

Konect62 Distribution Park  
WF11 8DS  
J33 & J34 M62

[konect62.com](http://konect62.com)

Fast access  
to M62, M1  
& A1M

Spec build  
warehouses available  
from Q3 2023

Design & builds  
available within  
18 months

# KONECT62

**PHASE 1** four speculatively built units  
from 60,912 to 735,896 sq ft

**PHASE 2** serviced land with planning  
immediately available for Design and Build units  
up to 800,000 sq ft



**HENDERSON  
— PARK —**

# Introducing **KONECT62**

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

Konect62 is well positioned to serve markets from the globe to the last mile, thanks to a location 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.

Internationally, Konect62 accesses several major seaports and all the major UK air freight hubs within a similar drive time.

Benefitting 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 plus canal frontage meaning there is the potential for water freight access.

Discuss how Konect62 will meet your requirements by contacting the joint agents today.

See the progress at  
[konect62.com/progress](https://konect62.com/progress)



- **Phase 1:** speculative build industrial and logistics units from 60,912 to 735,896 sq ft
- **Phase 2:** 48 acres of design and build opportunities
- Less than 3 miles to J33 and J34 M62
- High level of power capacity site wide for energy intensive operations
- 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

Every build at Konect62 benefits from a high quality base specification, delivering a durable, efficient and sustainable operating envelope.

### Warehouse

- Up to 20m clear eaves height
- Up to 50kN/m<sup>2</sup> floor loading
- Large power capacity site-wide
- 15% roof lights
- Generous dock and/or level access door provision

### External

- Concrete goods yards
- Security fencing and gates
- Security lighting
- Separate car parking
- 24/7 access
- Circular woodland walk














### Office and Convenience

- High quality offices
- Suspended ceilings
- Raised floors
- Entrance atrium with lift
- Cycle and canal tow path access

### Sustainability

- Target BREEAM 'Excellent'
- Target EPC A rating
- EV charging points
- Solar PV ready roofs
- Energy efficient HVAC to offices with heat recovery
- Water saving sanitary ware
- Excellent air tightness

### Specification overview

 Up to 20m clear eaves height	 High level power capacity	 FM2 flooring surface	 Secure goods yards	 Up to 50kN/M <sup>2</sup> floor loading	 Up to 130kN Point loading
 Level access doors	 Dock doors & levellers	 EV charging points	 Separate car parks	 15% roof lights	
 BREEAM target 'Excellent' rating		 EPC target 'A' rating			

### Consultants

- intermodality** Rail connection and intermodal infrastructure
- RIDGE** Net Zero Carbon and Sustainability Advisory
- HOLLIS** Photovoltaic Advisory



