

## 1. Local Enterprise Office Kildare - Guide to finding the right space for your business.

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The phrase location, location, location rings true when it comes to finding the right home for your business. The location requirements for retail, manufacturing or service business differ greatly and can be a daunting process for business owners.

The following 5 steps should be considered when choosing a location for your business;

### 1 What size premises do you need?

The golden rule is: don't overstretch yourself on your first property. Keep your premises as small as you reasonably can, while trying to plan for your future needs if you have to commit for a long period.

### 2 What's the best location?

Consider how close you may be to your customers and what bearing this may have on your business. Do the same for your suppliers and competitors.

What are the transport links like? How will the area in question affect your business image? What are your neighbours like? What will your customers think when they visit you? Think carefully about how the location will support, or detract from, your business image.

### 3 How much should you pay?

Look carefully at what's included in the price. Does it include business rates, utility bills and cleaning? Does it include some business support? If it doesn't, these items can add up significantly so make sure you know what you're taking on.

Put together a budget with estimated costs for all your outgoings including property expenses, staff costs, marketing, telephone and internet charges. Make sure your projected income can cover these expenses.

### 4 A lease or a licence?

Licence agreements are more flexible than leases and are better suited to small, growing firms with frequently changing needs. They don't tie you into long contracts, are quicker to sort out and normally incur few or no legal fees.

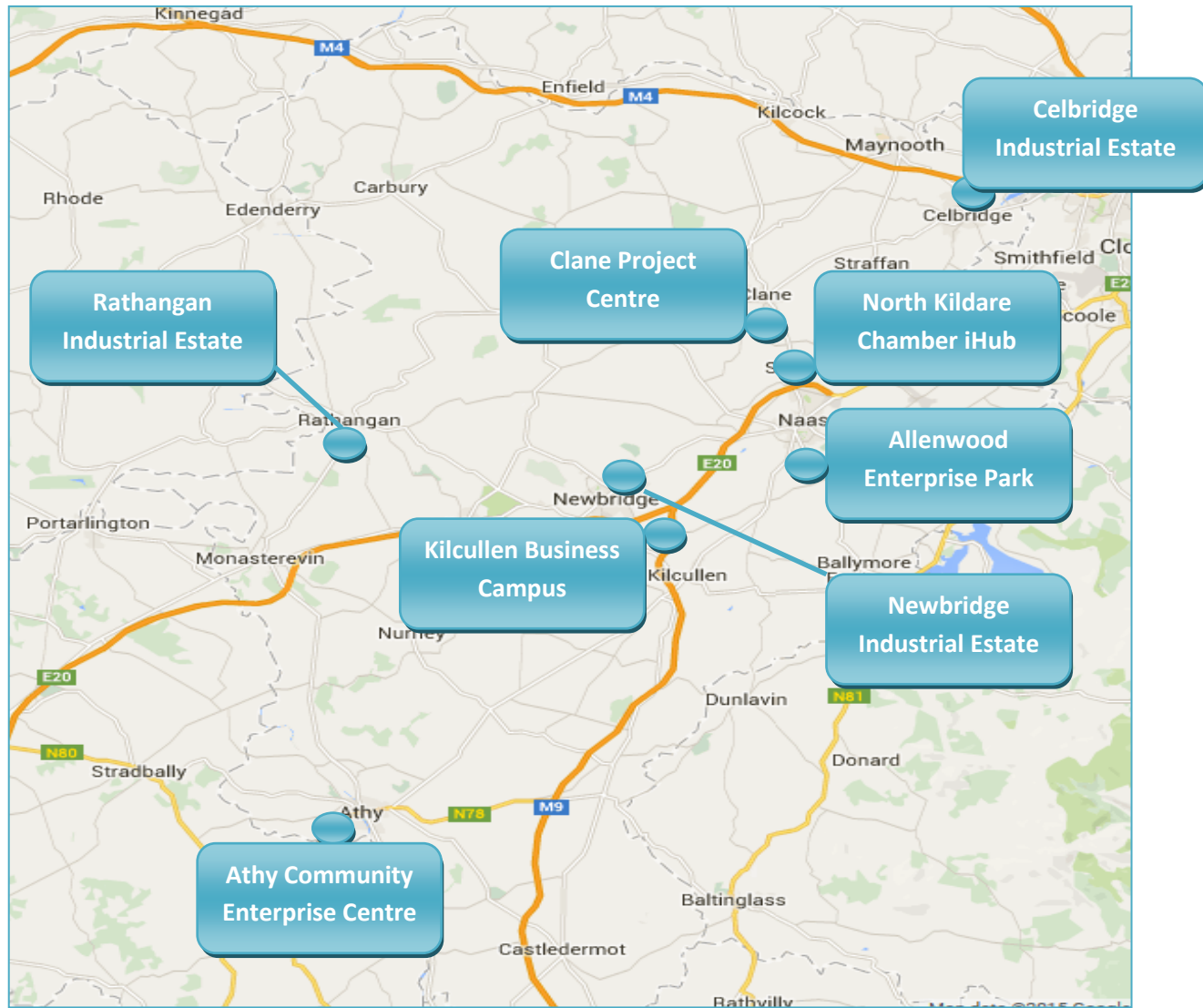
Leases require a longer term commitment from occupiers. Leases mean agreed rents and provide 'security of tenure', giving you the right to renew your lease at the end of its term.

