

THE GATEWAY, PHASE 1: new enterprise units launched at Osberstown

Second phase of Osberstown delivers high quality accommodation designed for the specific needs of start-up, early stage or expanding companies

New industrial and enterprise units of exceptional quality are now available to buy or lease at the Gateway Enterprise scheme, in Osberstown on the outskirts of Naas.

Potential purchasers or lessees will be very attracted to the Gateway's location and excellent accessibility: only 15 minutes from the M50 motorway and 30km from Dublin's city centre, the Gateway is easily reached from the south, east, west and midland regions of Ireland.

The scheme is only 2 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 Osberstown is also the last exit before the M9 joins the M7, offering easy access to and from the Kilkenny and Carlow regions. A proposed interchange leading directly from the M7 to Osberstown is



being progressed by the Osberstown developers in partnership with the relevant transport bodies and the full support of the local town and county councils.

The Gateway's location also offers access to a large pool of skilled employees within commuting distance of Naas.

"Many workers who travel into Dublin from the Kildare region would gladly

swap their daily commutes for the quality of life gained by working in Osberstown," said Gerry Prendergast, Director, Osberstown Developments Ltd.

"The work/life balance offered to employees also translates into corporate benefits - staff turnover is measurably lower and general productivity higher for companies within the Naas area when compared to those operating in

Dublin. This is due to diminished commute-induced stress, lower absenteeism and the availability of high quality local childcare," he said.

The Gateway's 22 units range from 2,000 sq ft (189 sq m) to 8,000 sq ft (734 sq m), measure 7.5m in height and offer the opportunity to buy or lease high specification, flexible units built to exacting standards. Prices start from €180 per

sq ft with generous parking allowances included, and Phase 1 of the Gateway scheme will be delivered by summer 2008.

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

ing or services industries in County Kildare and surrounding areas. The range of units available at the Gateway will be tailored to the varying needs of these enterprises and will bring a dynamic type of business to Osberstown, fostering an environment of growth, innovation and research and development.

"Our designs have examined the needs of today's enterprise companies and sought to meet their requirements. We have put emphasis on flexibility, attractive working environments, quality design and construction, energy efficiency and competitive lease/purchase agreements" said Mr Prendergast.

"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 enterprise cluster where each can grow and forge new synergies with dynamic, like-minded neighbours,"

he added.

"Growing entrepreneurial businesses which 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 Osberstown project. Under the Masterplan for the Naas Northwest Quadrant, Osberstown will deliver 6,000 jobs to the area and a vibrant new community adjacent to Naas. The Gateway's prime position within Osberstown gives future occupiers an excellent level of services and amenities for both staff and customers. Over 65,000 sq

ft of space has been let or sold since Osberstown's initial launch in early 2007 with another 30,000 sq ft currently under negotiation.

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