

KONECT62

K151

High quality and  
sustainable spec  
build warehouse

500+ sq m roof  
mounted solar  
PV array

Fast access  
to the M62 &  
South Yorkshire

152,203 sq ft  
**AVAILABLE NOW**

Konect62 Distribution Park  
WF11 8DS  
J33 & J34 M62  
/// staging.masters.witty  
konect62.com



HENDERSON  
— PARK —

Development Manager:

**STOFORD**



**K151**  
152,203 SQ FT

AVAILABLE  
NOW  
152,203 sq ft

- Available for immediate occupation
- Grade-A spec build industrial and logistics unit of 152,203 sq ft
- South Yorkshire location, just 6 minutes to J34 M62
- 15m clear eaves height
- 50m goods yard and separate car park
- BREEAM 'Excellent' and EPC 'A' ratings
- 1MVA electricity and 200kw gas supply

Introducing K151, a Grade-A 152,203 sq ft industrial/logistics unit offering exceptional regional and national connectivity.

Strategically located in South Yorkshire with direct access to the M62 and A1(M), K151 is ideally positioned to serve consumer markets and supply chains across Yorkshire, Humberside, and the UK. Part of the rapidly growing Konect 62 business park – already home to Kirkland International and Campeys of Selby – the unit sits within an established industrial and logistics hotspot.

Developed to high specifications on a speculative basis, K151 is designed to accommodate a range of occupiers. It benefits from B2 (General Industrial) and B8 (Distribution or Storage) planning consent, a modern energy-efficient design, and premium build quality, maximising operational flexibility and cost-effectiveness.

# Grade-A specification

**K151** is a premium facility featuring 15m clear internal height, a secure 50m service yard, and generous dock and level access door provision. It includes a dedicated car park with EV charging spaces, while the two-storey offices are accessed via an impressive atrium and lift.

Built for efficiency, K151 holds a BREEAM 'Excellent' and EPC 'A' rating, ensuring lower energy costs compared to similar-sized properties, making it an excellent choice for expansion or relocation. With a 1MVA power supply and 200kw gas capacity, and B2/B8 Planning Consent the unit supports a wide range of operational needs.



## 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
		
50m concrete goods yard	79 Car parking spaces	4 EV charging points
		
Up to 130kN point loading	15% roof lights	

## Sustainability Ratings



BREEAM 'Excellent'

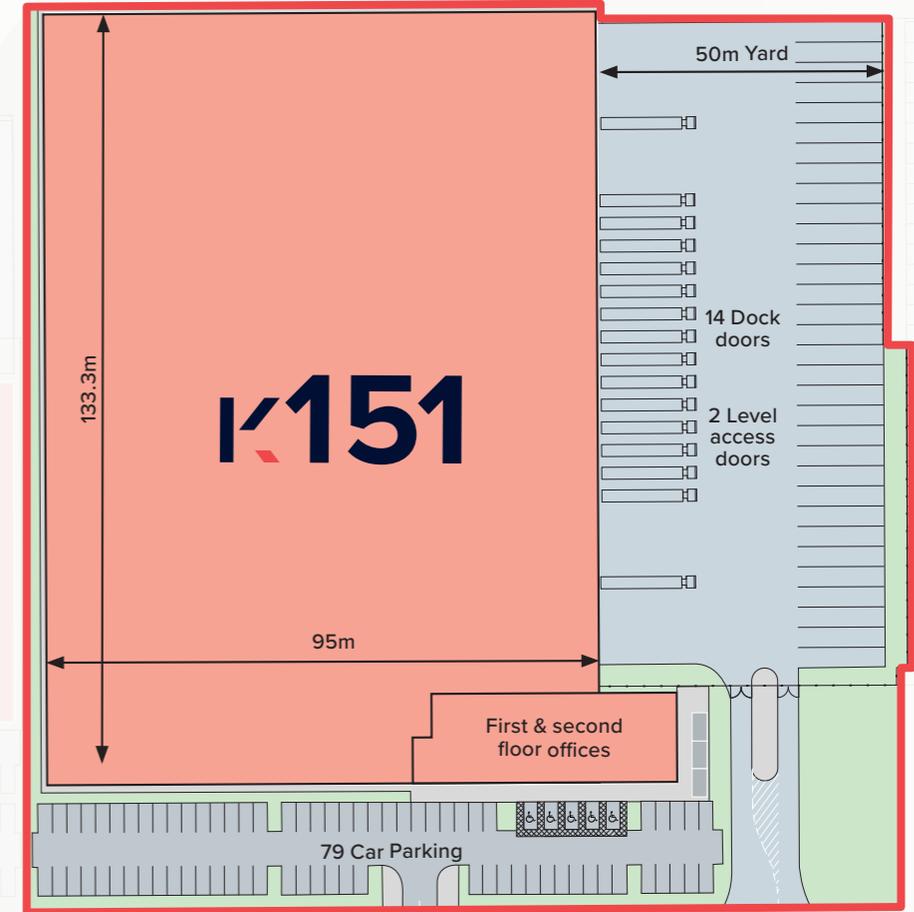


EPC 'A'

