

KONECT62

BIG 1

Konect62 Distribution Park
WF11 8DS
J33 & J34 M62

 staging.masters.witty

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 fully serviced plot
AVAILABLE NOW

735,000 SQ FT
deliverable within 40 weeks



HENDERSON
— PARK —

Development Manager:

STOFORD

BIG K THE PLOT

AVAILABLE
NOW
30 acre plot



**735,896 SQ FT
DELIVERABLE
40 weeks**



- Ground engineered and prepared
- Infrastructure installed and fully serviced
- Up to 10 MVA Power
- Permitted for B2 and B8 uses
- Detailed Consent: 20m eaves permitted
- Outline Consent: 30m roof height permitted
- 735,896 sq ft deliverable within 40 weeks

Flexible site

A big site with a national impact, BIG K at Konect62 is one of the UK's largest industrial and logistics development opportunities.

The 30-acre plot is fully prepared with infrastructure and utilities in place.

Ready to go

Detailed planning permission has been granted for a single 735,896 sq ft cross docked unit with 50m depth service yards, which makes it one of the largest single warehouse opportunities available today. This configuration can be delivered in 40 weeks from agreement of terms.

Flexible

The Outline consent also allows for several units of varying shapes and sizes.



K151



SINGLE UNIT

735,896 SQ FT

DETAILED
PLANNING FOR
735,896 sq ft

POWER
AVAILABILITY
up to 10 MVA

- Deliverable in 40 weeks from agreement
- Detailed Consent: 20m eaves permitted
- Outline Consent: 30m roof height permitted
- 33,094 ft² Office Space over 2 floors
- 5,000 ft² Transport Hub
- 428 Car Parking Spaces (inc EV)



BREEAM
'Excellent'

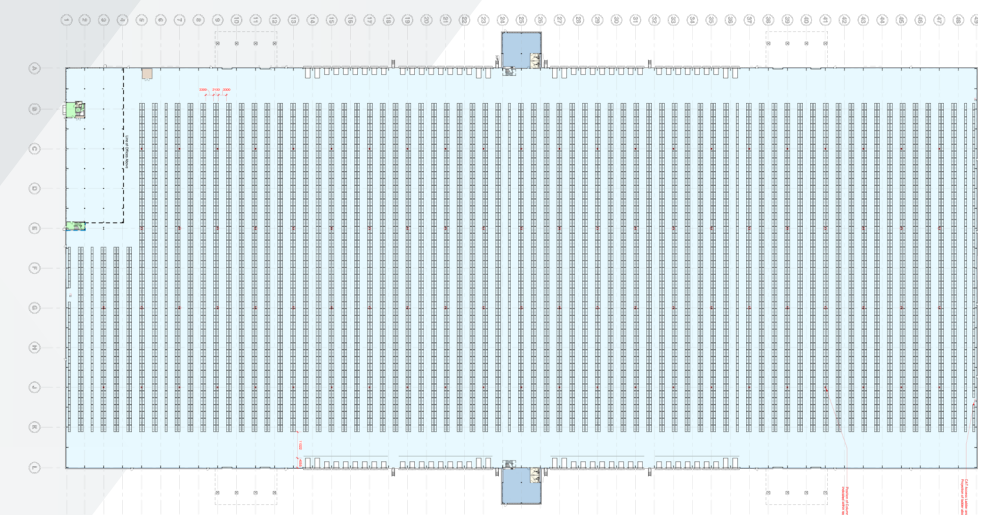


EPC 'A'