### 5 Where should we look?

We have included below a list of enterprise and industrial centres which are located in Co. Kildare. These centres contain an array of office and industrial units, conference facilities, on-site amenities etc. The contact details included can be used to ascertain availability and rates for setting up

Please see overleaf for locations and descriptions of 7 enterprise centres/Industrial Estates located across county Kildare.

## 2. Enterprise Space in Kildare Map



### 3. Enterprise Centres in Kildare

Athy Community Enterprise Centre	Allenwood Enterprise Park	Clane Project Centre	North Kildare Chamber iHub Office Facility Naas
Woodstock South Industrial Estate, Ballylinan Road, Athy, County Kildare	Allenwood North, Allenwood, Naas, County Kildare	Clane Business Park, Kilcock Road, Clane, County Kildare	Sallins Road, Naas, County Kildare
Email: <a href="mailto:Hdowling@kildarecoco.ie">Hdowling@kildarecoco.ie</a> Phone No. 059 86 34534 Website: <a href="http://www.athycec.com">www.athycec.com</a>	Email: <a href="mailto:reception@acdal.ie">reception@acdal.ie</a> Phone No: 045 870804 Website: <a href="http://www.acdal.ie">www.acdal.ie</a>	Email: <a href="mailto:info@claneproject.ie">info@claneproject.ie</a> Phone No: 045 861500 Website: <a href="http://www.claneprojectcentre.ie">www.claneprojectcentre.ie</a>	Phone: 045 894074 Email: <a href="mailto:admin@northkildarechamber.ie">admin@northkildarechamber.ie</a>
Facilities	Facilities	Facilities	Facilities
8 Office Units <ul style="list-style-type: none"> <li>• 1x180-7x220 sq ft</li> </ul> 12 Workshop Units <ul style="list-style-type: none"> <li>• 8x600-1x1000sq ft</li> </ul>	14 Office Units <ul style="list-style-type: none"> <li>• 250 – 950 sq ft</li> </ul> 12 Industrial Units. <ul style="list-style-type: none"> <li>• 500-1600 sq ft</li> </ul>	12 Office Units <ul style="list-style-type: none"> <li>• 250sq feet</li> </ul> 15 Industrial Units <ul style="list-style-type: none"> <li>• 500-1,000 sq feet</li> </ul>	Shared Office Space  Incubation Space
Services	Services	Services	Services
ESB outlets Common Kitchenette Area Telecoms outlets Broadband connections Post Drop and Collection Access to Conference Room Facility	Onsite Parking Low rates for start ups and incubation companies. Conference Rooms Computer Training rooms Catering	Onsite Parking Storage Space Security Networking Business Planning and Advice Financial Investment	Hire of Desk and Chair Use of kitchenette Use of boardroom & training room Access to a panel of mentors and support of North Kildare Chamber
Rates	Rates	Rates	Rates
On request	€7.50 per square foot One month's rent is required as a deposit.	On request	€216.66 per month

#### 4. Industrial Estates/Business Parks freehold owned by Kildare County Council (KCC).

- These facilities are built on Kildare County Council lands.
- The units are leased to local businesses on a long term basis. Units are often let and sub-let over time with KCC permission.
- These leases and sub-leases often contain restrictive covenants as to the type of business that can be carried out etc.
- You may wish to take legal advice when negotiating lease agreements.
- Any queries pertaining to units in these estates should be directed toward estate agents in the area.

<b>Rathangan Industrial Estate</b>	<b>Newbridge Industrial Estate</b>	<b>Kilcullen Business Campus</b>	<b>Celbridge Industrial Estate</b>
Rathangan Demense, Rathangan, Co.Kildare	Athgarvan Road, Newbridge, Co.Kildare	Kilcullen, Co.Kildare	Maynooth Road, Celbridge, Co.Kildare
Vacancies advertised through local property agents, press, online.	Vacancies advertised through local property agents, press, online.	Vacancies advertised through local property agents, press, online.	Vacancies advertised through local property agents, press, online.
<b>Facilities</b>	<b>Facilities</b>	<b>Facilities</b>	<b>Facilities</b>
7 mixed use units approx.	30 mixed use units approx.	5 mixed use units approx.	10 mixed use units approx.
<b>Services</b>	<b>Services</b>	<b>Services</b>	<b>Services</b>
Flexible commercial rate collection methods including direct debit, standing order and payment plans. Relief on vacancy.	Flexible commercial rate collection methods including direct debit, standing order and payment plans. Relief on vacancy.	Flexible commercial rate collection methods including direct debit, standing order and payment plans. Relief on vacancy.	Flexible commercial rate collection methods including direct debit, standing order and payment plans. Relief on vacancy.
<b>Rates</b>	<b>Rates</b>	<b>Rates</b>	<b>Rates</b>
On request	On request	On request	On request