# Masterplan

## Accommodation

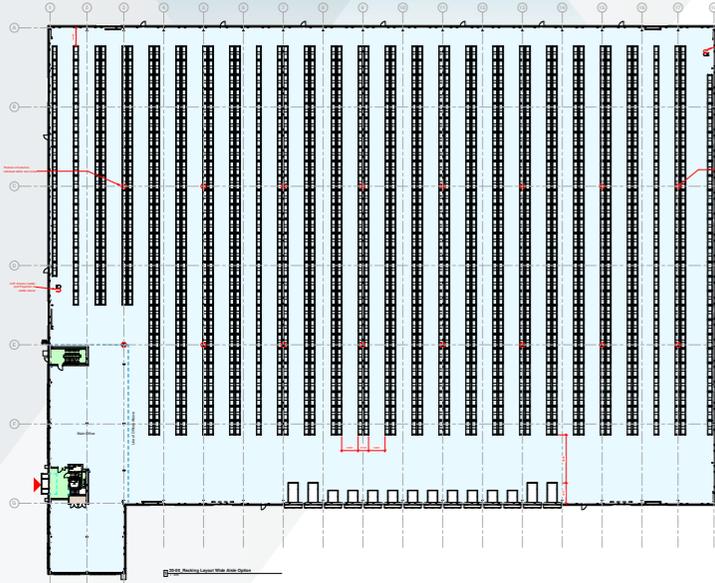
	sq ft	sq m
Warehouse	138,747	12,890
First floor offices	6,721	624
Second Floor offices	6,735	626
<b>Total</b>	<b>152,203</b>	<b>14,140</b>