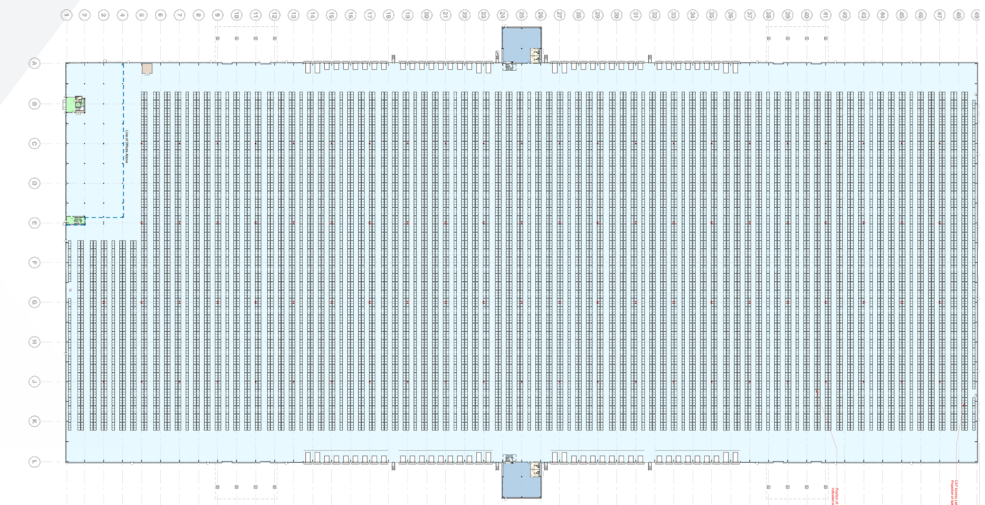


Potential
racking layout

142,098
Wide aisle



226,764
Narrow aisle



ALTERNATIVE: 3 UNIT OPTION

up to
30m
EAVES HEIGHT

Flexible
masterplan

- The illustrative site plan shows three units of 106,000, 114,000 and 492,000 sq ft



Dedicated secure
goods yards



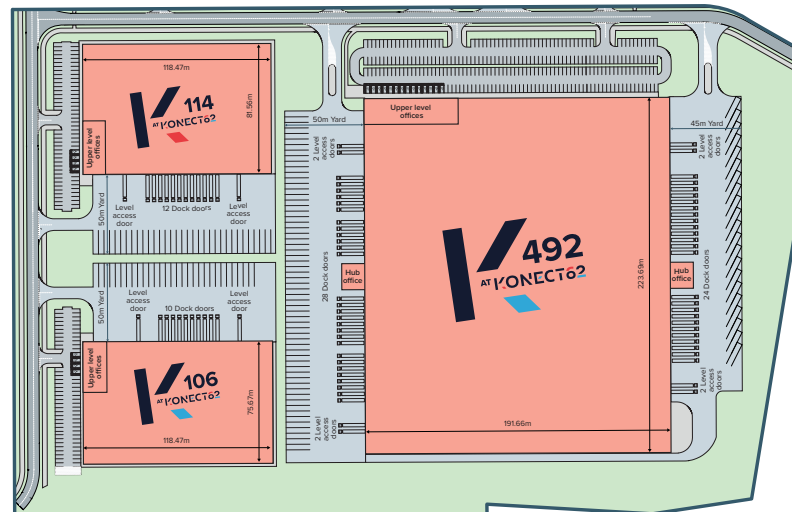
Separate car parks
with EV charging



15%
rooflights

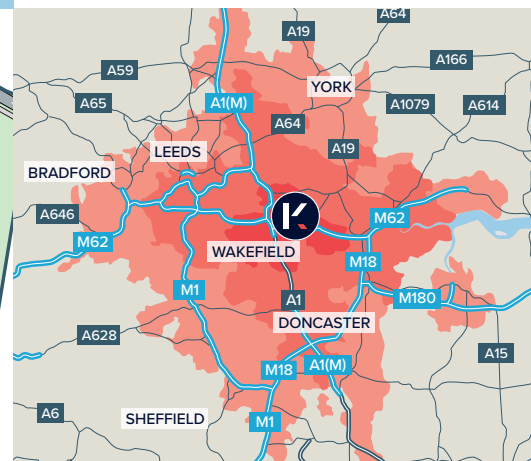


Minimum 5%
office space



Direct market access

- 6 minute drive to J34 M62
- 32 minutes from Leeds City Centre
- 3.2 million consumers within 45 minutes by van
- 37 million consumers within 4.5 hours by HGV
- 45 minute drive to Leeds International Airport
- 85 minute drive to the Port of Hull



