

KONECT62

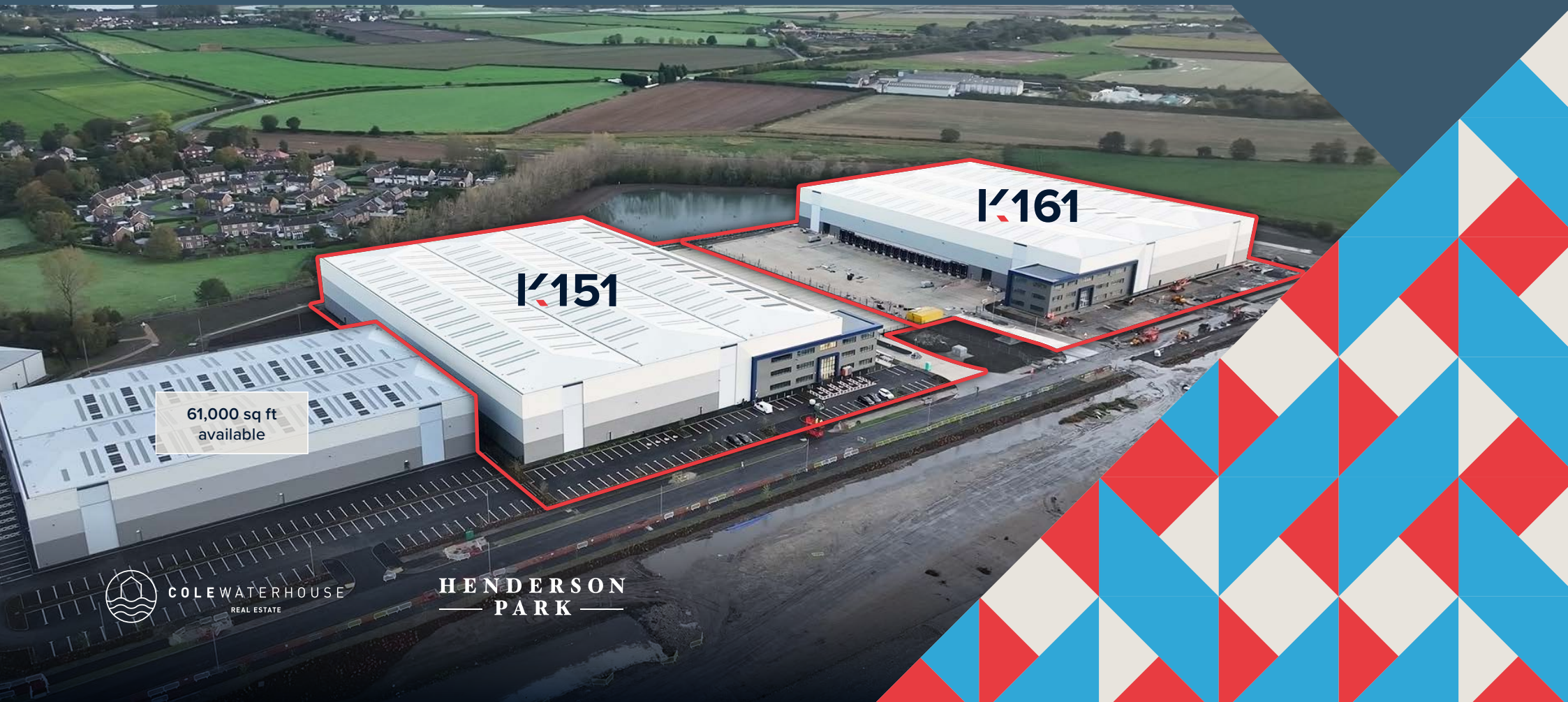
Konect62 Distribution Park
WF11 8DS
J33 & J34 M62

konect62.com

BRAND NEW HIGH SPECIFICATION UNITS
AVAILABLE NOW

K151 152,203 sq ft (14,140 sq m)

K161 161,860 sq ft (15,037 sq m)



61,000 sq ft
available



COLEWATERHOUSE
REAL ESTATE

HENDERSON
PARK

Introducing **KONECT62**

One of the UK's **best-connected** commercial parks

Konect62 is well positioned at the intersection of the M62 and A1(M) motorways.

The park offers excellent access to the South Yorkshire region, with 3.2 million consumers living within 45 minutes by van. Nationally, 37 million people fall within 4.5 hours by HGV.

