

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'

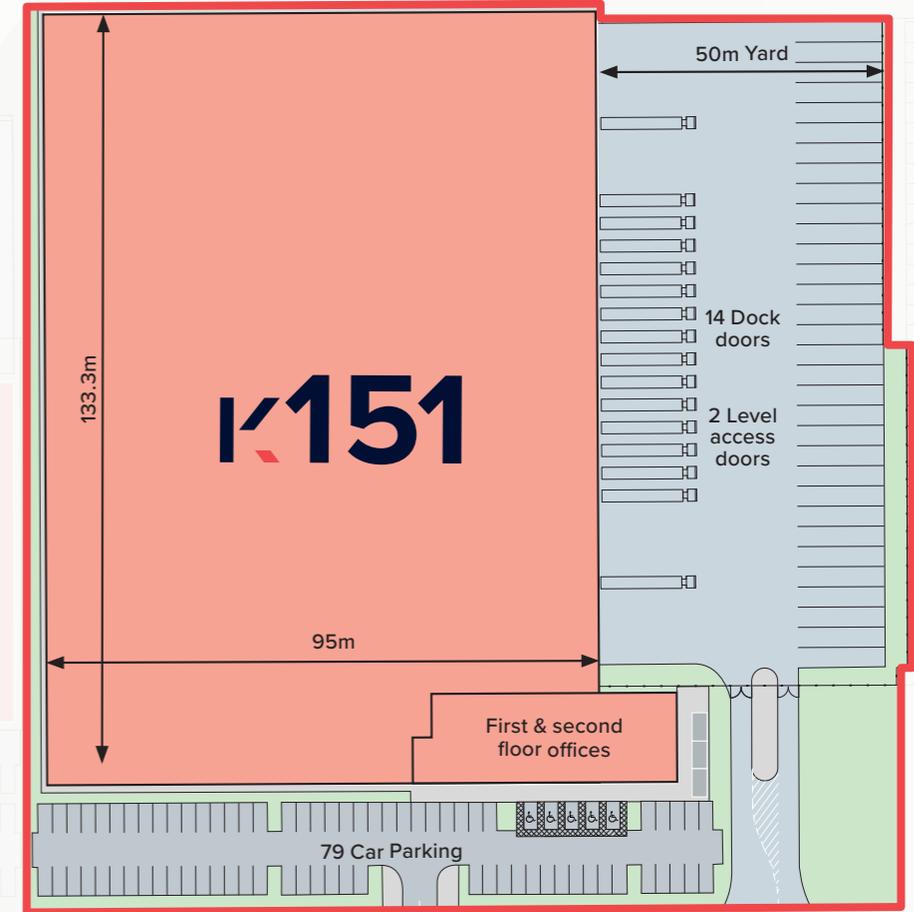


EPC 'A'