Sat nav: WF11 8DS

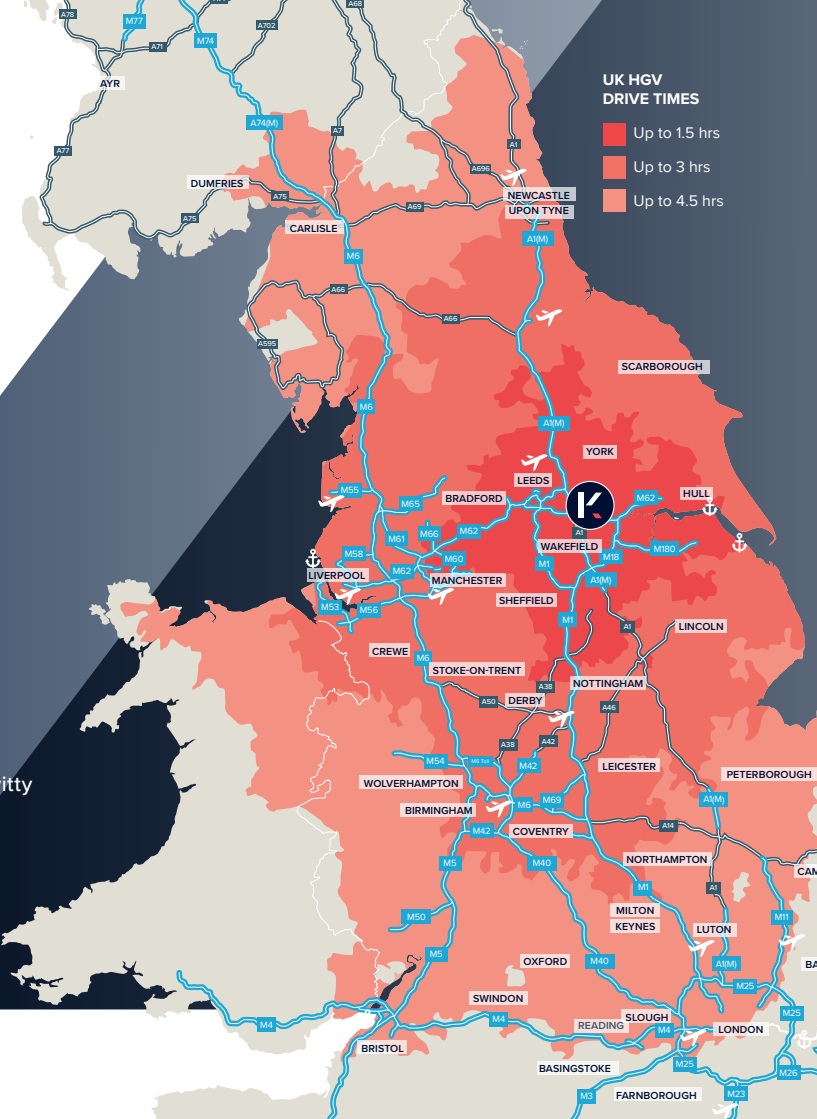
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LAST MILE /
DRIVE TO WORK

- Up to 15 mins
- Up to 30 mins
- Up to 45 mins

UK HGV
DRIVE TIMES

- Up to 1.5 hrs
- Up to 3 hrs
- Up to 4.5 hrs



Ready to work

With large numbers of employees in aligned trades, **KONECT 62** draws upon a large pool of suitable labour.

An active workforce with high job demand ensures that regional wages are competitive by national standards.

The park is already proving attractive to occupiers, with units let to Oakland International and Campeys of Selby.



Source: NOMIS 2021



2.5 miles
from Knottingley town centre
Source: drivetimemaps.co.uk



2.8 million
economically active population
Yorkshire and The Humber | Source: NOMIS Jan 2025



76%
of the population are economically active
Yorkshire and The Humber | Source: NOMIS Jan 2025



124,900
actively seeking work opportunities
Yorkshire and The Humber | Source: NOMIS Jan 2025

Employees in Aligned Trades

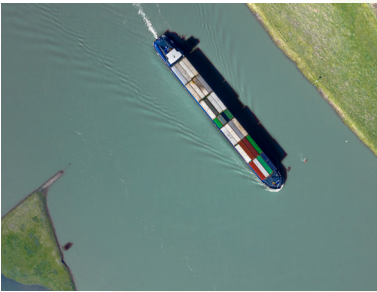
YORKSHIRE AND THE HUMBER	EMPLOYEES
Manufacturing	290,000
Transportation and Storage	160,000

Yorkshire and The Humber | Source: NOMIS Dec 2024

Gross Weekly Pay

YORKSHIRE AND THE HUMBER	UK
£670.80	£728.30

Full-time workers by place of work ex. overtime | Source: NOMIS 2024



Sustainability

KONECT 62 is transforming the former Kellingley Colliery into a 136-acre, multi-modal logistics park ready for the low-carbon future.