Benefiting from a market-leading specification, every unit is designed to be as durable and economical to operate as possible.

Konect62 is one of few of tri-modal sites in the UK with a live rail connection and the potential for freight handling facilities.

There is also potential water freight access via the adjacent broad width canal.

Find out more by contacting the joint agents today.

**Further images and plans are available at:
konect62.com**



Direct market access

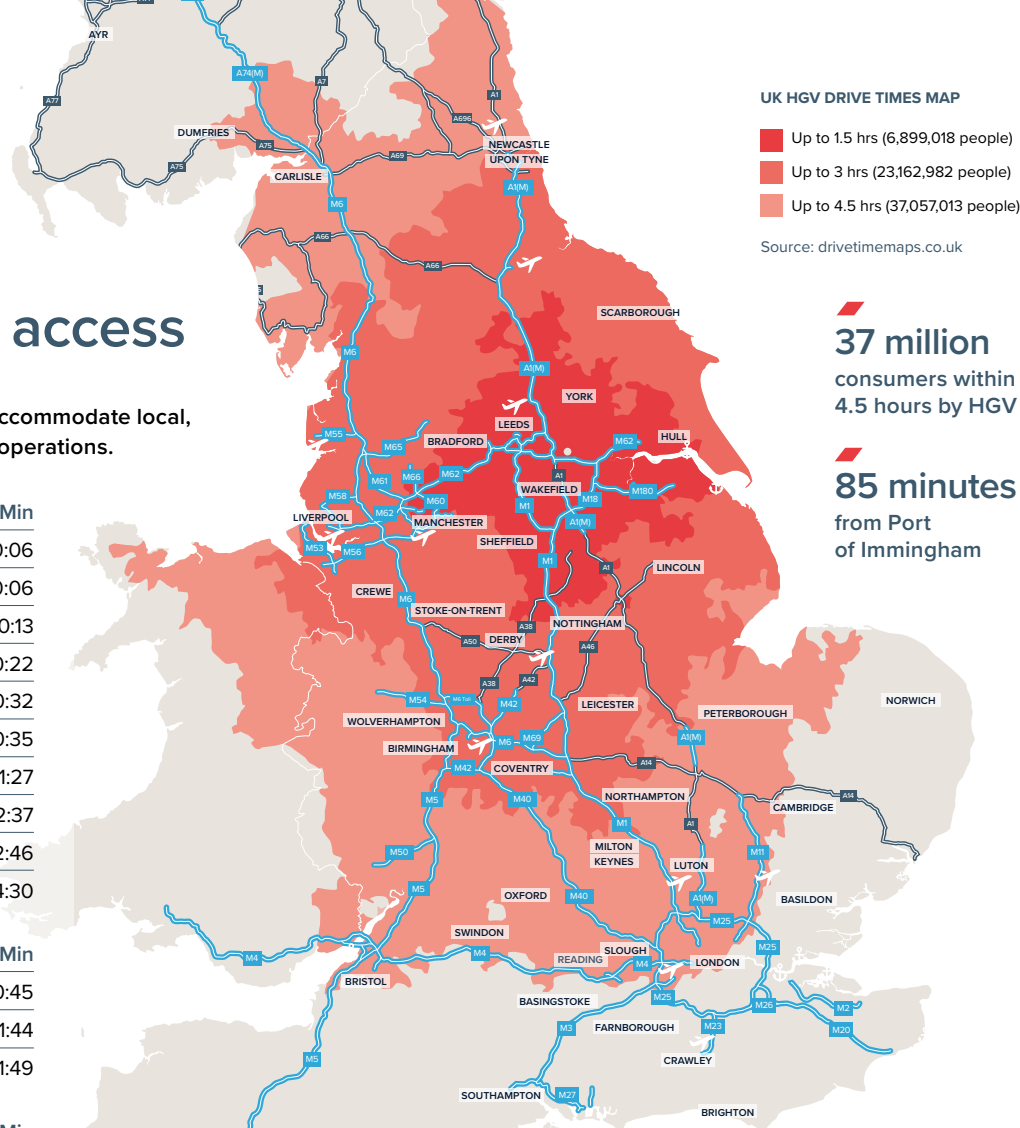
Konect62 is perfectly situated to accommodate local, regional, and national distribution operations.

