



## Konect62 Distribution Park, Knottingley, WF11 8DS

Hard Standing / Open Storage Plots Available  
0.25 - 8 acres

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	0.25 to 8 Acres / 0.10 to 3.24 Hectares
<b>Rent</b>	Rent on Application
<b>EPC Rating</b>	EPC exempt - No building present

### Key Points

- Flexible terms available
- Flat / level plots
- Within 3 miles to J33 & J34 M62
- Adjacent to Phase 1 of Konect62
- Immediately available
- Suitable for a variety of uses
- Potential to load from the Knottingley and Goole Canal
- Adjacent to the brand new units at Weeland Park

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## Summary

<b>Available Size</b>	0.25 to 8 Acres
<b>Rent</b>	Rent on Application
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Location

The plots are located within the Konect62 Distribution Park, Knottingley, and are accessed from Weeland Road (A645). Konect62 is strategically located between Junction 33 and 34 of the M62 Motorway (both of which are approximately 3 miles from the site) and the A1(M) Motorway, which in turn provide excellent onward access to the national motorway network.

Knottingley is approximately 1.5 miles to the west of the site with Eggborough being approximately 2.5 miles to the east.

## Description

There are 4 hard standing / open storage plots available, which range from 0.25 acres to 8 acres (there is the potential to combine the plots). The plots are all level / flat and have a variety of surfaces including part concrete, tarmac and stones.

The plots would suit a number of uses including:

- Open storage
- Trailer parking
- Car parking
- Container storage
- Caravan storage
- Yard areas

The plots are available on flexible, short term agreements.

## Accommodation

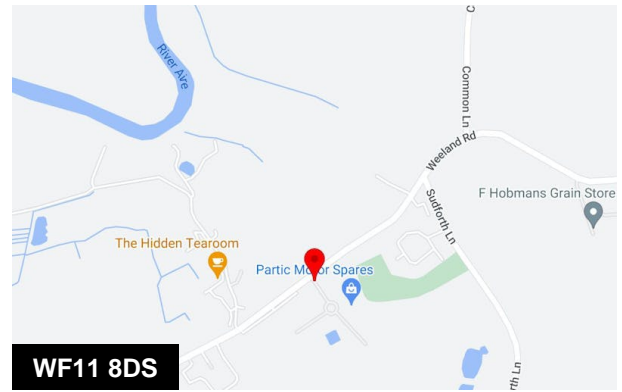
Name	Building Type	Size
Outdoor - Plot 1	Open Storage	8 Acres
Outdoor - Plot 2	Open Storage	3.25 Acres
Outdoor - Plot 3	Open Storage	0.25 Acres
Outdoor - Plot 4	Open Storage	3.30 Acres

## Terms

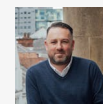
The plots are available on flexible agreements, with terms to be agreed.

## VAT

All prices and rentals quoted are exclusive of VAT but may be liable for VAT at the prevailing rate.



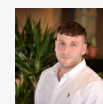
## Viewing & Further Information



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