Masterplan

Accommodation

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



MAIN ENTRANCE

Potential racking layout

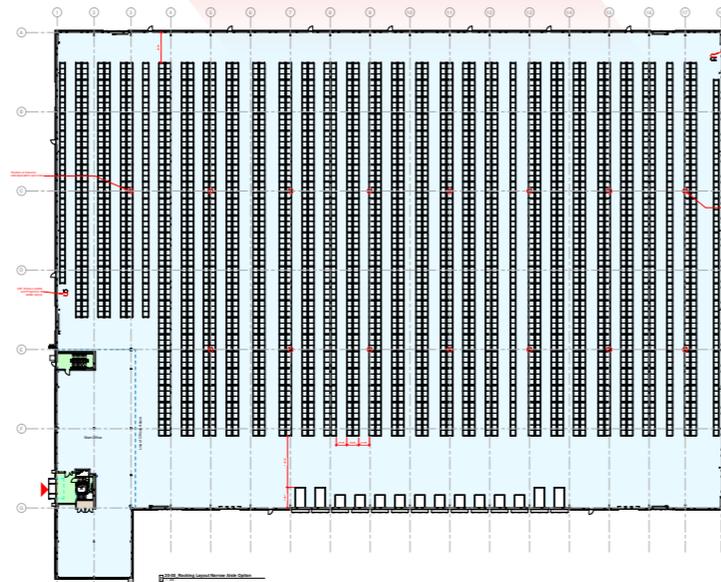
16,506

Wide aisle



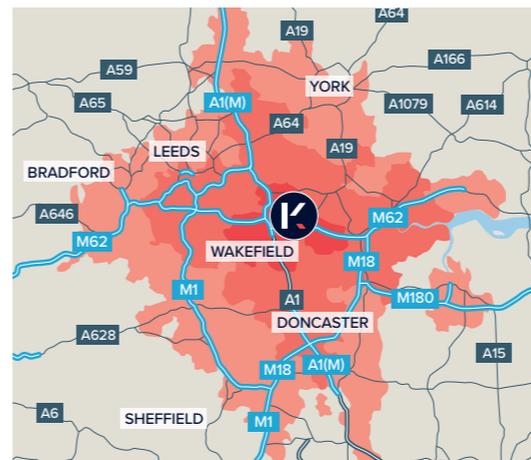
30,378

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



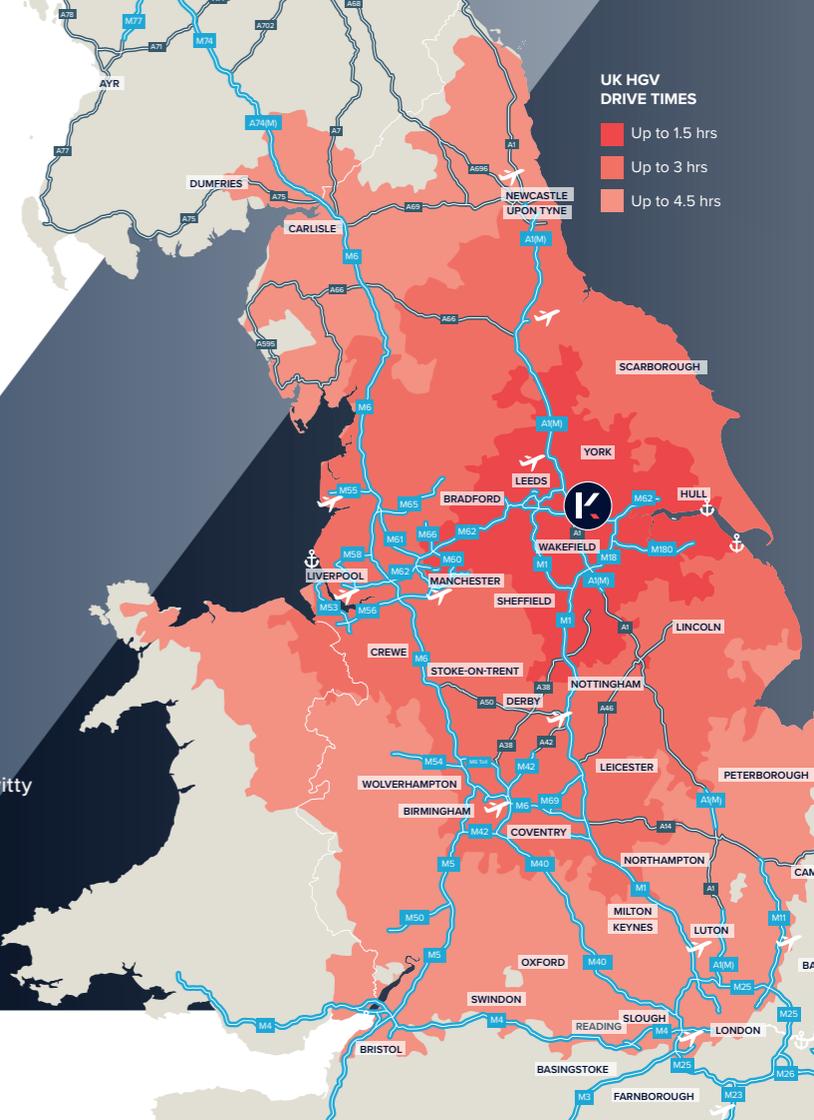
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LAST MILE / DRIVE TO WORK

- 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

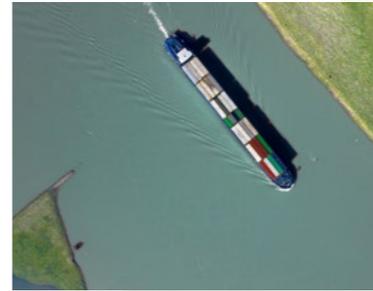
YORKSHIRE AND THE HUMBER	EMPLOYEES	
Manufacturing	290,000	
Transportation and Storage	160,000	

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

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

PHASE 1 COMPLETE

3 unit speculatively
built phase totalling
375,000 sq ft

K151

Campeys
of Selby Ltd

cakland
SPECIALISTS

BIG K

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



1,000 full time jobs

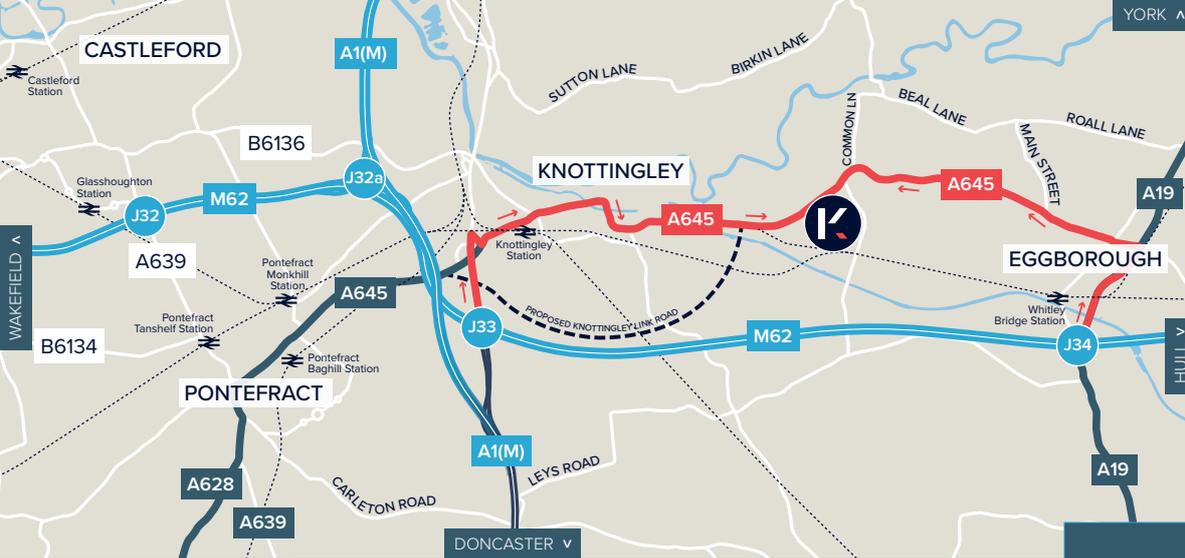


Environmental
protection



Incubator and
F&B spaces





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