Key Locations	Miles	Hr:Min
M62 J34	3	0:06
M62 J33	4	0:06
M62 J32 - A1(M)	9	0:13
M1 J47	15	0:22
Leeds	22	0:32
York	23	0:35
Manchester	59	1:27
Newcastle	105	2:37
Birmingham	111	2:46
London	180	4:30

Airports	Miles	Hr:Min
Leeds International	30	0:45
Manchester International	70	1:44
East Midlands	73	1:49

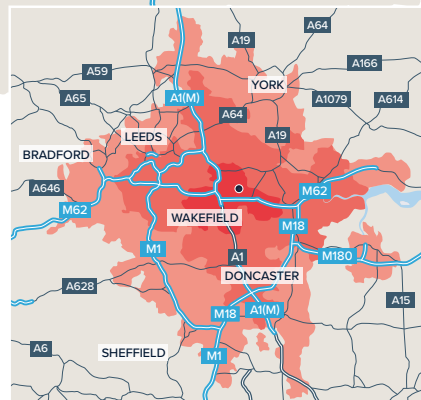
Rail Ports	Miles	Hr:Min
Konect (TBA)	0.25	0:01
Maritime Wakefield	11	0:16
iPort Doncaster	24	0:35

Sea Ports	Miles	Hr:Min
Hull/Immingham	57	1:25
Liverpool	94	2:21
Teesport	78	1:57
Bristol	198	4:57



37 million consumers within 4.5 hours by HGV

85 minutes from Port of Immingham



3.2 million consumers within 45 minutes by van

32 minutes from Leeds via the M62

Ready to work

With large numbers of employees in aligned trades, Konect62 draws upon a large pool of suitable labour.

An active workforce with high job demand ensures that regional wages are competitive by national standards.

-  **3.2 million** people within 45 minutes by car
Source: drivetimemaps.co.uk
-  **2.7 million** of Yorkshire and The Humber population are economically active
Source: NOMIS 2021
-  **79.3% of Leeds** of Leeds population are economically active (78.5% AVERAGE ACROSS UK)
-  **16,200 people** in Leeds are actively seeking work opportunities
Source: NOMIS 2022
-  **Over 700** new homes being delivered locally

Employees in Aligned Trades

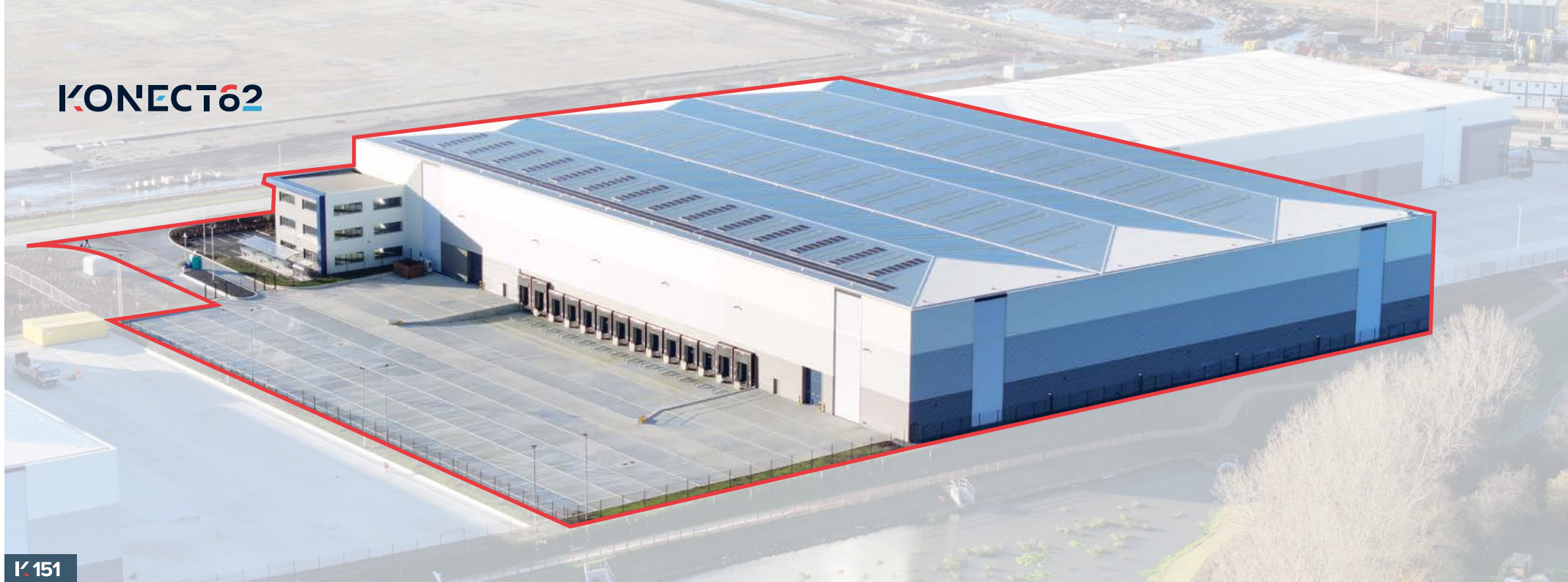
Yorkshire & The Humber	Employees
Manufacturing	316,000
Transportation and Storage	186,000

