

# KONECT62 BIG 1

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

3 miles and  
5 minutes  
from M62

Deliverable in  
40 weeks from  
agreement of terms

INFRASTRUCTURE,  
UTILITIES AND  
PLANNING  
IN PLACE

30 acre serviced plot  
**AVAILABLE NOW**



COLEWATERHOUSE  
REAL ESTATE

HENDERSON  
PARK

INTRODUCING

# BIG

# THE PLOT

INFRASTRUCTURE  
IN PLACE



DETAILED  
PLANNING FOR  
**735,000 sq ft**

IMMEDIATE  
DELIVERY

Unit could be delivered in  
**40 weeks**  
from agreement of terms

POWER  
AVAILABILITY

HV infrastructure  
already on site  
**up to 10MVA**

EARLY ACCESS

Fit out access  
available from  
**35 weeks**

FLEXIBILITY

Units from  
**50,000 sq ft**  
can be accommodated

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

# KONECT62

## Direct market access

Konect62 is perfectly situated to accommodate local, regional, and national distribution.

From London and Bristol in the south to the Scottish borders, over 37 million UK consumers are obtainable within 4.5 hours by HGV. Bridging the last mile to the urban markets and industrial base of Yorkshire, 3.2 million consumers live within 45 minutes from Konect62.

The major air freight hubs at East Midlands and Heathrow airports, as well as the seaports of Hull/Immingham, Liverpool, Teesport and Bristol, are all accessible by a single HGV trip and open to international markets.

Knottingley rail station is just 2.5 miles away and estate adjacent bus stops offer direct links to local services.

**37 million** consumers within 4.5 hours by HGV

**3.2 million** consumers within 45 minutes by van

**32 minutes** from Leeds via the M62

**85 minutes** from Port of Immingham

Key Locations	Miles	Hr:Min
M62 J34	3	0:06
M62 J32 - A1(M)	9	0:13
M1 J47	15	0:22
Leeds	22	0:32
York	23	0:35
Manchester	59	1:27
Newcastle	105	2:37
Birmingham	111	2:46
London	180	4:30

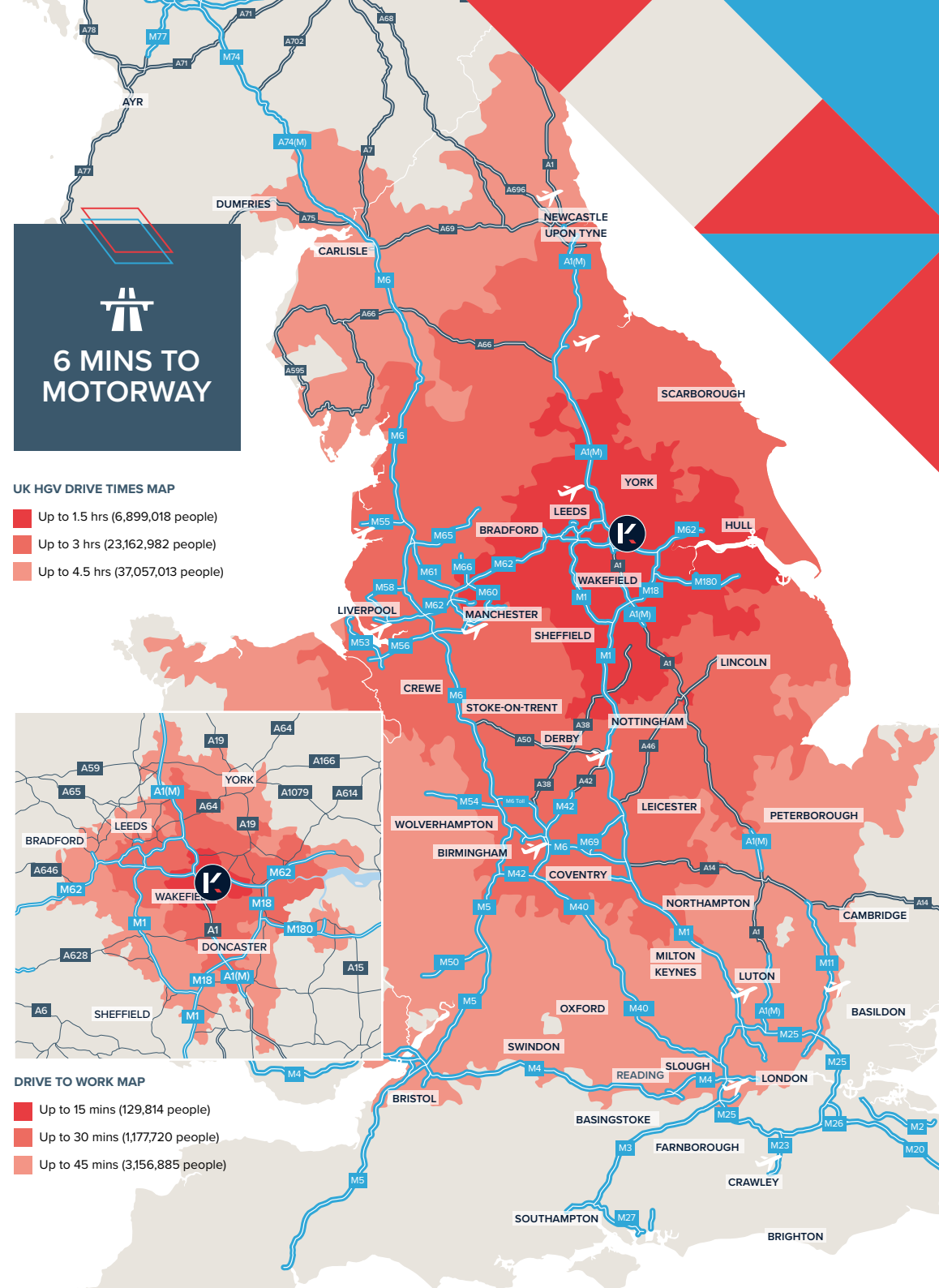
Airports	Miles	Hr:Min
Leeds International	30	0:45
Manchester International	70	1:44
East Midlands	73	1:49

