

# KONECT62

KONECT 62 DISTRIBUTION PARK | J33 & J34 M62 | WF11 8DS

**PHASE 1** | Four speculative built units from  
**55,413 to 735,896 sq ft**

- Fast access to the M62
- Now on site
- Available from Q3 2023

# M62

## BIG K

### K161

### K151

### K55



## Yorkshire's future-proof industrial logistics location

### INTRODUCING KONECT 62: ONE OF THE UK'S BEST-CONNECTED MANUFACTURING AND DISTRIBUTION OPPORTUNITIES.

Located on the crucial axis of the M62 and A1(M) motorways, Konect 62 is strategically positioned to address local, regional and national markets. Nearly 3.2 million consumers live within 45 minutes by van, while 37 million fall within a single 4.5 hour journey.

Konect 62 is also situated to address international markets, with a number of sea ports and the main UK air freight hubs all accessible within 4.5 hours.

Four units are being brought forward on a speculative basis, with a market leading specification and a range of unit sizes designed to appeal to a broad spectrum of industrial and distribution occupiers.

With outline planning for an adjacent multi-modal rail facility and the potential for water cargo access, Konect 62 is one of very few tri-modal opportunities in the UK capable of meeting the future transport needs of the low carbon economy.

- Four speculative built industrial and logistics buildings
- Institutional specification units from 55,413 to 735,896 sq ft
- High level of power capacity site wide for energy intensive operations
- Less than 3 miles to J33 and J34 M62
- Local manufacturing and distribution occupiers include Amazon, Asda, Ardagh Glass, H+H Concrete, The Range, Saint-Gobain Glass, Stoelzle Glass, TJX Europe and GXO
- First units ready to occupy from Q3 2023



## Forward-facing specification

THE DEVELOPMENT AT KONECT 62 WILL BENEFIT FROM A HIGH QUALITY MARKET LEADING SPECIFICATION, DELIVERING SUSTAINABLE AND EFFICIENT BUILDINGS THAT WILL PROVIDE UTILITY TO END USERS LONG INTO THE FUTURE.

### Specification overview



20M  
CLEAR EAVES  
HEIGHT



BREEAM  
'EXCELLENT'



HIGH LEVEL  
OF POWER  
CAPACITY



8  
LEVEL ACCESS  
DOORS



76  
DOCK DOORS



UP TO  
50KN/M<sup>2</sup> FLOOR  
LANDING



50 & 47.5M  
GOODS YARD



428  
CAR PARKING  
SPACES



EV  
CHARGING  
POINTS



FM2  
FLOORING



10% ROOF  
LIGHTS



POINT LOADING  
BETWEEN 80KN  
& 130KN

K161

### Efficiency built in

With targeted BREEAM 'Excellent' and EPC A efficiency rating, standard sustainability measures include air tightness that exceeds the statutory minimum, 10% roof lights, EV charging facilities, high efficiency LED lighting, mechanical heat recovery and water-minimising sanitary ware. Each unit will also be solar PV-ready, enabling occupiers to further their own sustainability agendas.

### Warehouse

- 12.5m-20m clear eaves height
- Up to 50kN/m<sup>2</sup> floor loading
- High level of power capacity site-wide
- 10% roof lights
- Dock and level access doors

### Office and Convenience

- High quality offices
- Suspended ceilings
- Raised floors
- Air conditioning
- Entrance atrium with lift

### Sustainability

- Target BREEAM 'Excellent'
- Target EPC A rating
- EV charging points
- Solar PV ready roofs

### External

- Min 45m concrete goods yards
- Security fencing and gates
- Security lighting
- Separate car parking

K55

K151



## Schedule of areas

<b>BIG K</b>	sq ft	sq m
Warehouse	697,803	64,828
Upper level offices	33,099	3,075
Hub office 1	2,497	232
Hub office 2	2,497	232
<b>Total</b>	<b>735,896</b>	<b>68,367</b>

### CROSS-DOCKED UNIT

76 dock doors      8 level access doors  
 130 trailer spaces      428 car parking spaces  
 50 & 47.5m goods yards      20m internal height  
 226,764 pallets (Narrow Aisle)  
 142,098 pallets (Wide Aisle)

<b>K161</b>	sq ft	sq m
Warehouse	148,149	13,763
First floor offices	6,715	624
Second floor offices	6,715	624
<b>Total</b>	<b>161,578</b>	<b>15,011</b>

16 dock doors      2 level access doors  
 32 trailer spaces      89 car parking spaces  
 50m goods yard      15m internal height  
 38,910 pallets (Narrow Aisle)  
 19,436 pallets (Wide Aisle)