Source: NOMIS 2022

Gross Weekly Pay

Yorkshire & The Humber	UK
£579.10	£640.00

Full-time workers by place of work ex. overtime | Source: NOMIS 2022



K151

Introducing

K151

Grade-A space in a fast-growing commercial park

See the progress at
konect62.com/progress
















K151 is a high-quality unit offering 15m clear eaves and a secure 50m goods yard, plus substantial dock and level access door provision. The separate car park includes EV charging spaces, whilst the two storey offices are accessed via a prestige atrium and lift.

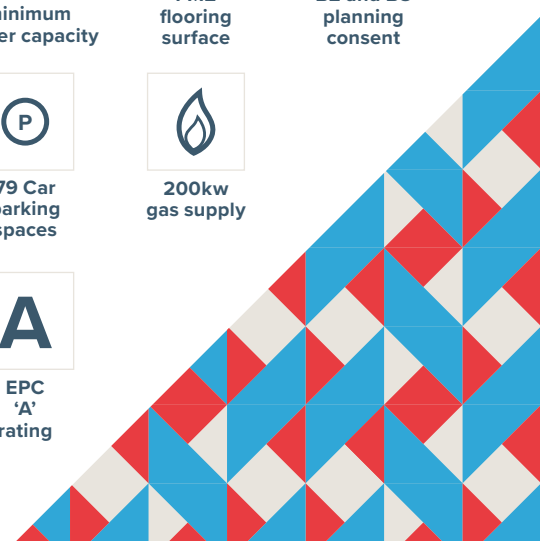
K151's specification will provide a highly efficient operational envelope, with a BREEAM 'Excellent' rating and an EPC rating of 'A'. The unit will minimise energy costs, especially when compared to existing space of a similar size, making it an ideal relocation opportunity.

The unit benefits from planning consent for B2 (General Industrial) and B8 (Distribution or Storage) uses. A minimum of 1MVA electricity supply, plus 200kw gas supply, provides energy suitable for a broad range of end uses

K151 is now available for occupation, contact the joint agents to arrange your viewing today

Specification overview

 2 level access doors	 14 dock doors & levellers	 15m clear eaves height	 1MVA minimum power capacity	 FM2 flooring surface	 B2 and B8 planning consent
 50kN/M2 floor loading	 Up to 130kN point loading	 50m concrete goods yard	 79 Car parking spaces	 200kw gas supply	
 4 EV charging points	 15% roof lights	 BREEAM 'Excellent' rating	 EPC 'A' rating		



152,203 sq ft
(14,140 sq m)

13,430 sq ft (1,248 sq m) ground & first floor offices

Warehouse Racking

- 30,378 pallets (NA)
- 16,506 pallets (WA)

