

KONECT62

BIG 1

Konect62 Distribution Park
WF11 8DS
J33 & J34 M62

/// staging.masters.witty

konect62.com

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

735,000 SQ FT
deliverable within 40 weeks



HENDERSON
— PARK —

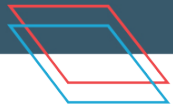
Development Manager:

STOFORD



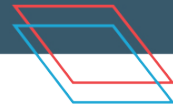
**735,896 SQ FT
DELIVERABLE**

40 weeks



**AVAILABLE
NOW**

30 acre plot



Flexible Site

A big site with a national impact, BIG K at Konnect62 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.

Flexible

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





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

**DELIVERABLE
WITHIN
40 weeks**

- Infrastructure installed and fully serviced
- Detailed Consent: 20m eaves permitted
- Outline Consent: 30m roof height permitted
- Up to 10 MVA Power
- Permitted for B2 and B8 uses
- BREEAM 'Excellent' rating
- EPC 'A' rating
- Up to 21 litres per second potable mains water supply

Alternative multi unit option, unit sizes flexible from 100,000 sq ft



Direct market access

6 minute drive to J34 M62

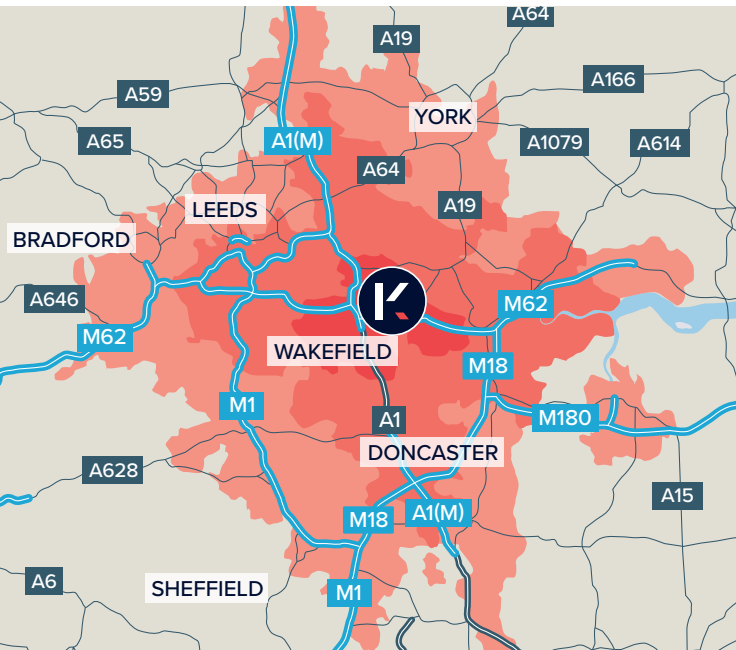
37 million consumers within 4.5 hours by HGV

32 minutes from Leeds City Centre

45 minute drive to Leeds International Airport

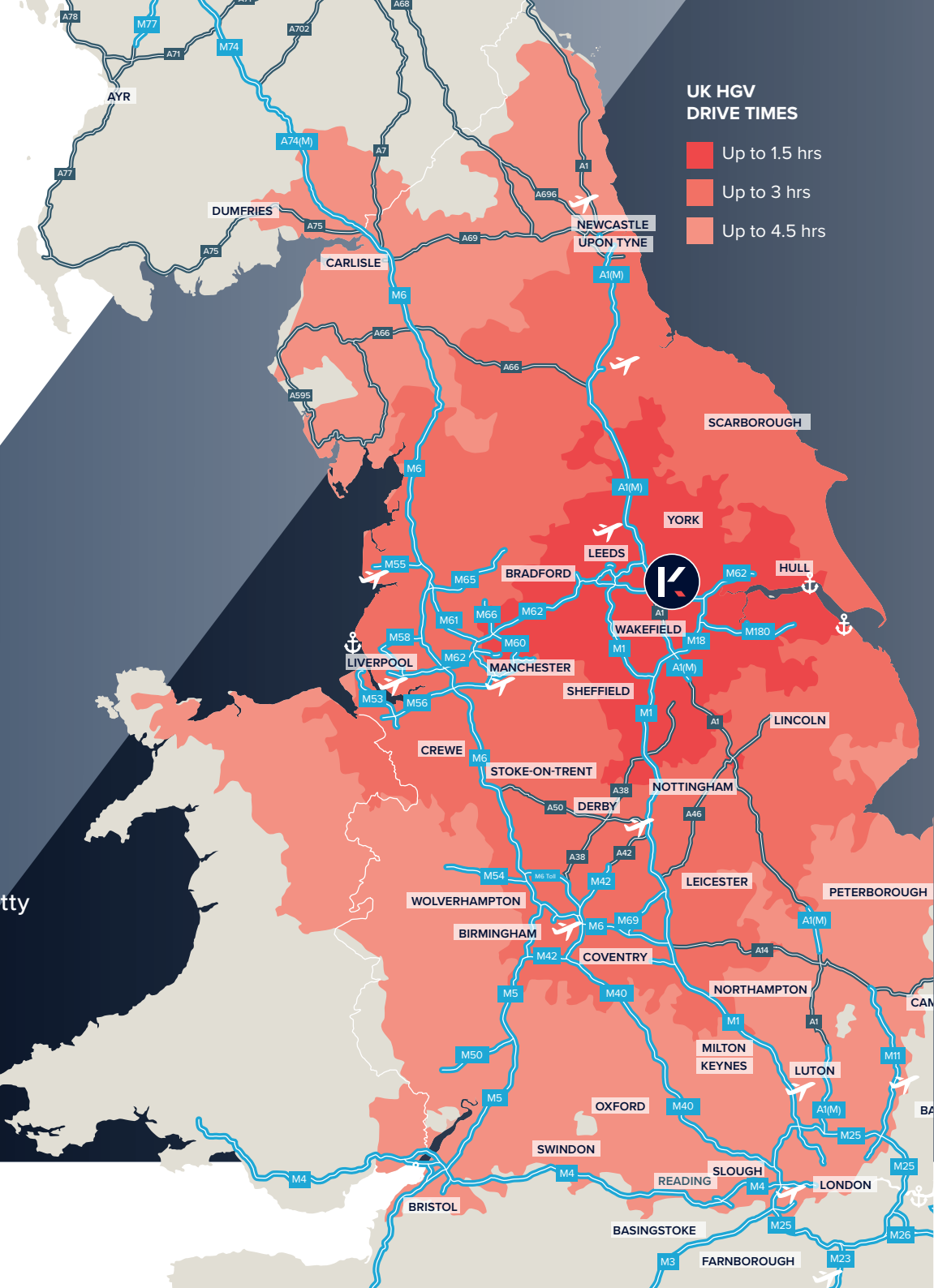
3.2 million consumers within 45 minutes by van