<b>K151</b>	sq ft	sq m
Warehouse	138,498	12,867
First floor offices	6,715	624
Second floor offices	6,715	624
<b>Total</b>	<b>151,928</b>	<b>14,115</b>

14 dock doors      2 level access doors  
 32 trailer spaces      79 car parking spaces  
 50m goods yard      15m internal height  
 30,378 pallets (Narrow Aisle)  
 16,506 pallets (Wide Aisle)

<b>K55</b>	sq ft	sq m
Warehouse & office	55,413	5,148
<b>Total</b>	<b>55,413</b>	<b>5,148</b>

3 dock doors      2 level access doors  
 148 car parking      45m goods yard  
 12.5m internal height  
 9,672 pallets (Narrow Aisle)  
 6,050 pallets (Wide Aisle)



# Direct market access

WITH FAST ACCESS TO THE M62, **KONECT 62** IS IDEALLY LOCATED TO ACCOMMODATE LOCAL, REGIONAL AND NATIONAL DISTRIBUTION OPERATIONS.

Bridging the last mile to the urban markets and industrial base of Yorkshire, 3.2 million consumers live within 45 minutes by van from Konect 62, and with a reach that extends from London and Bristol in the south to the Scottish borders, over 37 million UK consumers are accessible within 4.5 hours by HGV.

Also within a single HGV journey lie Hull/Immingham, Liverpool, Teesport and Bristol sea ports, as are the major air freight hubs at Doncaster, East Midlands and Heathrow airports, bringing global markets into play.

**37 million**  
consumers within  
4.5 hours by HGV

**3.2 million**  
consumers within  
45 minutes by van

**32 minutes**  
from Leeds  
via the M62

**85 minutes**  
from Port  
of Immingham

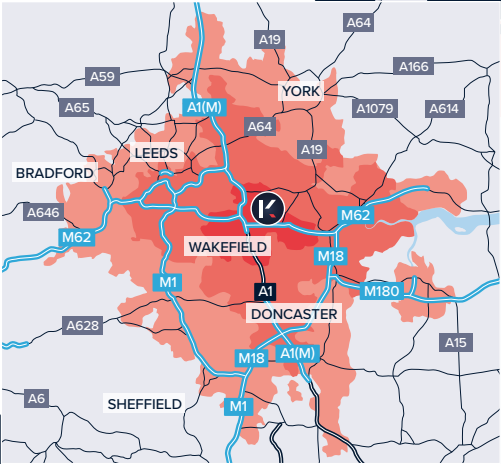
KEY LOCATIONS	MILES	HR:MIN
M62 J34	3	0:06
M62 J33	4	0:06
M62 J32 - A1(M)	9	0:13
M1 J47	15	0:22
Leeds	22	0:32
York	23	0:35
Manchester	59	1:27
Newcastle	105	2:37
Birmingham	111	2:46
London	180	4:30

AIRPORTS	MILES	HR:MIN
Doncaster	26	0:36
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

Source: drivetimemaps.co.uk



LAST MILE / DRIVE TO WORK MAP

- Up to 15 mins (129,814 people)
- Up to 30 mins (1,177,720 people)
- Up to 45 mins (3,156,885 people)

UK HGV DRIVE TIMES MAP

- Up to 1.5 hrs (6,899,018 people)
- Up to 3 hrs (23,162,982 people)
- Up to 4.5 hrs (37,057,013 people)

# For today and tomorrow

REGENERATING THE SITE OF KELLINGLEY COLLIERY, THE LAST DEEP COAL MINE IN THE UK, **KONECT 62** SPEARHEADS INDUSTRY'S TRANSITION TO A DECARBONISED FUTURE.

## A rare tri-modal location

Konect 62 is well-placed to reduce the CO<sub>2</sub> emissions associated with road transport, meeting one of the primary challenges of the low carbon economy.

The wider Konect 62 park has already received Outline Planning Approval for rail handling and freight use. Master planned to include a multi-modal rail hub, Konect 62 will enjoy low carbon containerised connections to inland and sea ports across the UK, also linking directly to Europe via the Channel Tunnel.\*

The Aire & Calder Navigation abutting the site offers the prospect of water-borne cargo. In combination, Konect 62 is uniquely situated to pivot towards the flexible, sustainable transport economy necessary to achieve the world's CO<sub>2</sub> reduction commitments.

## Ahead of the low carbon energy curve

Occupiers with advanced sustainability agendas will appreciate the abundance of clean energy generated on Konect 62's doorstep.

A neighbouring solar power facility produces renewable zero carbon energy, while a planned power generation facility will soon transform up to 350,000 tonnes of unrecyclable waste per year into around 30MW of low carbon electricity.

