

KONECT62

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

500+ sq m roof
mounted solar
PV array

Fast access
to the M62 &
South Yorkshire

HIGH QUALITY
& SUSTAINABLE
SPEC BUILD
WAREHOUSE

K151

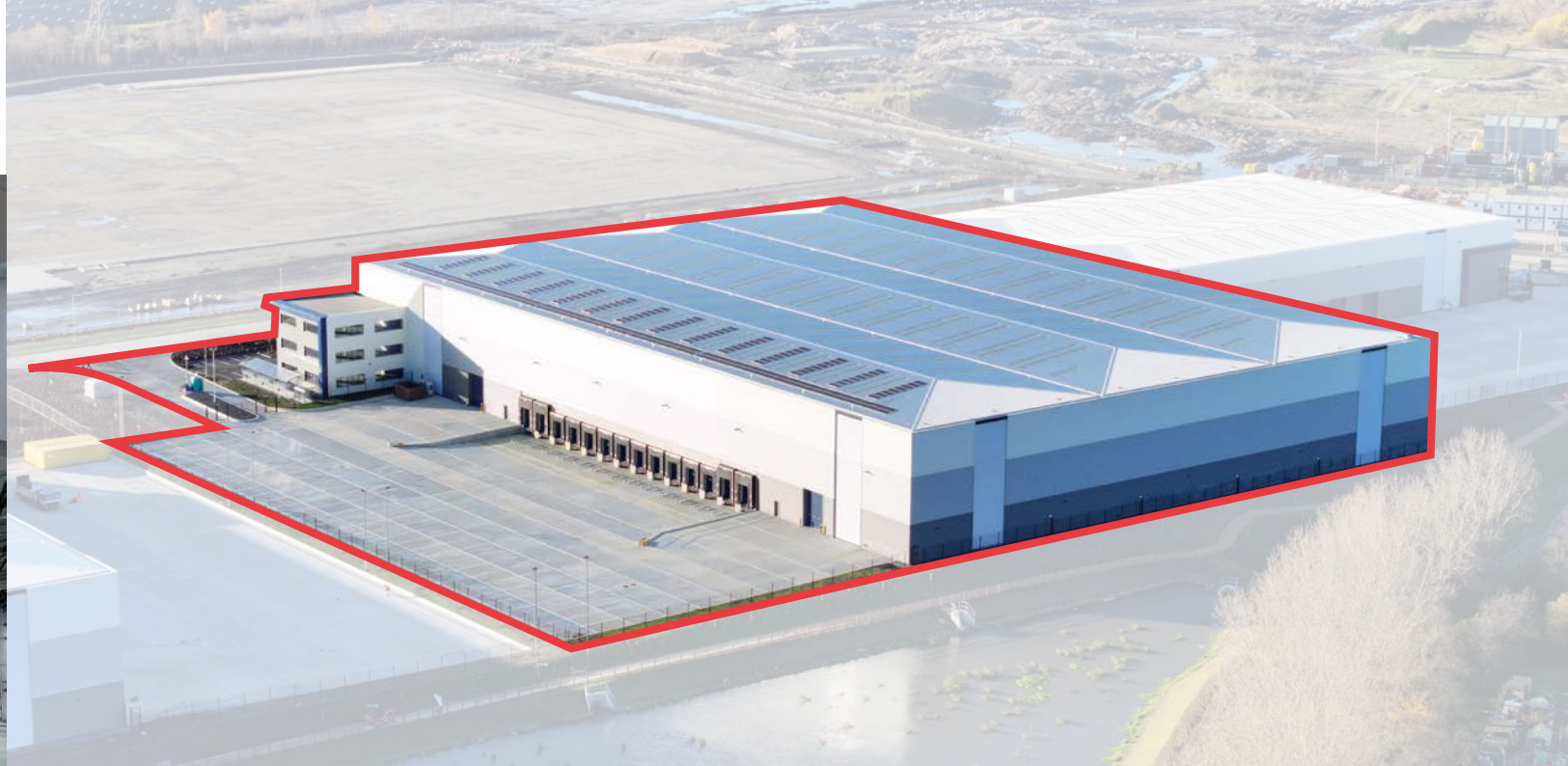
PHASE 1 - AVAILABLE NOW
152,203 sq ft

FINAL UNIT REMAINING



COLEWATERHOUSE
REAL ESTATE

HENDERSON
— PARK —



Introducing

K151

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

Find out more at
konect62.com/k151/













K151 is a high-quality unit offering 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.