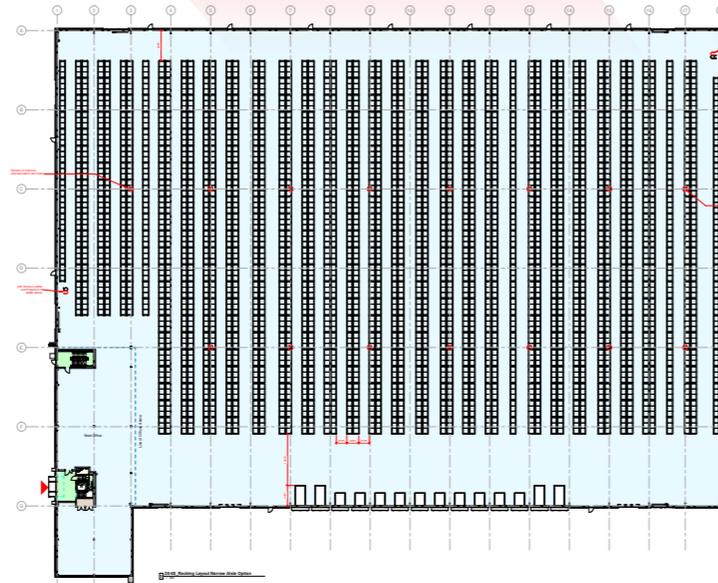
MAIN ENTRANCE

# Potential racking layout

**16,506**  
Wide aisle

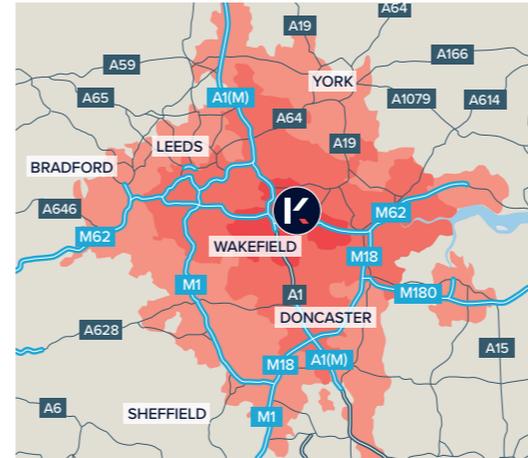


**30,378**  
Narrow aisle



# 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



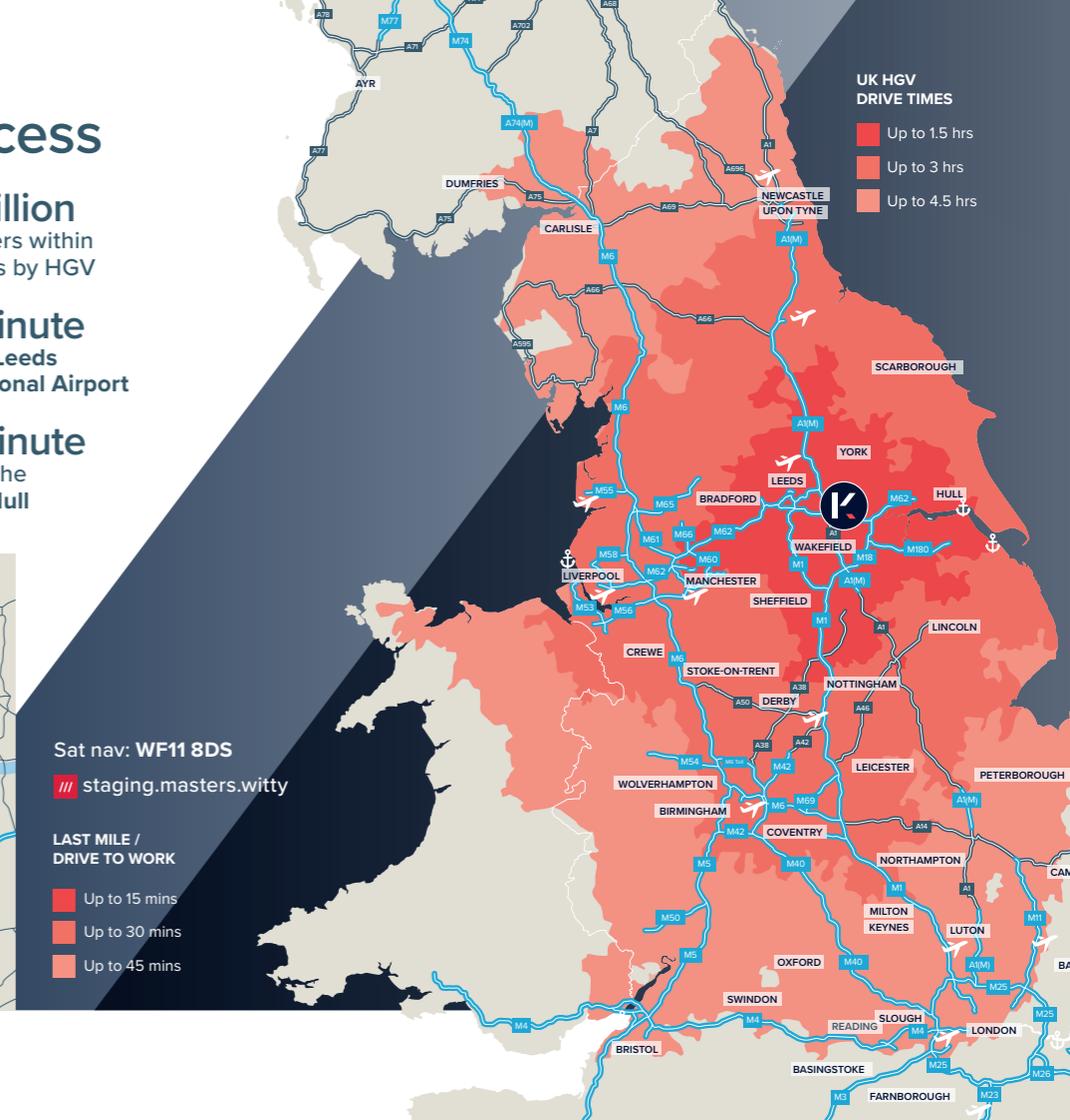
Sat nav: WF11 8DS  
[staging.masters.witty](http://staging.masters.witty)

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

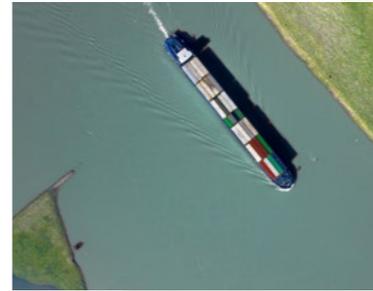
Yorkshire and The Humber | Source: NOMIS Dec 2024



## Gross Weekly Pay

YORKSHIRE AND THE HUMBER	UK
<b>£670.80</b>	<b>£728.30</b>

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

## 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

## 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





# KONECT62

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## Contact the joint agents

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 PARK**

Development Manager:

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