

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

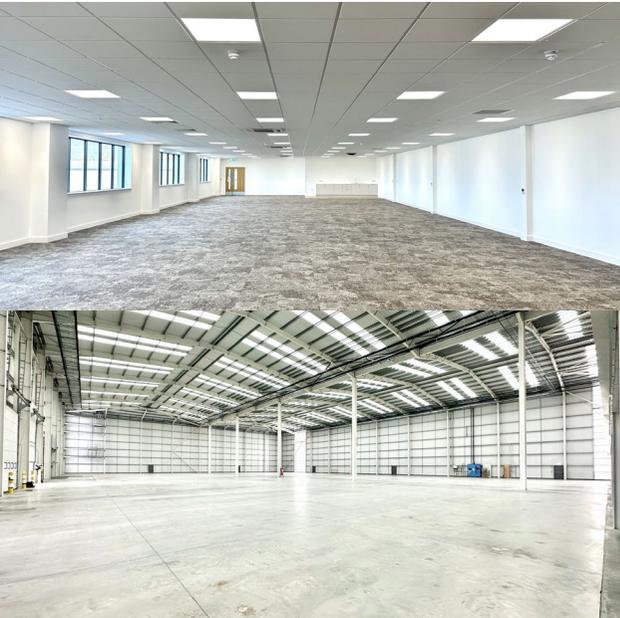
K.61

PHASE 1 - Available Now
61,065 sq ft



COLEWATERHOUSE
REAL ESTATE

HENDERSON
PARK



K61

Introducing

K61

Grade-A space in a fast-growing commercial park

Find out more at
konect62.com/k61/

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.

One of three speculatively built opportunities at the fast-growing Konect62 industrial park, K61 is ready for occupation now.



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
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

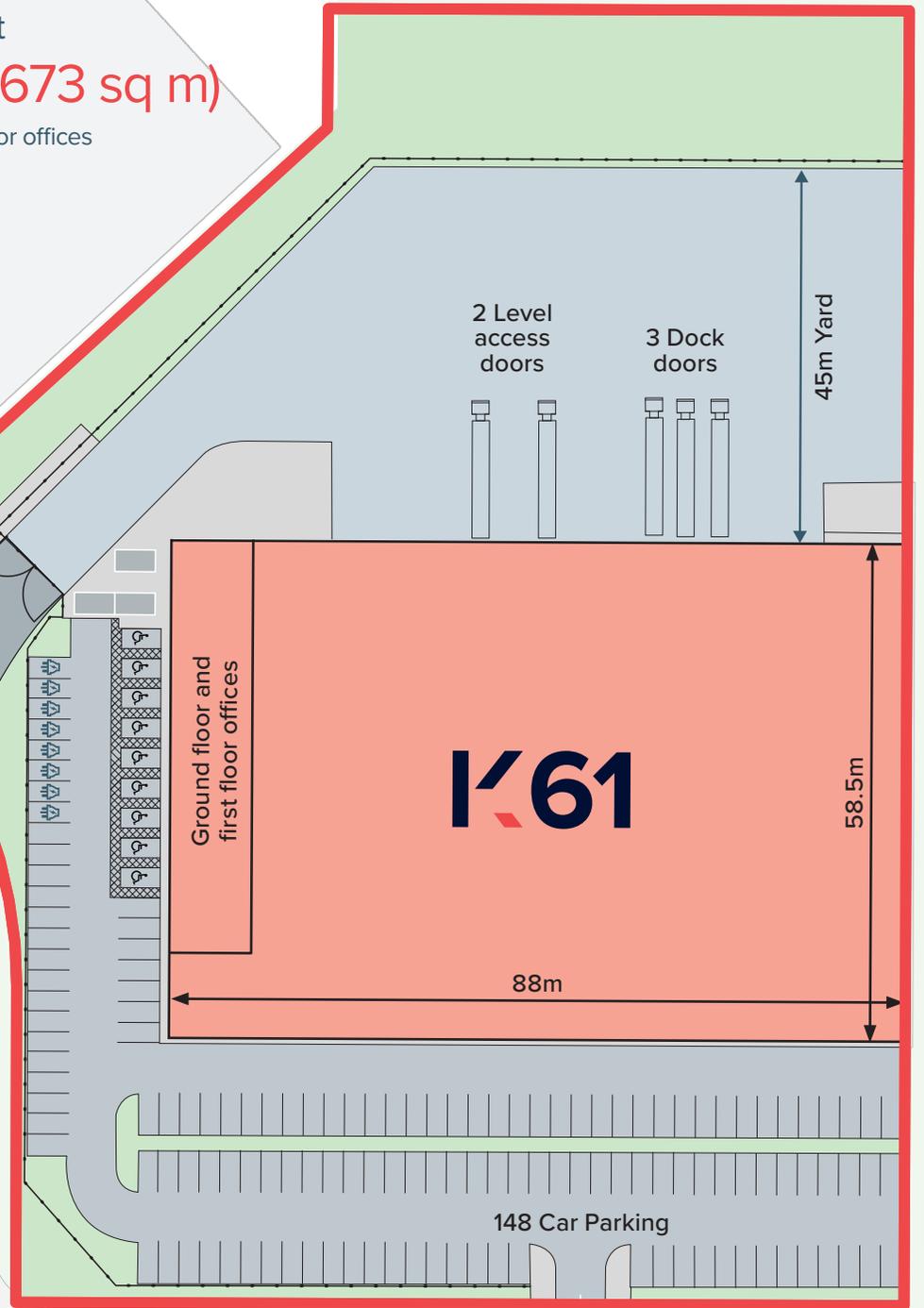
- High quality offices
- Suspended ceilings
- Raised floors
- Entrance lobby with lift

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



I61

Ground floor and first floor offices

2 Level access doors
 3 Dock doors

45m Yard

88m

58.5m

148 Car Parking

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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