Rail Ports	Miles	Hr:Min
Konect (TBA)	0.25	0:01
Maritime Wakefield	11	0:16
iPort Doncaster	24	0:35

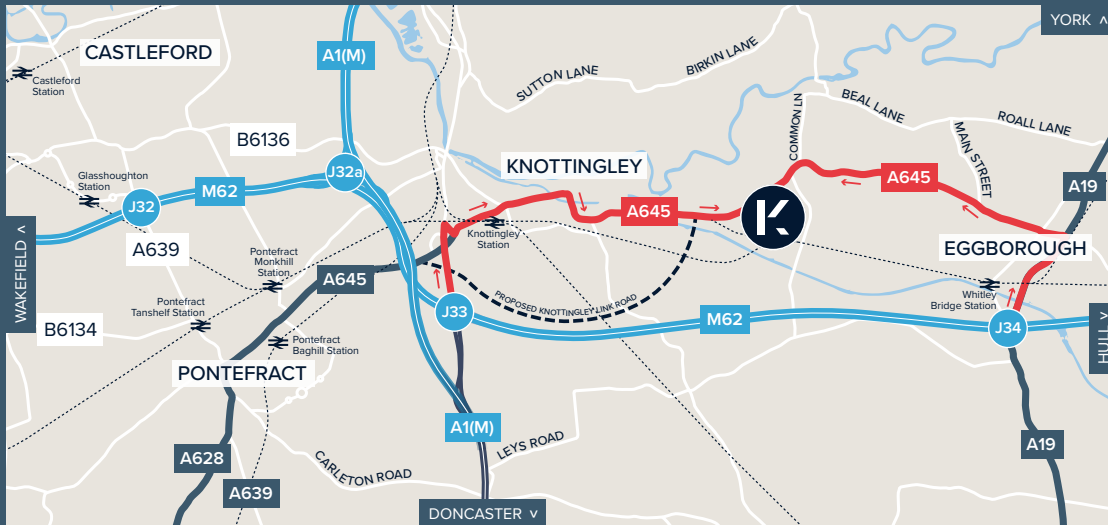
  

Sea Ports	Miles	Hr:Min
Hull/Immingham	57	1:25
Liverpool	94	2:21
Teesport	78	1:57
Bristol	198	4:57

Source: drivetimemaps.co.uk



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## Contact the joint agents

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