



KELLS ENTERPRISE AND  
TECHNOLOGY CENTRE LTD.

*whatever your business*

...make it **Kells**

**EDI** meath county council  
economic development  
and innovation



*Kells is one of the most historic towns in Ireland. It serves as the administrative centre for North Meath. The town is located at junction 10 on the M3 motorway which connects it to the capital.*

*Kells has grown over the past number of years with a current population of almost 6,500 and within 15 minutes radius there are over 55,000 people. It also has a significant population of almost 1.3 million from a catchment area within a 45 minute drive.*

## 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	5,162	5,922	6,471	55,309
Growth Rate		15%	9%	

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 Síochána (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.

## So what can we offer your business?

- Ireland's competitive Tax rate of 12.5%
- Ireland has 60 double taxation agreements with other countries
- Excellent ready to go services in Power and Fibre broadband
- Close to the centre of the national motorway network
- Fast access to Dublin Airport & Dublin port
- Ready to go commercial sites
- Excellent skilled educated workforce locally
- Many foreign languages spoken locally
- 4 third level facilities within easy reach
- Excellent hotel and conference facilities
- Great quality of life

Kells can provide the location, the people, the skills, the languages and the services that can offer you an excellent place for your business.

Talk to us today about moving your business to Kells.

## Appendix 1

### Selected Occupations within 45 minutes of Kells

<b>Finance &amp; Administration</b>	<b>105,788</b>	<b>Computer Software</b>	<b>26,004</b>
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	<b>Technical Trades</b>	<b>49,672</b>
Receptionists	6,971	Electrical Trades	15,779
Library or other Clerk	36,316	Engineering Trades	26,545
		Chemical, Paper, Trades	6,959
		Boiler & Energy Trades	389
<b>Management</b>	<b>69,494</b>		
General Managers	8,521	<b>Scientific &amp; Technical</b>	<b>17,492</b>
Production Managers	9,032	Chemists	651
Financial Managers	4,281	Biologists	2,009
Marketing Managers	17,160	Physicists & Natural Scientists	361
Purchasing Managers	1,027	Electrical & Electronic Engineers	2,313
Transport Managers	1,571	Civil & Mechanical Engineers	2,796
Other Managers	27,902	Design Developers	530
		Technicians	796
		Other	8,036
<b>Legal, Statistical &amp; Insurance</b>	<b>21,048</b>		
Barristers and Solicitors	5,857		
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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comhairle chontae na mí  
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