# PHASE 1

on site now

Four speculatively built units  
from 60,912 to 735,896 sq ft

Built by **MCLAREN**

## 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 (NA)	142,098 pallets (WA)

<b>K 161</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>

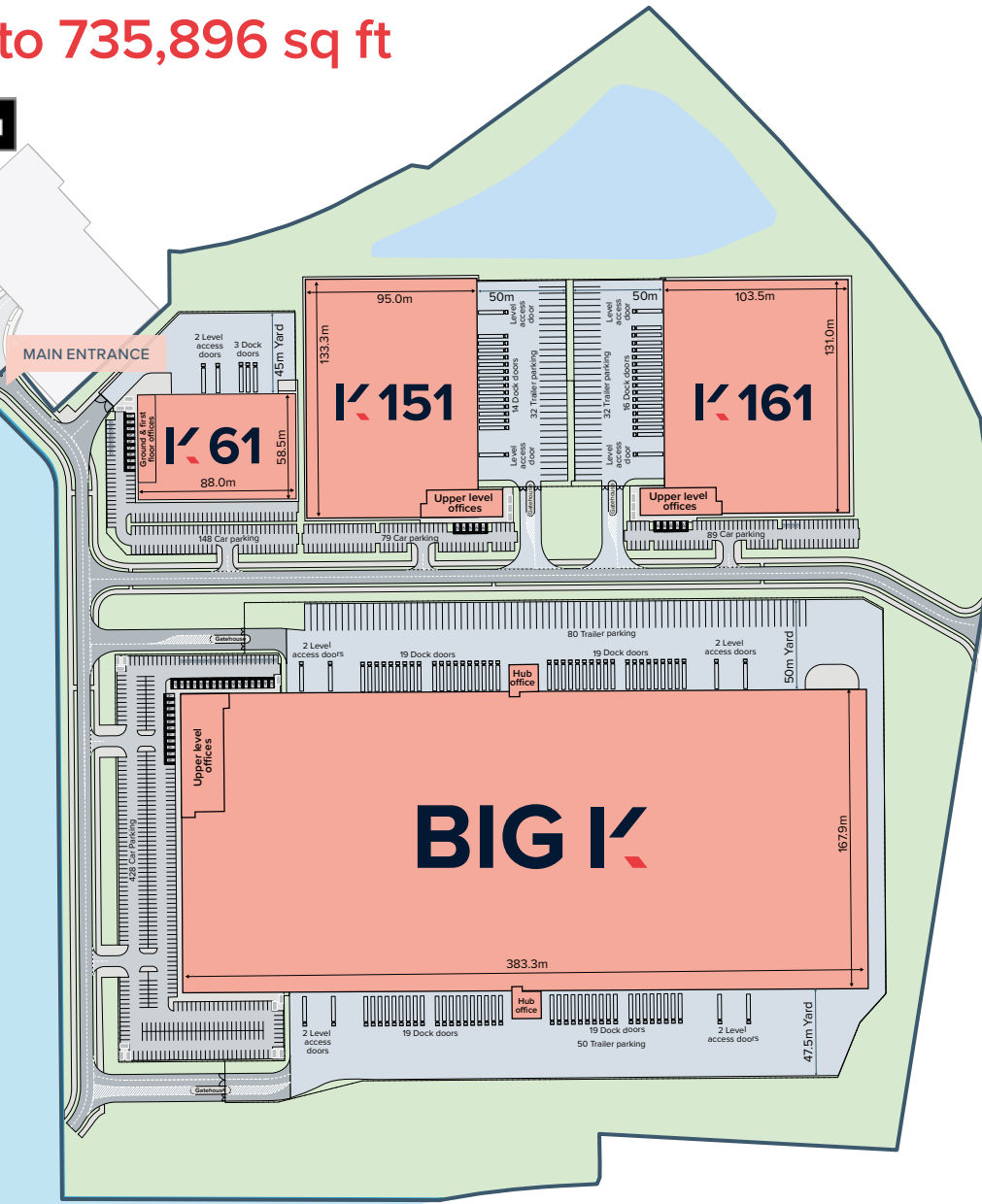
16 dock doors	2 level access doors
32 trailer spaces	89 car parking spaces
50m goods yard	15m internal height
38,910 pallets (NA)	19,436 pallets (WA)

<b>K 151</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 (NA)	16,506 pallets (WA)

<b>K 61</b>	sq ft	sq m
Warehouse	55,412	5,140
Ground/first floor offices	5,500	511
<b>Total</b>	<b>60,912</b>	<b>5,651</b>

