

KONECT62

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

Fast access
to the M62 &
South Yorkshire

Spec build
warehouse available
from Q3 2023

Design
and build
available

K151

PHASE 1 - Available from September 2023
151,928 sq ft



COLEWATERHOUSE
REAL ESTATE

HENDERSON
PARK



K151

Introducing

K151

**Grade-A space
in a fast-growing
commercial park**

See the progress at
konect62.com/progress

K151 is a high-quality unit, with 15m clear eaves and a secure 50m goods yard, plus substantial dock and level access door provision. The separate car park includes EV charging spaces, whilst the two storey offices are accessed via a prestige atrium and lift.

K151's specification minimises operation costs. It will have a BREEAM 'Excellent' rating and an EPC rating of 'A'.

K151 is one of three speculatively built opportunities available from Q3 2023 at the fast-growing Konect62 industrial park.

K151 will be ready for occupation from September 2023 with the potential for early access for tenant fit out.

Specification overview



2 level
access
doors



14 dock
doors &
levellers



15m
clear eaves
height



1MVA
minimum
power capacity



FM2
flooring
surface



50kN/M2
floor
loading



Up to
130kN point
loading



50m
concrete
goods yard



79 Car
parking
spaces



4 EV
charging
points



15%
roof
lights



BREEAM
'Excellent'
rating

PHASE 1

on site now

Speculatively built unit

151,928 sq ft (14,115 sq m)

13,430 sq ft (1,248 sq m) ground & first floor offices

Warehouse Racking

- 30,378 pallets (NA)
- 16,506 pallets (WA)

Security

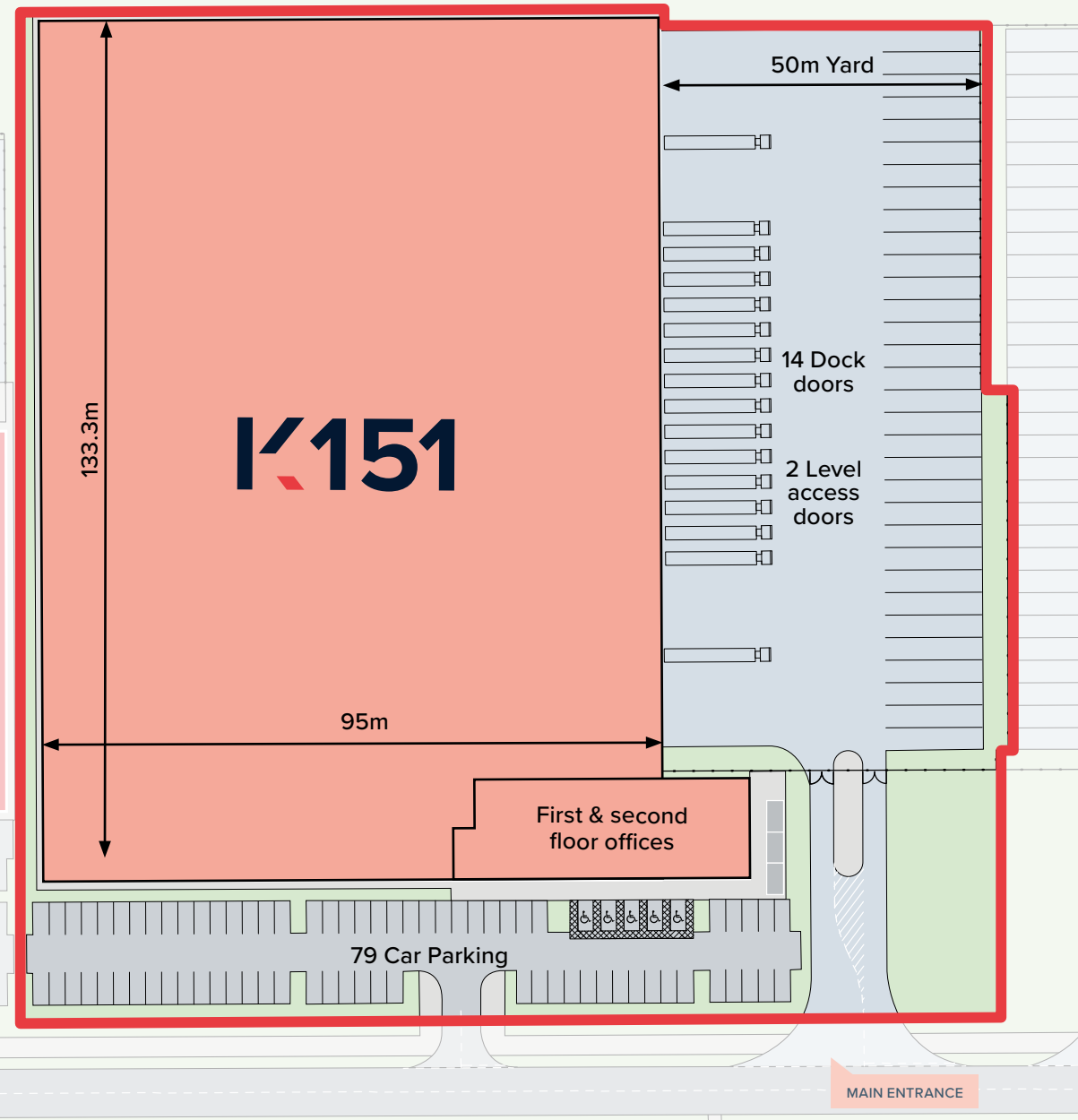
- Security fencing and gates
- Security lighting
- 24/7 access

