naas Northwest Quadrant, Osbertown aims to deliver 6,000 jobs to the area and a vibrant new community adjacent to Naas.

Potential purchasers or lessees will be attracted to The Gateway's location and excellent accessibility - only 15 minutes from the M50 motorway and 30km from Dublin's city centre. The scheme is only two minutes from the N7/M7 interchange - the doorway to the only three-lane carriageway in Ireland, which connects Dublin, Cork and Waterford.

The exit for The Gateway at Osbertown is also the last exit before the M9 joins the M7, offering easy access to and from the Kilkenny and Carlow regions.