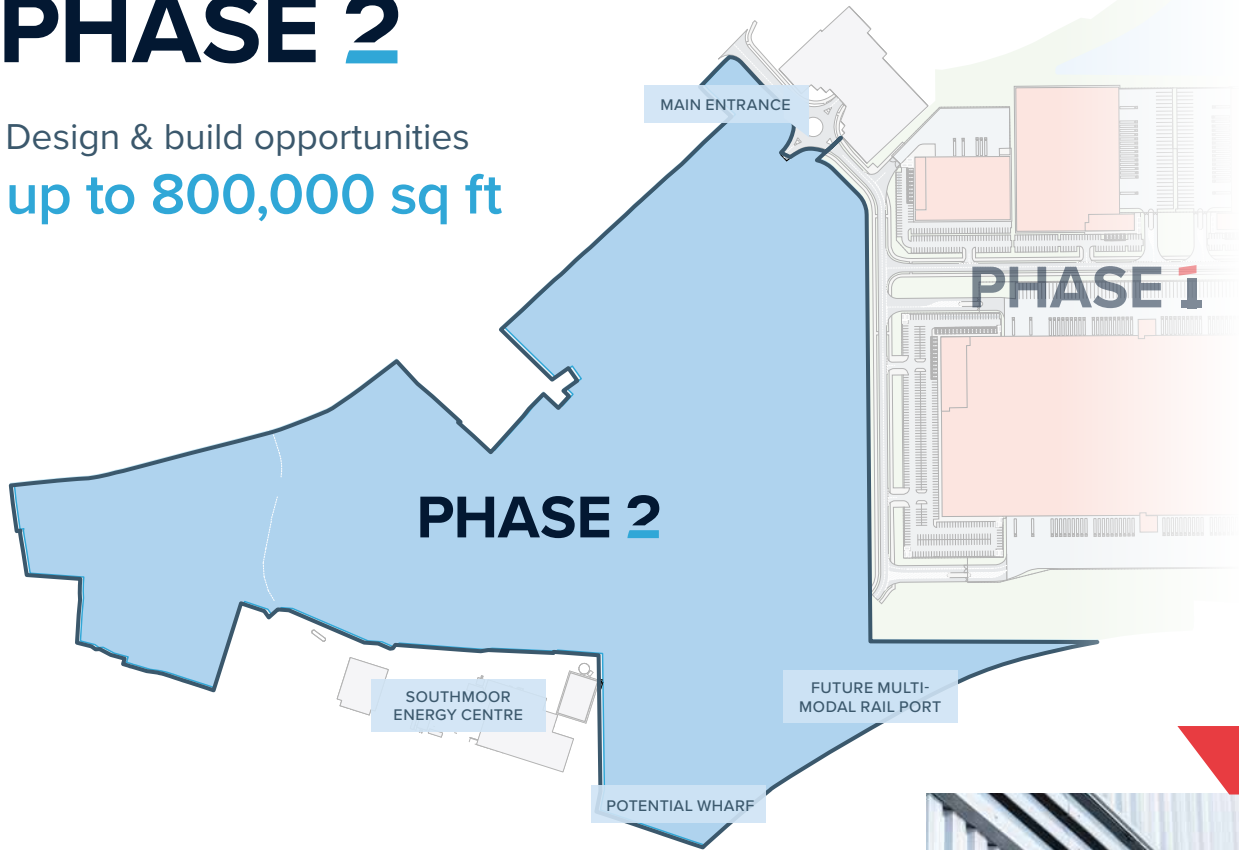
3 dock doors	2 level access doors
45m goods yard	148 car parking
12.5m internal height	9,672 pallets (NA)
6,050 pallets (WA)	



See the progress: [konect62.com/progress](http://konect62.com/progress)

# PHASE 2

Design & build opportunities  
up to 800,000 sq ft



## Transition to the low CO2 economy by locating at Konect62.

### A rare tri-modal location

Positioned close to markets, Konect62 minimises the carbon emissions associated with road transport.

Konect62 park has received outline planning approval for rail handling and freight use, with the master plan including a multimodal rail terminal.

Finally, the neighbouring Aire & Calder Navigation offers the possibility of water-borne transport.

### Ahead of the low carbon energy curve

A neighbouring solar power facility produces zero carbon energy, while a planned energy from waste facility will soon generate around 30MW of low carbon electricity.

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

### Phase 2 builds on the success of the rapidly establishing Konect62 park.

Offering 48 acres of prime commercial development land, Phase 2 is offered on a Design & Build basis, with individual units deliverable within 18 months.