Security

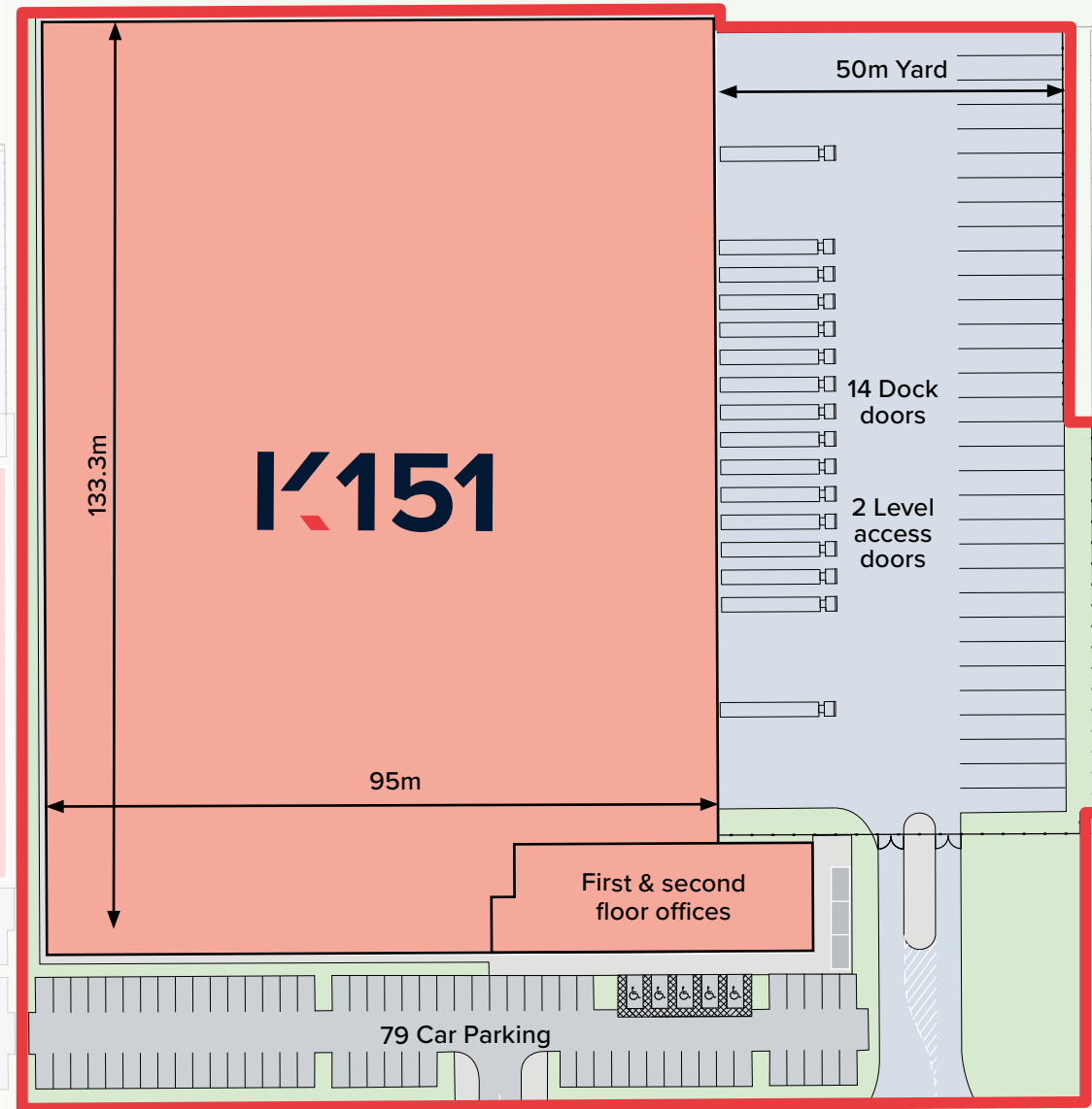
- Security fencing and gates
- Security lighting
- 24/7 access

