

whatever your business

...make it Kells





Business & Industry

Kells Business Park is a modern, well serviced business environment located at junction 10 on the M3 motorway, 49 minutes from Dublin Airport with all modern telecommunication infrastructure in place. It is a first class business location for multi-national and national companies. A variety of industrial, warehousing, wholesale, distribution and service companies are located on the fully serviced 80-acre site. Kells Business Park is a superb location for any business to operate from.

The Kells Business Park offers:

- Industrial/Office Units
- · High quality landscape
- Fibre Optic Broadband & Telecoms
- Power and Water
- · Easy access to national motorway network
- Close to Dublin Airport & Dublin Port

Kells Enterprise & Technology Centre - is located in Kells Business Park on the edge of town. It's an ideal world class facility there to provide services for large businesses or start up operations. Facilities available:

- Air-conditioned call centre space of 18.000 sq. feet to let in 5 independent units
- The large conference room catering for up to 60 delegates with full audiovisual facility.
- Training suites/executive offices on the first floor
- 220 car park spaces and on-site CCTV

Current businesses located in Kells Business Park include:

ArcRoyal - is a privately—owned manufacturer and distributor of single-use Medical Products and Custom Procedure Trays.

Smurfit Kappa News Press - is a subsidiary of the Smurfit Kappa Group, a world leader in paper based packaging. It is a highly professional contract newspaper printer strategically located in Kells.



"Strategically located, we are well positioned to service customers across Europe. We bring over 50 buyers groups annually to our facility enjoying easy access to Dublin Airport through the excellent motorway system."

ArcRoyal

"The "quality of life" that is available to our staff in Kells is another key component in the success of our operation here." ArcRoyal

"Our strategic location here in Kells is critical to our success in distributing time sensitive national newspapers to the four corners of the island of Ireland. Excellent road network has shortened distribution times and increased valuable production windows..."

Smurfit Kappa

"We have been here for more than a decade; we intend staying for many more and we are very happy to recommend Kells as a prime location for local, national and international business."

Smurfit Kappa







Transport & Infrastructure

Kells is situated on one of the principal arterial motorways to the capital, M3. This motorway connects directly to Dublin and through the M50 (Dublin Orbital Motorway) with Dublin Airport and Dublin Port. Kells is also at the intersection of the M3 motorway with the N52, a national primary route which links the town going East with N2 to Derry, M1 motorway to Belfast and going West with the N4/N5 and the M6 motorway to Galway.

Time & Distance from Kells to Dublin Airport and Dublin Port

42 mins - 41 miles to the M50 motorway

49 mins - 44 miles by the M2, M50, M1 motorways to Dublin Airport

46 mins - 43 miles by the M2, M50, M1 motorways to Dublin Port

Public transport is provided by the state bus company, which scheduled services from Kells to Dublin and other locations.

Population and Labour Availability

Kells has seen the following growth in its population

| | 2002 | 2006 | 2011 | 15 mins drive |
|----------------------|-------|--------------|-------------|---------------|
| Kells Growth Rate | 5,162 | 5,922 15% | 6,471 9% | 55,309 |

An analysis of Kells population has shown that it has a larger proportion of 3.4% in the age group up to 44 years old over the general population of the state. This trend shows that Kells is an attractive place for young families and can provide any workforce required for any incoming business.

Skill Sets

Most importantly, Meath has a reputation for hard working dedicated people who contribute to the performance of many excellent local businesses. Kells can provide a well-educated, highly skilled workforce in a range of disciplines to support any business expansion. These can provide the necessary skills to support any new operation setting up locally. The following are the range of skill sets which are available within 45 minutes of the town.

(See Appendix 1, for details of these figures)

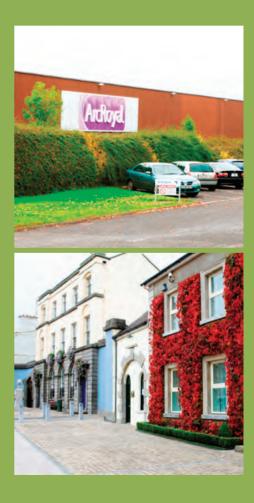
Selected Occupations by Travel Time to Kells within 45 minutes

| Finance & Administration | 105,788 |
|--------------------------------|---------|
| Management | 69,494 |
| Legal, Statistical & Insurance | 21,048 |
| Computer Software | 26,004 |
| Technical | 49,672 |
| Scientific | 17,492 |

Language Sets

Companies operating on a global basis require staff with a broad range of language skills to support a multilingual business. Kells has a wide range of nationalities living locally and can offer more than 37 languages spoken as mother tongue within its catchment area.

(See Appendix 2, for details of these figures)









Hotels

Kells is well served by the **Headfort Arms Hotel** located in the centre of the town. It has 5 meeting/conference rooms catering for up to 500 delegates.

Retail

Kells as a local regional town can offer a good range of shops, colorful selection of cafes and restaurants. Large stores are available 15 minutes away in Navan, the county capital.

Local Business Community

Kells and District Chamber is an active Chamber of Commerce in the North Meath region. They can advise and support any new business setting up locally.

Education

A well educated workforce is a key consideration for any business looking to locate in the area. Kells is well served with 6 crèches & playschools, 11 Primary Schools and 3 Secondary Schools located in the town.

