

# KONECT62

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

Fast access  
to the M62 &  
South Yorkshire

Spec build  
warehouse available  
from Q3 2023

Design  
and build  
available

# K.61

**PHASE 1** - Available from September 2023  
**60,912 sq ft**



COLEWATERHOUSE  
REAL ESTATE

HENDERSON  
— PARK —

KONECT62

KONECT62

K61

Introducing

K61

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

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

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

K61's specification minimises operation costs. It will have a BREEAM 'Excellent' rating and an EPC rating of 'A'.

K61 is one of three speculatively built opportunities available from Q3 2023 at the fast-growing Konect62 industrial park.

K61 will be ready for occupation from September 2023 with the potential for early access for tenant fit out.

#### Specification overview



2 level  
access  
doors



3 dock  
doors &  
levellers



12.5m  
clear eaves  
height



0.5MVA  
minimum  
power capacity



FM2  
flooring  
surface



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

# PHASE 1

on site now

Speculatively built unit  
**60,912 sq ft (5,651 sq m)**  
 5,500 sq ft (510.92 sq m) ground & 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

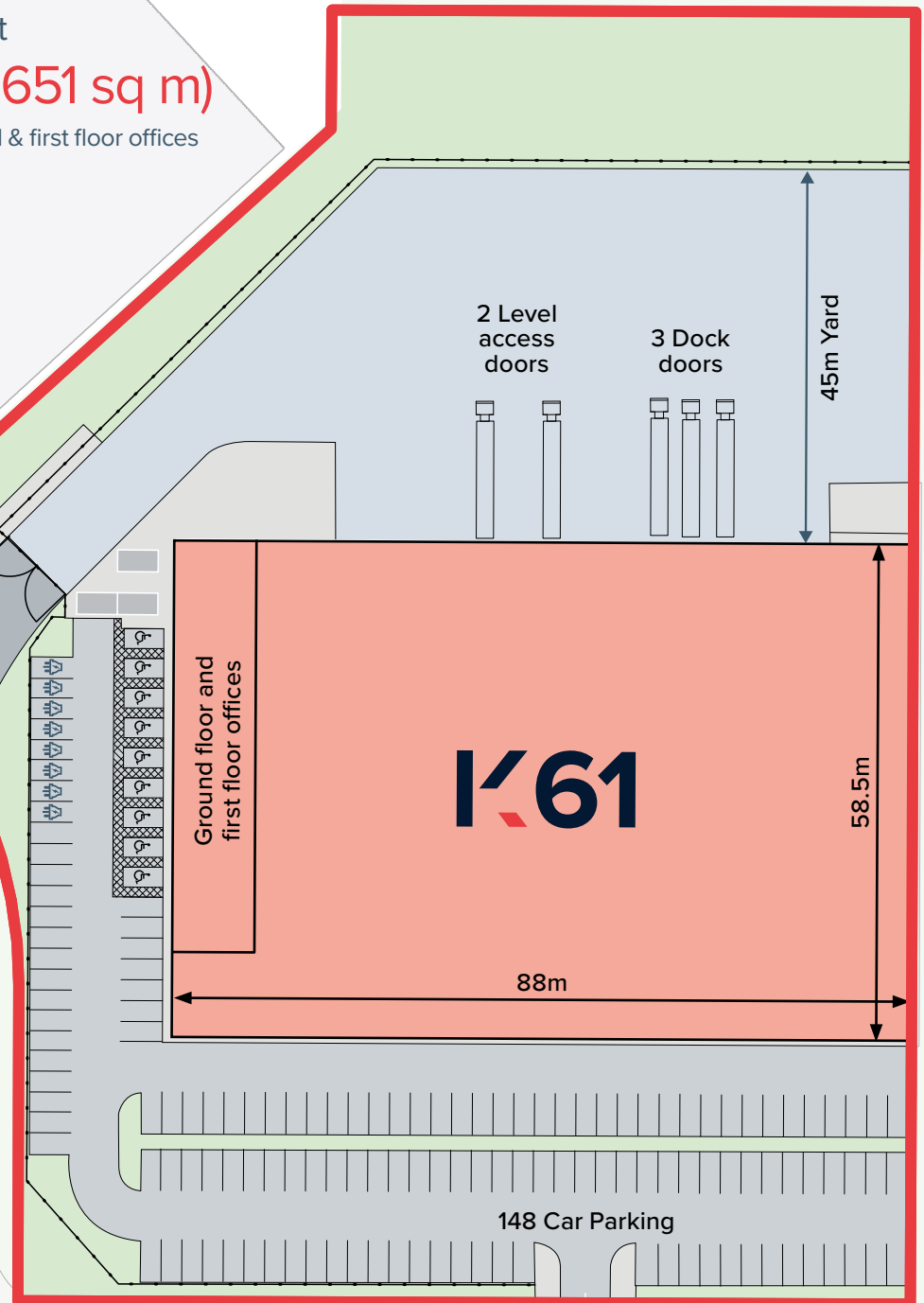
- High quality two floor offices
- Suspended ceilings
- Raised floors
- Entrance lobby with lift

## Sustainability

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



MAIN ENTRANCE



J34/M62

MAIN ENTRANCE

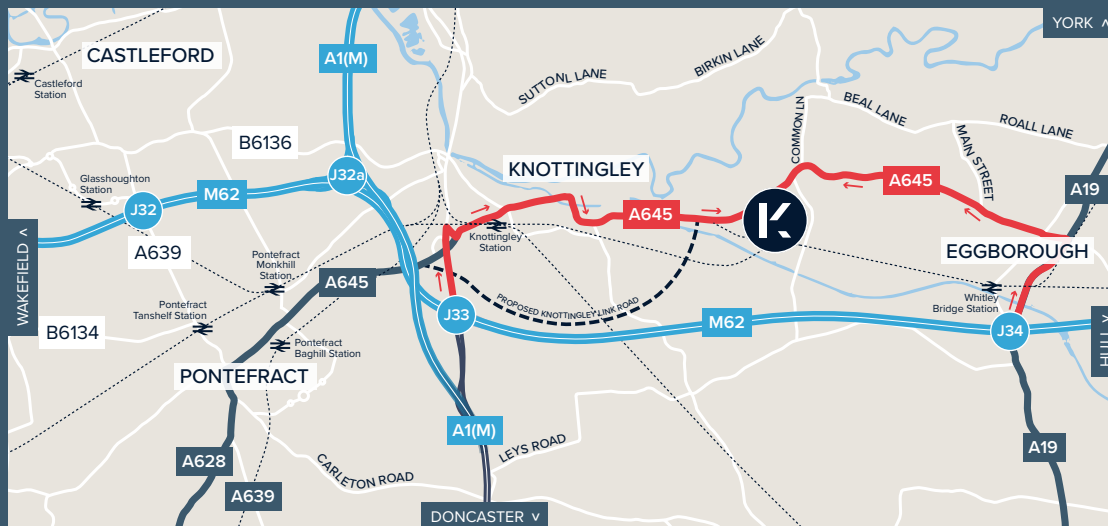
A645

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.



## Contact the joint agents

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