

# 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

# K161

PHASE 1 - Available from November 2023  
161,860 sq ft



COLEWATERHOUSE  
REAL ESTATE

HENDERSON  
— PARK —

Introducing

**K161**

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

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

K161 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.

K161's specification minimises operation costs. It will have a BREEAM 'Excellent' rating and an EPC rating of 'A'.

K161 is one of three speculatively built opportunities available from Q3 2023 at the fast-growing Konect62 industrial park.

K161 will be ready for occupation from November 2023 with the potential for early access for tenant fit out.

#### Specification overview



**2 level  
access  
doors**



**16 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**



**89 Car  
parking  
spaces**



**4 EV  
charging  
points**



**15%  
roof  
lights**



**BREEAM  
'Excellent'  
rating**



# PHASE 1

on site now

Speculatively built unit  
**161,860 sq ft (15,037 sq m)**  
 148,419 sq ft (13,788 sq m) ground & first floor offices

## Warehouse Racking

- 38,910 pallets (NA)
- 19,436 pallets (WA)

## Security

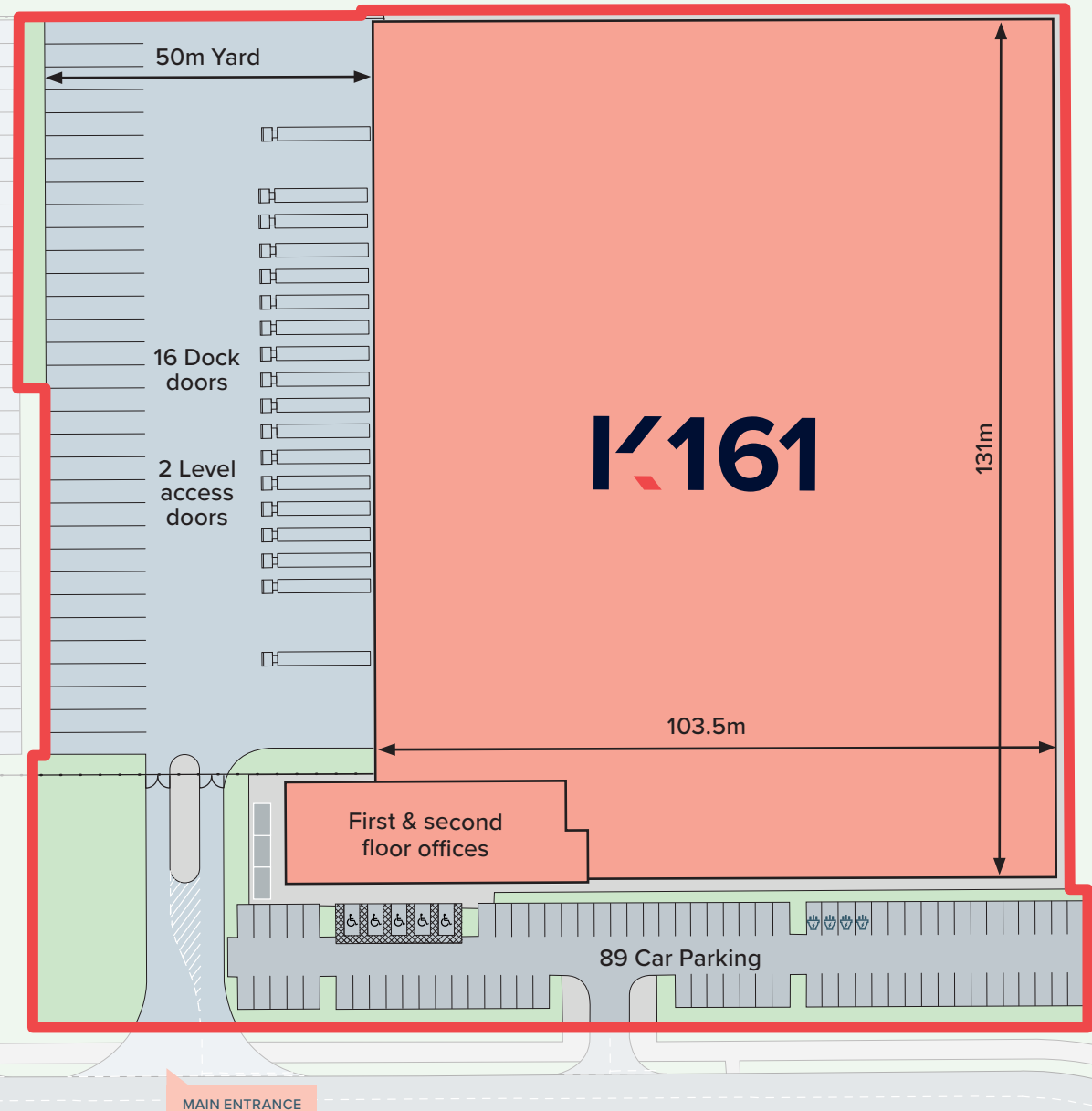
- Security fencing and gates
- Security lighting
- 24/7 access

## Office and Convenience

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

## Sustainability

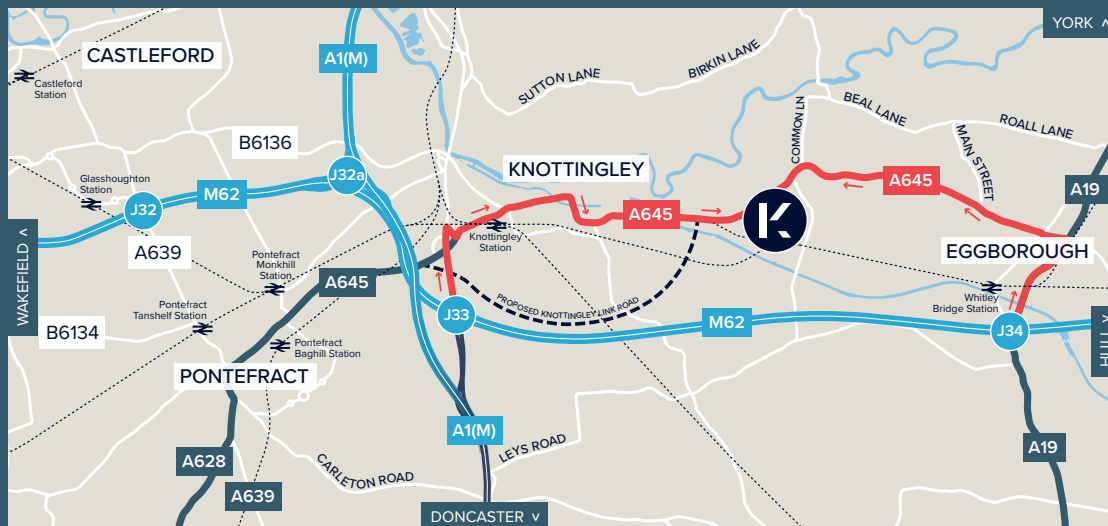
- Target BREEAM 'Excellent'
- Target EPC A rating
- Solar PV installed
- Energy efficient HVAC to offices with heat recovery
- Water saving sanitary ware
- Excellent air tightness



Located on the crucial axis of the M62 and A1(M) motorways, K161 is strategically positioned to address local, regional and country-wide markets.

Nearly 3.2 million consumers live within 45 minutes from K161 by van, while 37 million people fall within a single 4.5 hour journey.

K161 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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