Strategic Multi-Modal Links

- Prime road connectivity via the M62 and A1(M)
- Outline approval secured across the park for rail handling and freight use
- The adjacent Aire & Calder Navigation offers waterborne freight potential

Built Sustainable

- BREEAM Excellent and EPC A-rated builds
- 98% of construction waste reused or recycled
- High level of EV charging spaces and cycle parking as standard.
- All buildings equipped with solar PV panels.
- 4,000+ native trees planted, 7 acres of woodland preserved, and a 2.5-acre water retention pond
- Sustainable water retention ponds enhancing biodiversity and providing pleasant break out spaces
- A neighbouring waste-to-energy facility will generate 30MW of low-carbon electricity annually

A Social & Economic Driver

- 1,350 jobs created during Phase 1 construction
- 1,500 full-time jobs from Phase 1 and a further 1,000 expected in Phase 2
- £335,000 invested in local transport, Canal upgrades and public art projects

PHASE 1
COMPLETE

3 unit speculatively
built phase totalling
375,000 sq ft

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Campeys
of Selby Ltd

oakland
INTERNATIONAL

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PHASE 2

COMING SOON

Units ranging from
4,000 sq ft to
210,000 sq ft

Planning submitted for
690,902 sq ft

Site wide running
and cycling trails

Environmental
protection

1,000 full time jobs

Incubator and
F&B spaces

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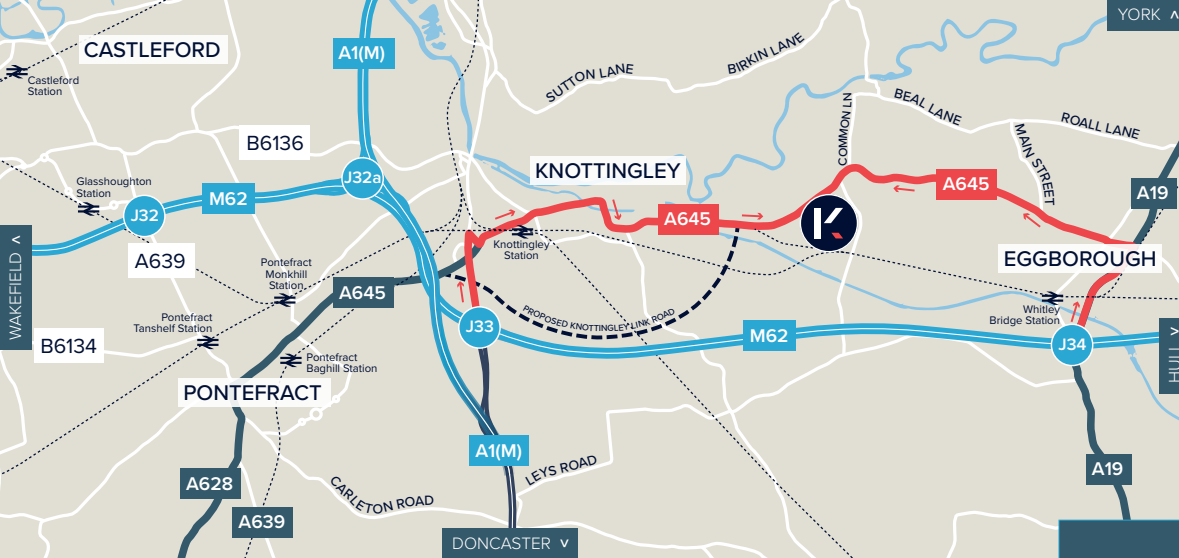
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HENDERSON PARK

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STOFORD