Office and Convenience

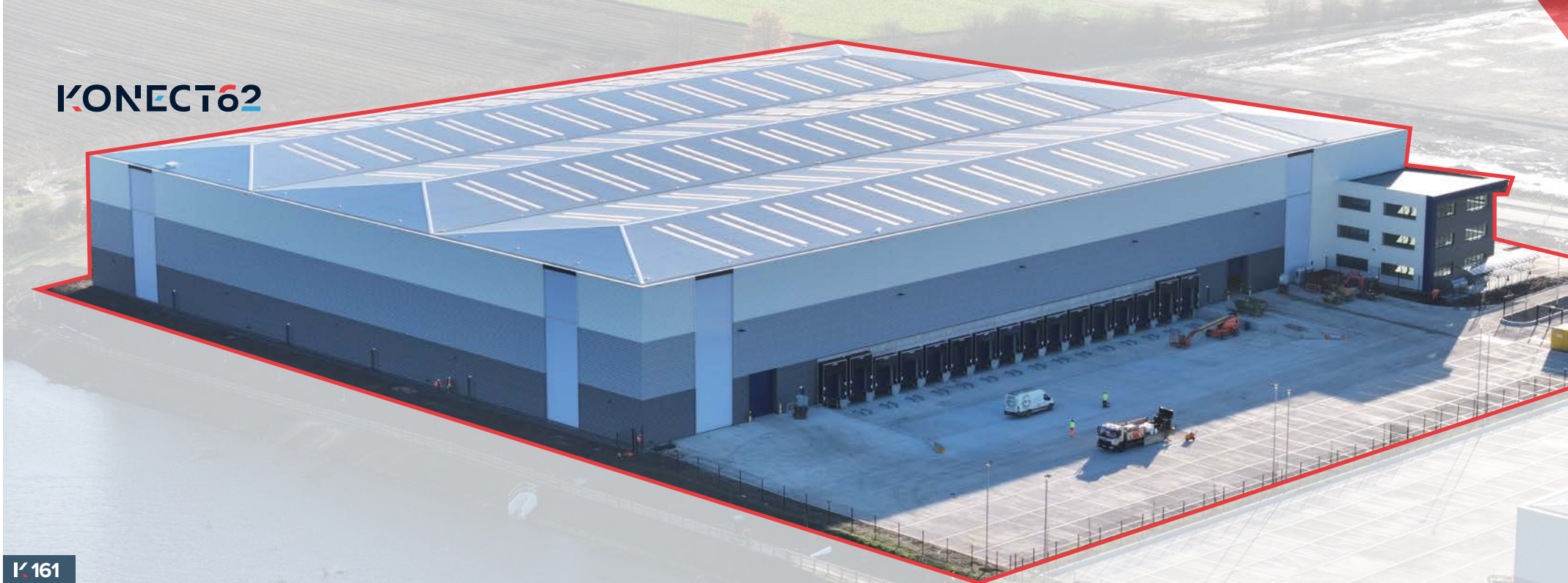
- High quality two floor offices
- Suspended ceilings
- Raised floors
- Entrance lobby with lift

Sustainability

- BREEAM 'Excellent'
- EPC A rating
- Additional 100+ KVA power from solar PV
- Energy efficient HVAC to offices with heat recovery
- Water saving sanitary ware
- Excellent air tightness



MAIN ENTRANCE



K 161

Introducing K161

**Ample space
and a high quality
specification**

See the progress at
konect62.com/progress

K161 is a premium speculative built unit benefiting from an excellent specification. Externally, a 50-meter goods yard plus generous dock and level access door provision facilitate the circulation of goods.
















The unit benefits from planning consent for B2 (General Industrial) and B8 (Distribution or Storage) uses. A minimum of 1MVA electricity supply, plus 200kw gas supply, provides energy suitable for a broad range of end uses

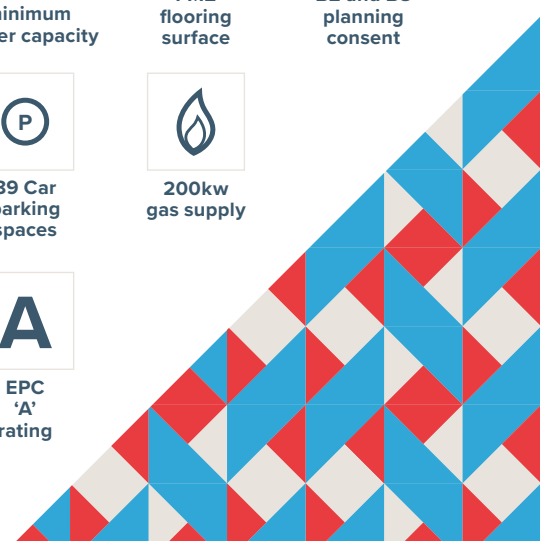
K161's is designed to minimise operational costs. It will have a BREEAM 'Excellent' rating and an EPC rating of 'A'.

The separate parking lot has EV charging stations, and a prestige atrium and elevator are used to enter the two-story offices.

K161 is now available for occupation, contact the joint agents to arrange your viewing today

Specification overview

- | | | | | | |
|--|--|--|---|--|--|
| 
2 level access doors | 
16 dock doors & levellers | 
15m clear eaves height | 
1MVA minimum power capacity | 
FM2 flooring surface | 
B2 and B8 planning consent |
| 
50kN/M2 floor loading | 
Up to 130kN point loading | 
50m concrete goods yard | 
89 Car parking spaces | 
200kw gas supply | |
| 
4 EV charging points | 
15% roof lights | 
BREEAM 'Excellent' rating | 
EPC 'A' rating | | |



161,860 sq ft
(15,037 sq m)

