

**KONECT62**

# BIG 1

3 miles and  
5 minutes  
from M62

Deliverable in  
40 weeks from  
agreement of terms

**INFRASTRUCTURE,  
UTILITIES AND  
PLANNING  
IN PLACE**

**30 acre** fully serviced plot  
**AVAILABLE NOW**

Konect62 Distribution Park  
WF11 8DS  
J33 & J34 M62  
[staging.masters.witty](http://staging.masters.witty)  
[konect62.com](http://konect62.com)

**735,000 SQ FT**  
deliverable within 40 weeks



**HENDERSON  
— PARK —**

Development Manager:  
**STOFORD**

# BIG K THE PLOT

AVAILABLE  
NOW  
30 acre plot

735,896 SQ FT  
DELIVERABLE  
40 weeks

## Flexible Site

A big site with a national impact, BIG K at Konect62 is one of the UK's largest industrial and logistics development opportunities.

The 30-acre plot is fully prepared with infrastructure and utilities in place.

## Ready To Go

Detailed planning permission has been granted for a single 735,896 sq ft cross docked unit with 50m depth service yards, which makes it one of the largest single warehouse opportunities available today. This configuration can be delivered in 40 weeks from agreement of terms.

The Outline consent also allows for several units of varying shapes and sizes.

## Flexible

The Outline consent also allows for several units of varying layouts.



# BIG K

- Detailed Consent: 20 eaves permitted
- Outline Consent: 30m roof height permitted
- Infrastructure installed & fully serviced
- Up to 10 MVA Power
- Up to 21 litres per second potable mains water supply

**ALTERNATIVE MULTI-UNIT OPTION:  
UNIT SIZES FLEXIBLE FROM 100,000 SQ FT**

383.3m

167.9m

50m Yard

47.5m Yard

Upper level offices

Hub office

Hub office

Gatehouse

Gatehouse

2 Level access doors

19 Dock doors

80 Trailer parking

19 Dock doors

2 Level access doors

2 Level access doors

19 Dock doors

19 Dock doors

50 Trailer parking

2 Level access doors

428 Car Parking



**BREEAM  
'Excellent'**

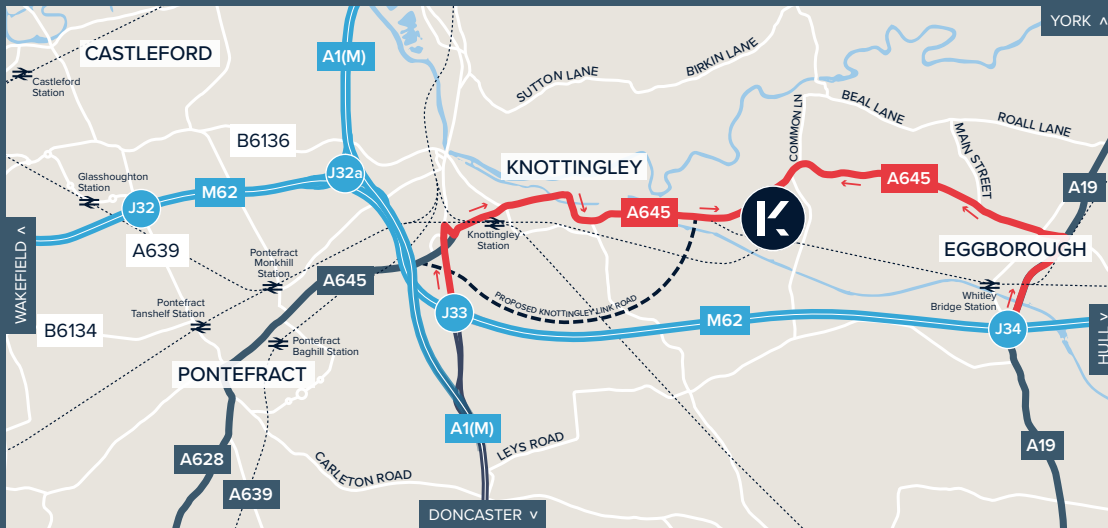


**EPC  
'A'**

**DETAILED  
PLANNING FOR  
735,896 sq ft**

**DELIVERABLE  
WITHIN  
40 weeks**

Konect62 Distribution Park  
 WF11 8DS  
 J33 & J34 M62  
 konect62.com



## Contact the joint agents

**DTRE**  
 0113 856 1726  
 www.dtre.com

Andrew Lynn  
 07795 107469  
 andrew.lynn@dtre.com

Jack Weatherilt  
 07920 468487  
 jack.weatherilt@dtre.com

Robert Kos  
 07709 846 930  
 rob.kos@dtre.com

**savills**  
 savills.co.uk  
 0113 244 0100

Tom Asher  
 07738 144646  
 tom.asher@savills.com

Matthew Ewin  
 07811 676695  
 matthew.ewin@savills.com

**CBRE**  
 +44 (0)113 394 8800  
 www.cbre.co.uk

Mike Baugh  
 07785 284994  
 mike.baugh@cbre.com

Danielle Raunjak  
 07714 145984  
 danielle.raunjak@cbre.com