The site can accommodate up to 800,000 sq ft in Phase 2, making it one of the largest industrial and distribution opportunities available in the UK.



Up to 48 acres of developable land



Bespoke design & build options



Up to 800,000 sq ft



Deliverable within 18 months





## Direct market access

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

With a reach from London and Bristol in the south to the Scottish borders, over 37 million UK consumers are obtainable within 4.5 hours by HGV. Bridging the last mile to the urban markets and industrial base of Yorkshire, 3.2 million consumers live within 45 minutes by van from Konect62.

The major air freight hubs at East Midlands and Heathrow airports, as well as the seaports of Hull/Immingham, Liverpool, Teesport and Bristol, are all accessible by a single HGV trip and open to international markets.

Rail services available from Knottingley rail station, which is only 2.5 miles away. Bus stop adjacent to Konect62 entrance offering direct links to local services.

**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
Leeds International	30	0:45
Manchester International	70	1:44
East Midlands	73	1:49

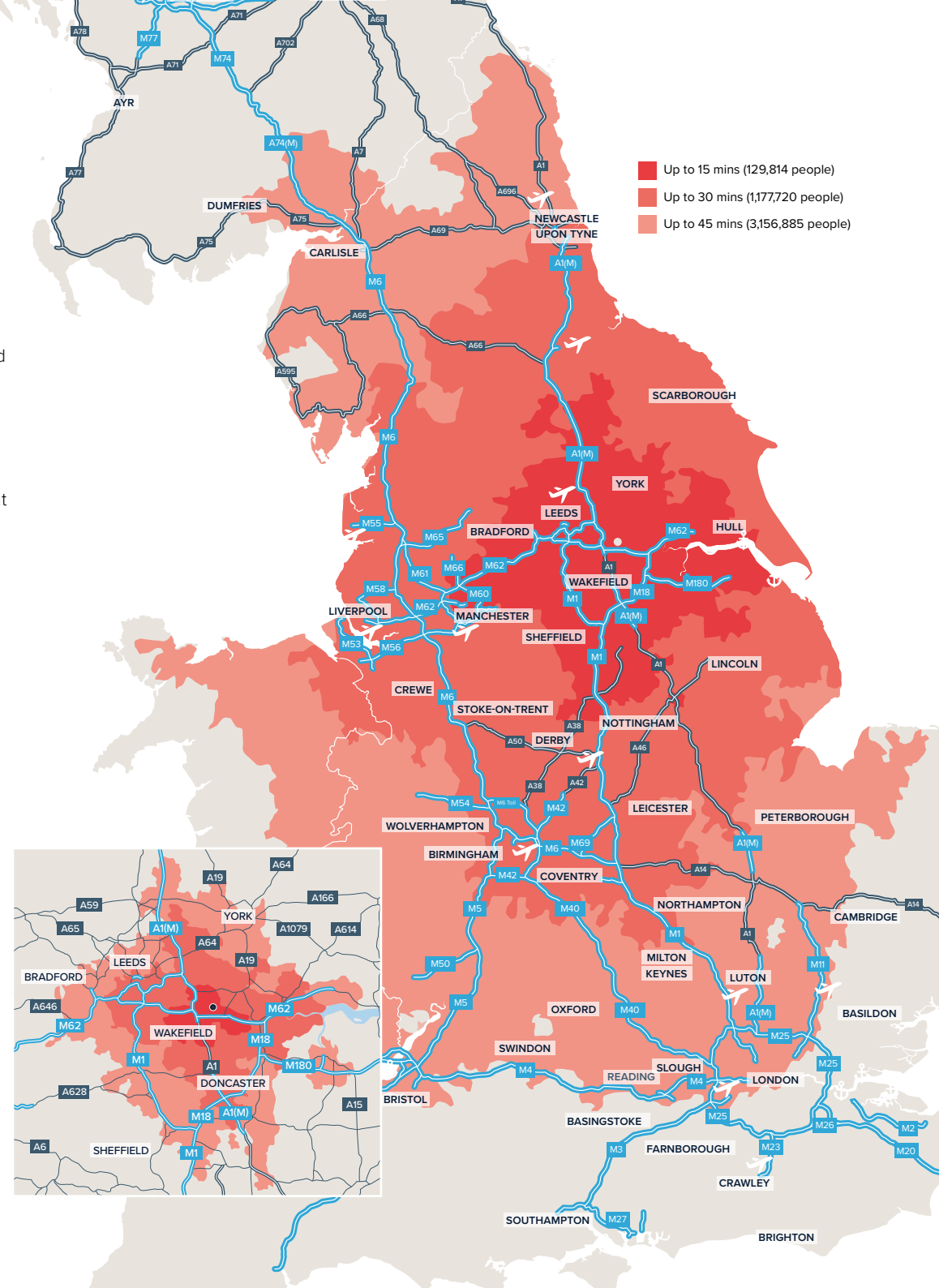
Rail Ports	Miles	Hr:Min
Konect (TBA)	0.25	0:01
Maritime Wakefield	11	0:16
iPort Doncaster	24	0:35