4 major third level facilities within 50 Minutes of Kells

| Institute of Technology Blanchardstown (ITB) | 41 minutes |
|--|------------|
| Dublin City University (DCU) | 50 minutes |
| Dundalk Institute of Technology (DKIT) | 50 minutes |
| National University of Ireland Maynooth (NUIM) | 50 minutes |

Health Services

Our Lady's Hospital, Navan is the nearest hospital at 12 miles and 15 minutes away. It provides a wide range of services to the town and its hinterland with 172 beds. It is part of the Louth/Meath Hospital Group and provides a general acute hospital service to the catchment area of Meath and an orthopedic service to the region as a whole. It provides services over 14 specialties.

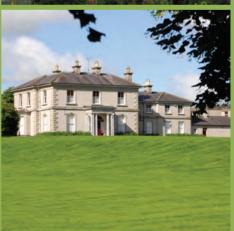
In addition the town is served by Our Lady of Lourdes, a teaching hospital in Drogheda at 28 miles and 42 minutes away. It provides a wide range of services providing 340 beds. This is a major teaching hospital. The hospital provides acute medical and surgical services as well as maternity services covering 17 specialties.

The town also has the following services:

General Practitioners - 9 Practices Dentists - 5 Practices Physiotherapists - 1 Practices

Kells has a Fire Brigade Station The town is also the district headquarters for An Garda Siochana (Police)











Leisure, Entertainment & Sports

For most people Kells is associated with the Book of Kells. The Book of Kells is probably the most famous of the illustrated manuscripts and is one of the best known books in the world. Kells also contains many historic remains including the Round Tower, High Crosses and St. Columba's House.

Within easy reach of the town there are a number of excellent family based country and tourist attractions which offer a variety of activities for the family. In addition, Moynalty an adjoining village of Kells, hosts the Moynalty Steam Threshing festival every year, which provides a wonderful exhibition of machinery and trades, including livestock competitions, set dancing and many more activities. The town also is well served with excellent restaurants, great amenities and stunning scenery.

Kells also enjoys excellent sports facilities with a wide variety of sports catered for. The town offers 18 sports clubs, including a large public swimming pool. Headford Golf Club and North Meath Rugby Club.

The town also has a Library which offers an excellent facility at the heart of the town containing both an adults and children's section providing creative writing classes for adults, an adult book club and a children's book club.



Appendix 1

Selected Occupations within 45 minutes of Kells

| Finance & Administration | 105,788 | Computer Software | 26,004 |
|-------------------------------------|---------|-----------------------------------|--------|
| Management Accountants | 14,561 | Computer System Managers | 7,221 |
| Accounts and Clerks etc. | 15,700 | Software Engineers | 6,354 |
| Credit Controllers | 2,139 | Programmers & Analyst | 10,323 |
| Industrial Relations Officers etc. | 2,698 | Operators | 2,096 |
| Cashier and Bank & Clerks | 14,150 | | |
| Secretaries | 13,253 | | |
| Receptionists | 6,971 | Technical Trades | 49,672 |
| Library or other Clerk | 36,316 | Electrical Trades | 15,779 |
| | | Engineering Trades | 26,545 |
| | | Chemical, Paper, Trades | 6,959 |
| Management | 69,494 | Boiler & Energy Trades | 389 |
| General Managers | 8,521 | | |
| Production Managers | 9,032 | | |
| Financial Managers | 4,281 | Scientific & Technical | 17,492 |
| Marketing Managers | 17,160 | Chemists | 651 |
| Purchasing Managers | 1,027 | Biologists | 2,009 |
| Transport Managers | 1,571 | Physicists & Natural Scientists | 361 |
| Other Managers | 27,902 | Electrical & Electronic Engineers | 2,313 |
| | | Civil & Mechanical Engineers | 2,796 |
| | | Design Developers | 530 |
| Legal, Statistical & Insurance | 21,048 | Technicians | 796 |
| Barristers and Solicitors | 5,857 | Other | 8,036 |
| Actuaries, Economists | 4,553 | | |
| Legal Service & related occupations | 1,408 | | |
| Underwriters & Brokers | 9,230 | | |

(Based on analysis of latest Census Data of Occupations for persons aged 18-65 years, provided by the Central Statistics Office)

Appendix 2

Selected Language Skills within 45 minutes of Kells

| English | 928,414 |
|--------------------------|---------|
| Polish | 24,113 |
| Lithuanian | 10,753 |
| Mandarin | 7,834 |
| Nigerian Languages | 7,085 |
| Filipino | 5,514 |
| Latvian | 5,435 |
| Romanian | 5,147 |
| Spanish | 4,827 |
| French | 4,813 |
| German | 3,957 |
| Italian | 3,867 |
| Slovak | 3,322 |
| Urdu | 2,160 |
| Czech | 2,133 |
| Russian | 1,970 |
| Portuguese | 1,885 |
| Dutch | 1,593 |
| Malay | 1,591 |
| Ukrainian | 1,468 |
| Hungarian | 1,443 |
| Swedish | 1,002 |
| Estonian | 845 |
| Finnish | 533 |
| Bulgarian | 463 |
| Danish | 370 |
| Greek | 268 |
| Other African Languages | 6,153 |
| Other Asian Languages | 4,945 |
| India Languages | 4,871 |
| Other European Languages | 3,694 |
| South African Languages | 2,372 |
| Multiple Languages | 17,082 |

(Based on analysis of latest Census Data of Nationalities for persons aged 18-65 years, provided by the Central Statistics Office)



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