\*Final design and timescale for implementation subject to Reserved Matters approval.

# Ready to work

WITH LARGE NUMBERS OF EMPLOYEES IN ALIGNED TRADES, **KONECT 62** 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**

economically active population

Yorkshire and The Humber | Source: NOMIS 2021

## Employees in Aligned Trades

YORKSHIRE AND THE HUMBER	EMPLOYEES
Manufacturing	285,000
Transportation and Storage	146,000

Source: NOMIS 2021



## Gross Weekly Pay

YORKSHIRE AND THE HUMBER	UK
£564.00	£612.80

Full-time workers by place of work ex. overtime | Source: NOMIS 2021



**81% of Leeds** (78.4% AVERAGE ACROSS UK)  
population are economically active

Source: NOMIS 2021



**12,900 people**

in Leeds are actively seeking work opportunities

Source: NOMIS 2021

**COLE WATERHOUSE** IS COMMITTED TO USING BOTH ESTABLISHED AND INNOVATIVE APPROACHES TO DEVELOPMENT, INVESTMENT AND MANAGEMENT.

We seek to ensure ESG is an integrated part of our approach across the business and our projects, from concept to completion.

There are two distinct parts to the business: Residential; Logistics. In Residential we operate in major urban centres such as London, Manchester, Birmingham and Leeds where we deliver a range of projects from medium to large mixed-use residential regeneration and student schemes.

Within the Logistics sector we target existing and future transport hubs and sustainable tri-modal connectivity locations.

We also have experience in other more opportunistic investment and management ventures.

[colewaterhouse.co.uk](http://colewaterhouse.co.uk)



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REAL ESTATE



## HENDERSON — PARK —

**HENDERSON PARK** IS A PRIVATE EQUITY REAL ESTATE FIRM HEADQUARTERED IN LONDON.

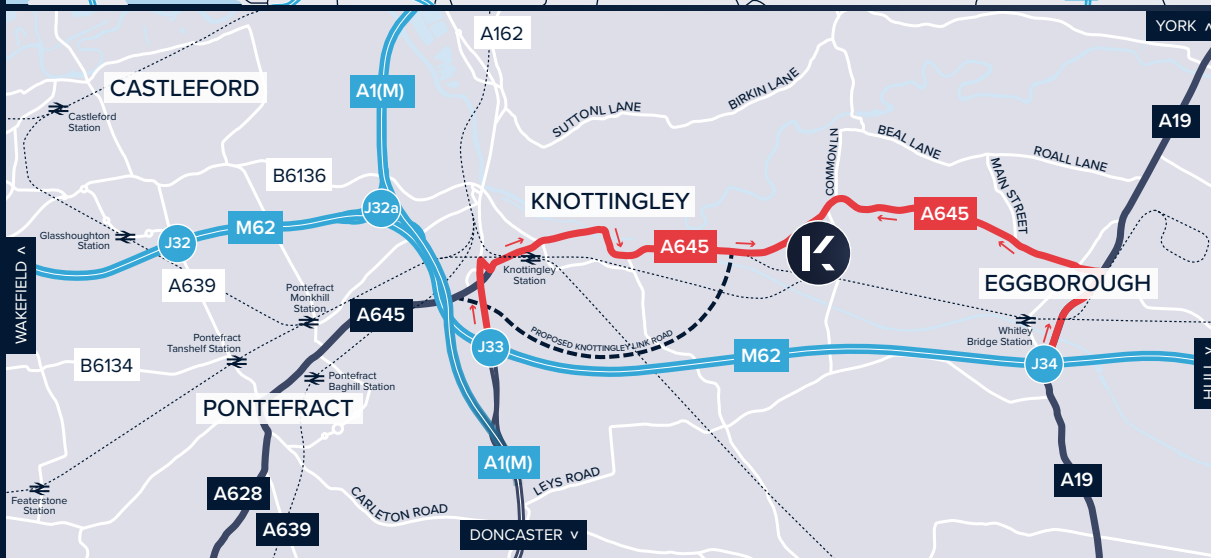
Our investment strategy focuses exclusively on real estate investments, primarily in Western European capital and gateway cities. We look to develop long-term, trusted partnerships, based on shared vision, transparency and collaboration. Our team operates across Europe, and we have additional offices in Ireland, Luxembourg, Germany and New York.

Everything we do is underscored by a firm belief in the importance of transparency and genuine partnership. We believe our team's energy, passion and creativity enables us to work through complex situations and unlock value with hands-on asset management.

To date we have invested over \$11 billion across Western Europe targeting fundamentally high-quality real estate of all types in prime locations in gateway and capital cities.

[hendersonpark.com](http://hendersonpark.com)





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