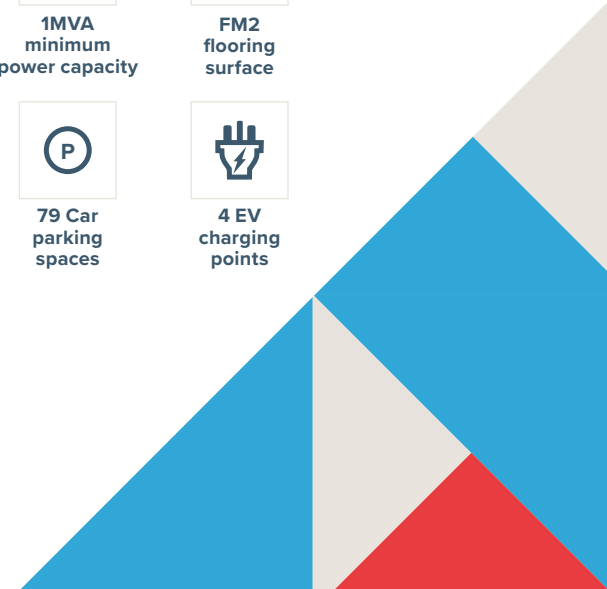
K151's specification provides a highly efficient operational envelope, with a BREEAM 'Excellent' rating and an EPC rating of 'A'. The unit minimises energy costs, especially when compared to existing space of a similar size, making it an ideal relocation opportunity.

The unit benefits from planning consent for B2 (General Industrial) and B8 (Distribution or Storage) uses. A minimum of 1MVA electricity supply, plus 200kw gas supply, provides energy suitable for a broad range of end uses.

K151 is now available for occupation, contact the joint agents to arrange your viewing today.

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	 EPC 'A' rating		



PHASE 1

on site now

Speculatively built unit - Available now
152,203 sq ft (14,140 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

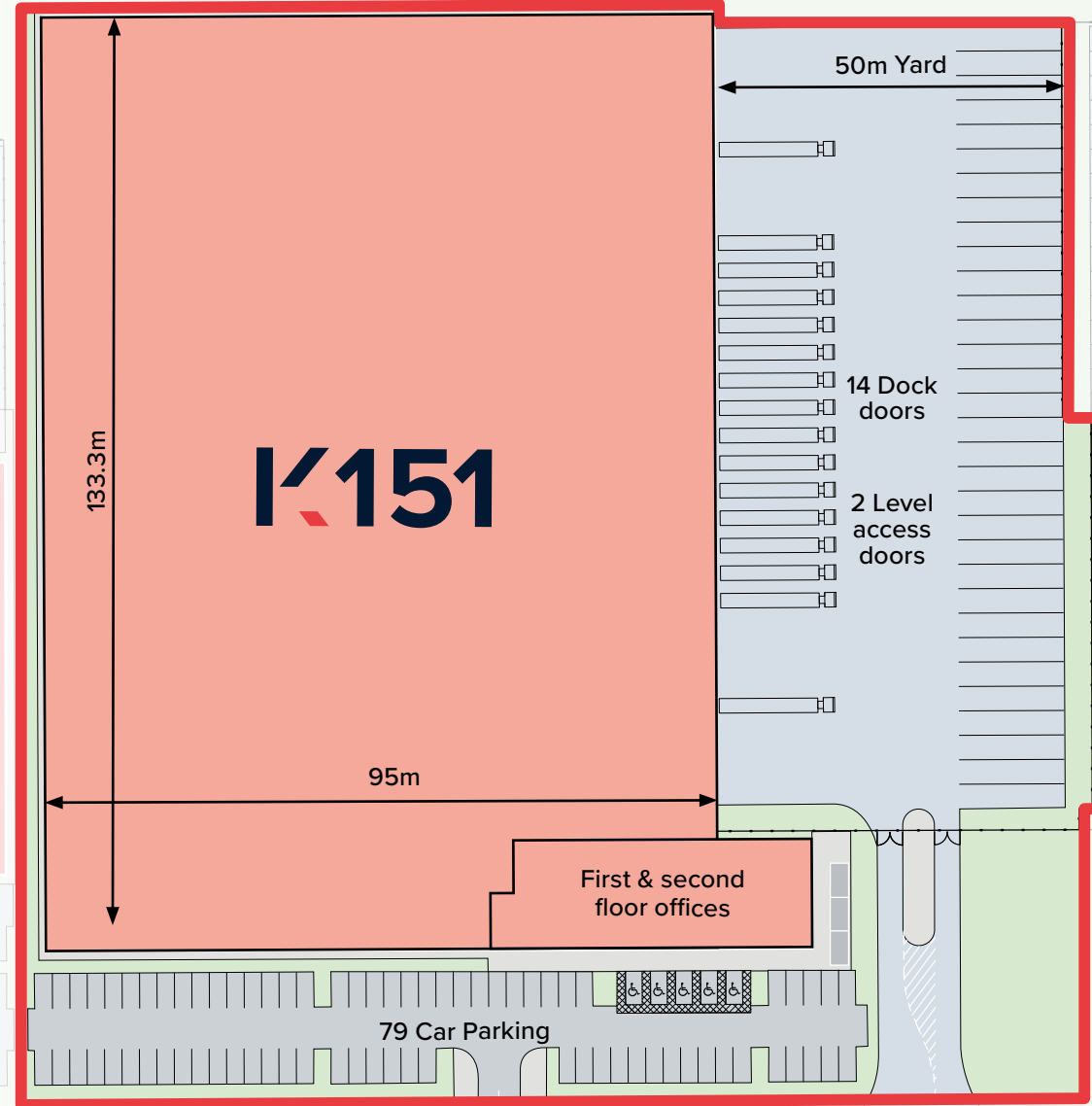
- Security fencing and gates
- Security lighting
- 24/7 access

