

KONECT62

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

High quality and
sustainable spec build
warehouse

300+ sq m roof
mounted solar
PV array

Fast access
to the M62 &
South Yorkshire

K.61

PHASE 1 - Available Now
61,065 sq ft



Development Manager:

HENDERSON
— PARK —

STOFORD



Introducing K61 Grade-A space in a fast-growing commercial park

K61 is a high-quality unit, with 12.5m clear eaves, 500KVA power, a generous office provision and superior car parking ratio.

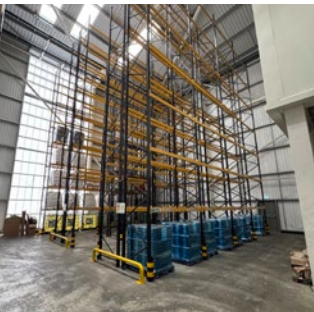
With a BREEAM 'Excellent' rating and an EPC rating of 'A', K61 will provide the occupier with a highly efficient operational envelope.

The large roof-mounted solar array offers a ready source of free, zero carbon electricity.

Presenting in excellent condition and with racking installed by the previous occupier, K61 is ready for immediate operations.

Specification overview

			
2 level access doors	3 dock doors & levellers	12.5m clear eaves height	0.5MVA minimum power capacity
			
50kN/M2 floor loading	Up to 130kN point loading	45m concrete goods yard	148 Car parking spaces
			
8 EV charging points	15% roof lights	BREEAM 'Excellent' rating	FM2 flooring surface



K61

available now

Speculatively built unit
61,065 sq ft (5,673 sq m)

5,500 sq ft (510.92 sq m) first floor offices

Warehouse Racking

- 9,672 pallets (NA)
- 6,050 pallets (WA)

Security

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

Office and Convenience

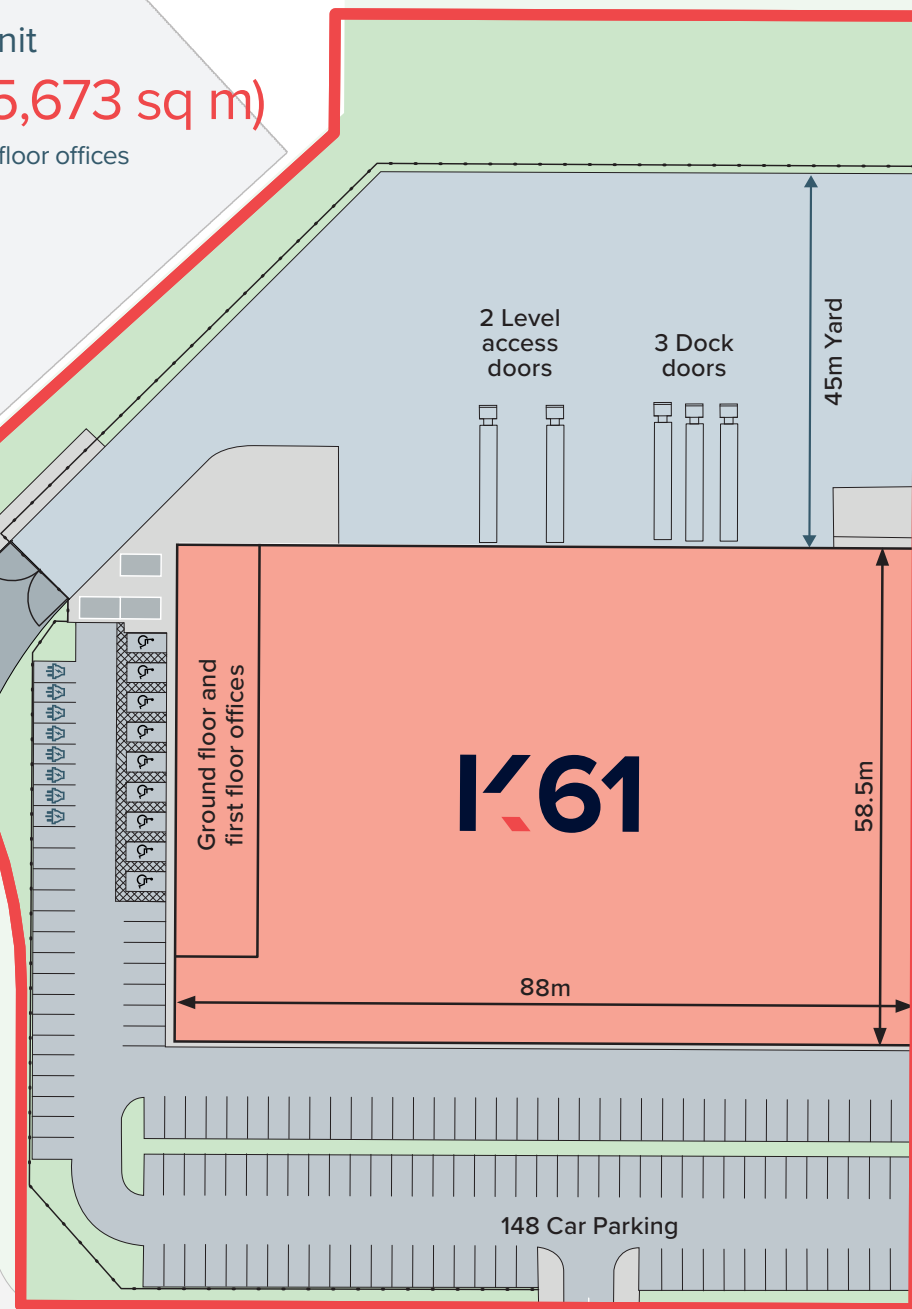
- High quality offices
- Suspended ceilings
- Raised floors
- Entrance lobby with lift

Sustainability

- BREEAM 'Excellent'
- EPC 'A' rating
- Over 300 sq m of solar PV panels mounted on the roof, with capacity for more
- Energy efficient HVAC to offices with heat recovery
- Water saving sanitary ware
- Excellent air tightness



MAIN ENTRANCE



OCCUPIED BY
oakland
 INTERNATIONAL

K61

J34/M62

A645

MAIN ENTRANCE

J33/M62

Located on the crucial axis of the M62 and A1(M) motorways, K61 is strategically positioned to address local, regional and country-wide markets.

Nearly 3.2 million consumers live within 45 minutes from K61 by van, while 37 million people fall within a single 4.5 hour journey.

K61 is also ideally situated to address international markets, with a number of sea ports and the main UK air freight hubs all accessible within 4.5 hours.

Legal costs & VAT

VAT will be charged where applicable. Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Rateable value

The Rateable Value is £450,000.

Terms

The property is held on a lease commencing in August 2024 for a term of 10 years, expiring in August 2034, with a tenant break option in August 2029.

The current passing rent is £520,000 per annum, equating to £8.50 per sq ft, with the next rent review due in August 2029.

The premises are available by way of assignment of the existing lease, sublease at open market rent, or a new lease direct from the landlord, subject to terms.

Subject to Contract.



Contact the agents



Tom Asher
07738 144646
tom.asher@savills.com

Matthew Ewin
07811 676695
matthew.ewin@savills.com

Development Manager:

**HENDERSON
PARK**

STOFORD