Office and Convenience

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

Sustainability

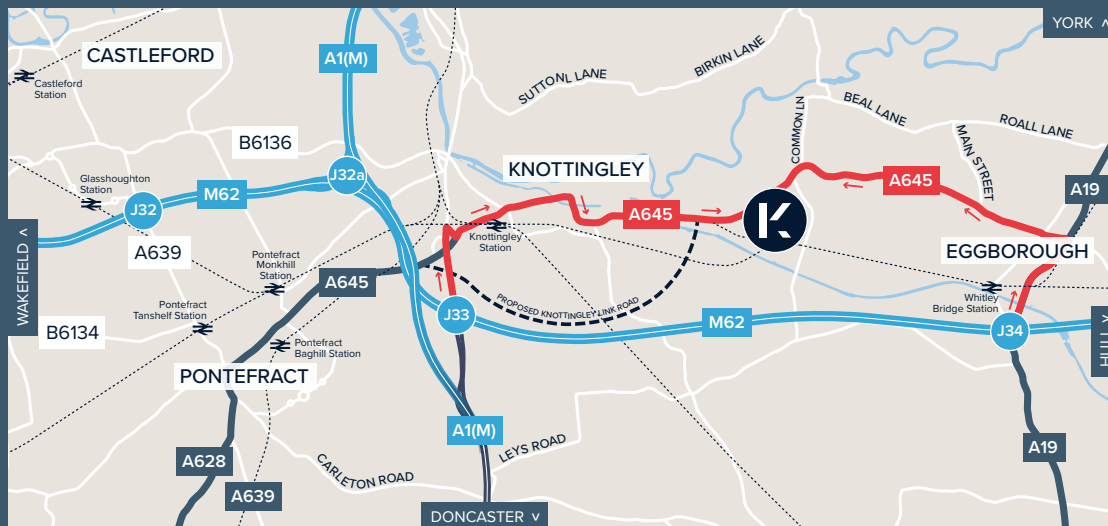
- Target BREEAM 'Excellent'
- Target EPC A rating
- Solar PV installed
- Energy efficient HVAC to offices with heat recovery
- Water saving sanitary ware
- Excellent air tightness



Located on the crucial axis of the M62 and A1(M) motorways, K151 is strategically positioned to address local, regional and country-wide markets.

Nearly 3.2 million consumers live within 45 minutes from K151 by van, while 37 million people fall within a single 4.5 hour journey.

K151 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.



Contact the joint agents



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