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

### 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)

Source: drivetimemaps.co.uk





# 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	<b>316,000</b>
Transportation and Storage	<b>186,000</b>

Source: NOMIS 2022



## Gross Weekly Pay

Yorkshire & The Humber	UK
<b>£579.10</b>	<b>£640.00</b>



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



# 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](https://hendersonpark.com)



**COLE WATERHOUSE**  
REAL ESTATE

**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.

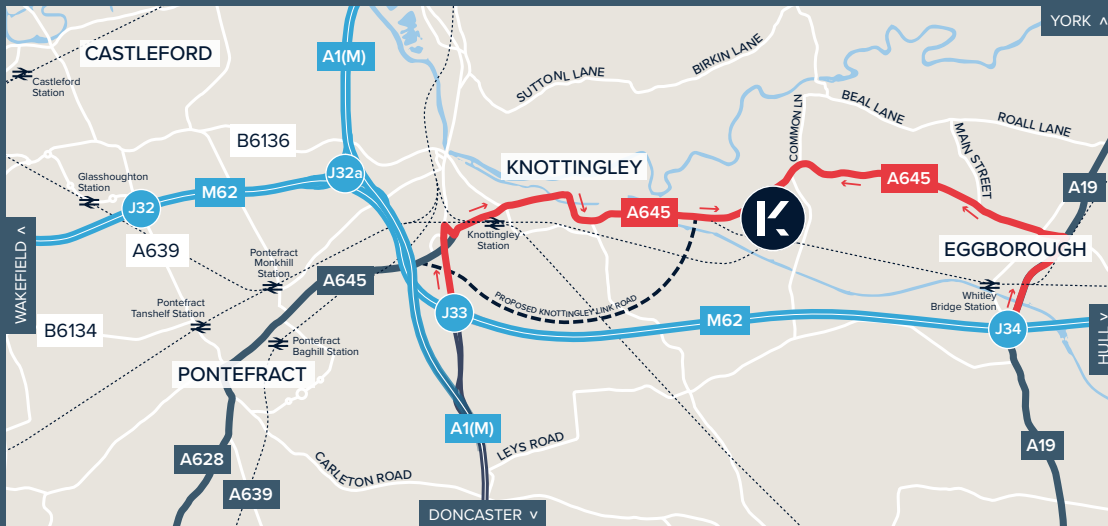
There are two distinct parts to the business: Residential; Logistics. In Residential we operate in major urban centres such as London, Manchester, Birmingham and Leeds where we deliver a range of projects from medium to large mixed-use residential regeneration and student schemes.

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](https://colewaterhouse.co.uk)





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