Office and Convenience

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

Sustainability

- BREEAM 'Excellent'
- EPC A rating
- Additional 100+ KVA power from solar PV
- Energy efficient HVAC to offices with heat recovery
- Water saving sanitary ware
- Excellent air tightness
- Estate wide amenity footpath
- Electric Vehicle Charging
- Sustainable drainage systems



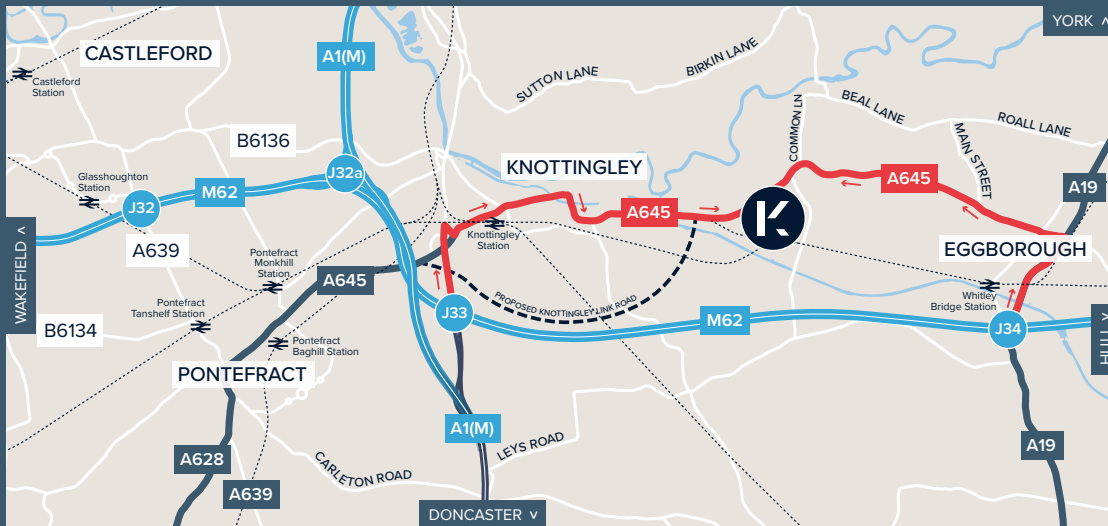


6 MINS TO MOTORWAY JUNCTIONS

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 K61 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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