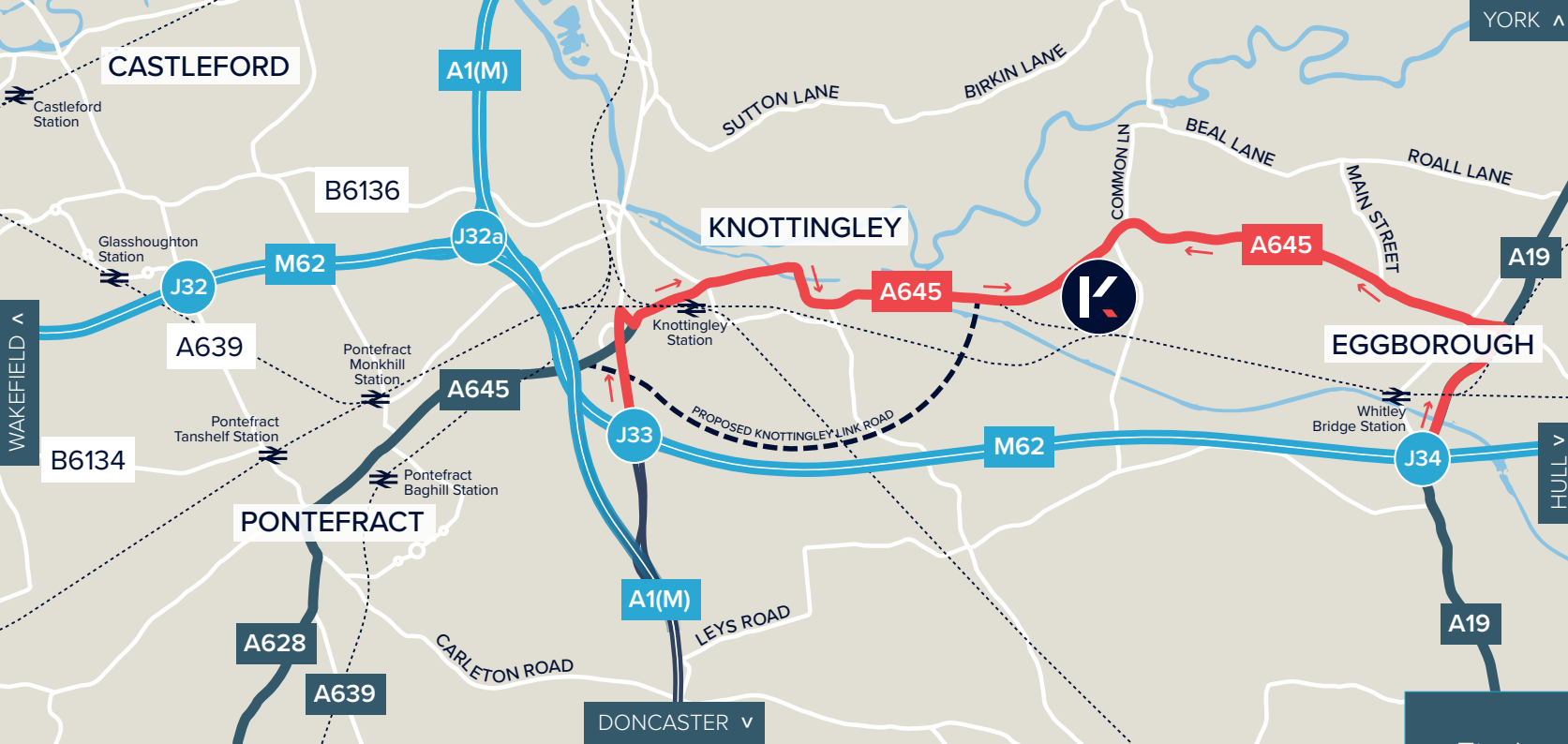
85 minute drive to the Port of Hull



Sat nav: WF11 8DS

staging.masters.witty





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konect62.com



**HENDERSON
PARK**

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