13,430 sq ft (1,248 sq m) ground & first floor offices

Warehouse Racking

- 38,910 pallets (NA)
- 19,436 pallets (WA)

Security

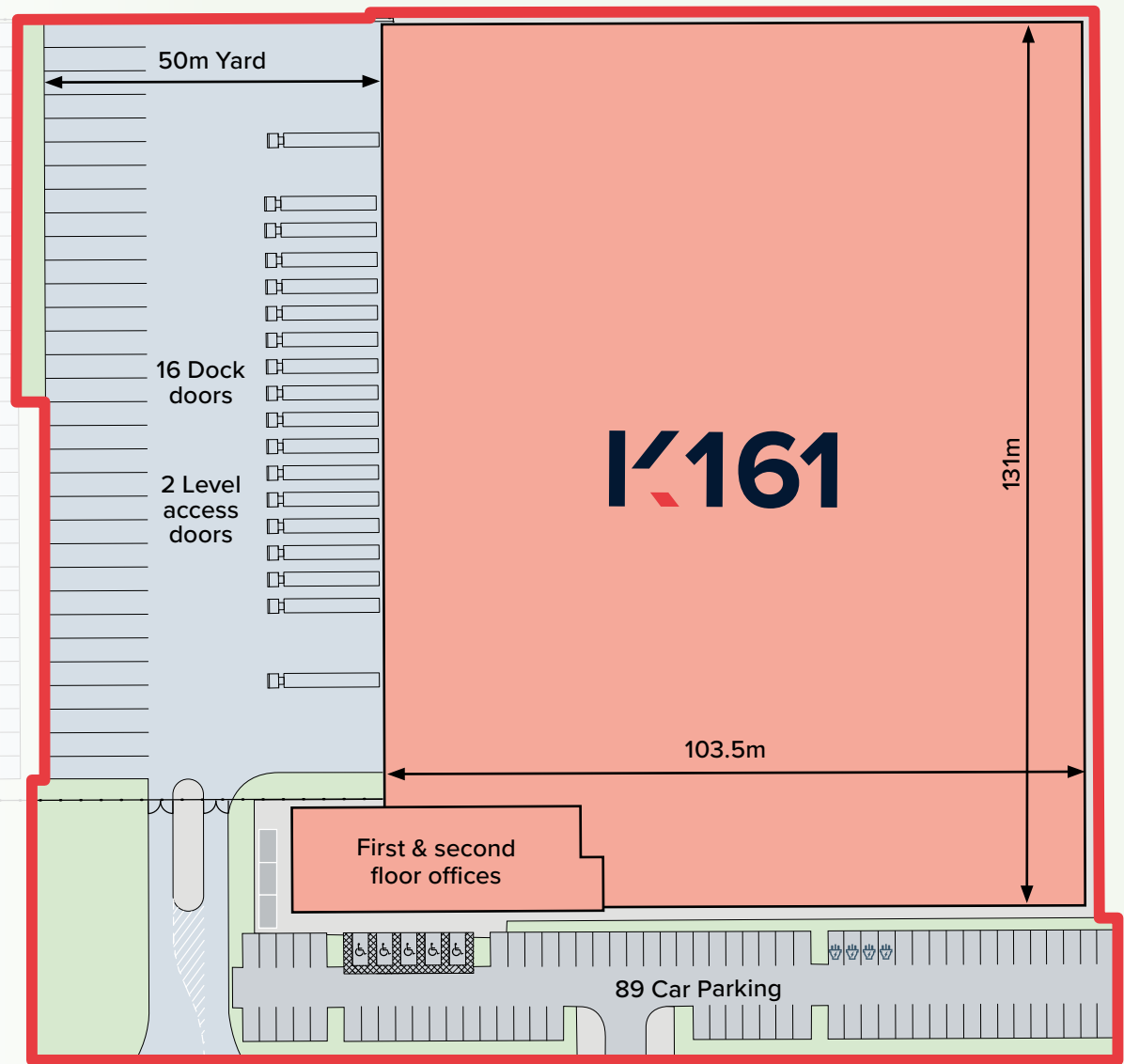
- Security fencing and gates
- Security lighting
- 24/7 access

Office and Convenience

- High quality two floor offices
- Suspended ceilings
- Raised floors
- Entrance lobby with lift

Sustainability

- BREEAM 'Excellent'
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- Additional 100+ KVA power from solar PV
- Energy efficient HVAC to offices with heat recovery
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MAIN ENTRANCE

