

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

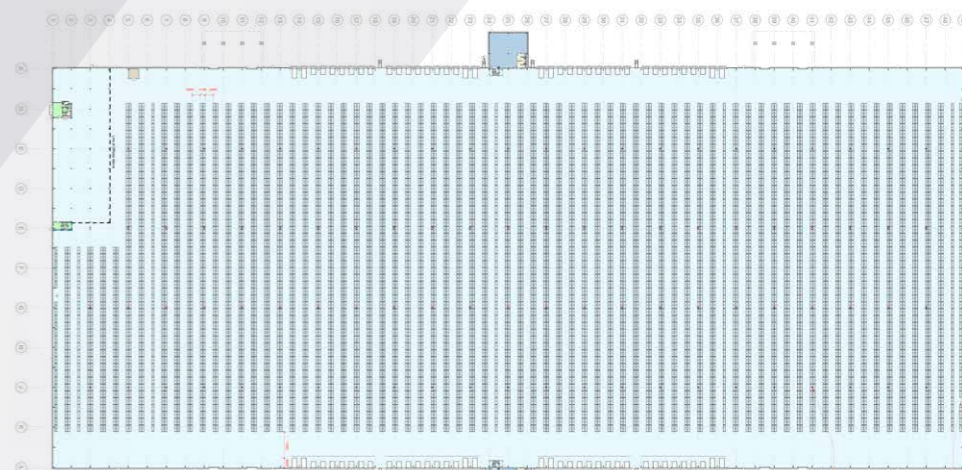
POWER  
AVAILABILITY  
up to 10 MVA

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

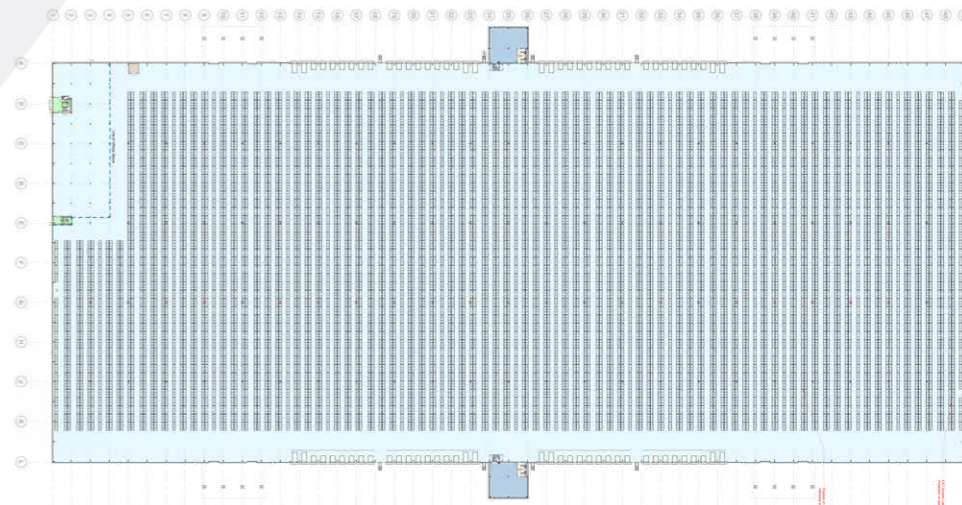


## Potential racking layout

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

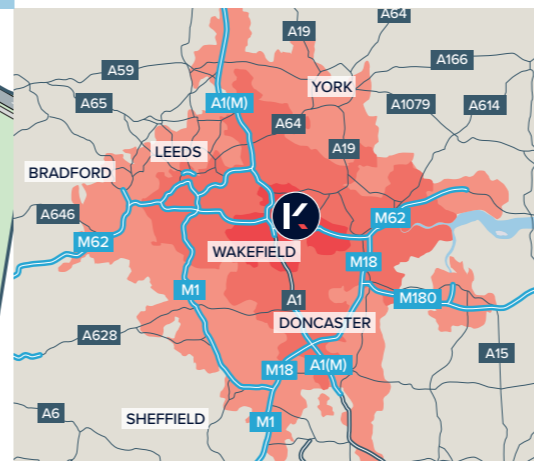
 15% rooflights

 Minimum 5% office space



## Direct market access

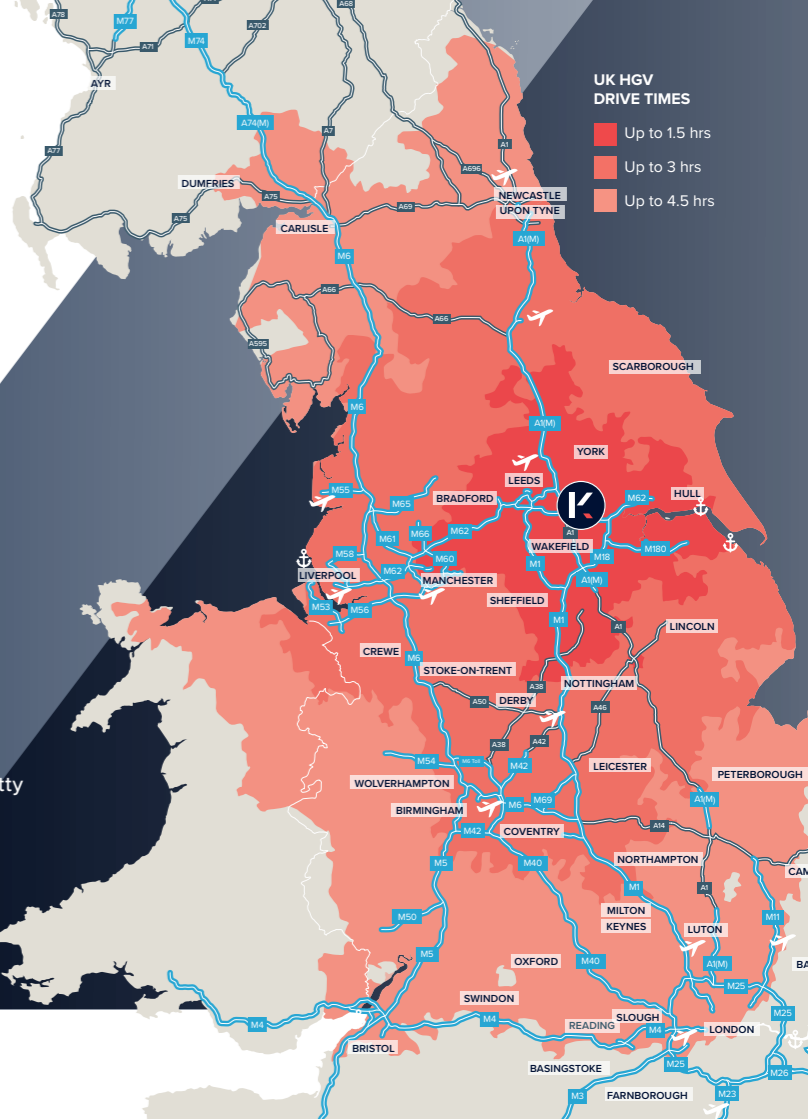
- 6 minute drive to J34 M62
- 32 minutes from Leeds City Centre
- 3.2 million consumers within 45 minutes by van
- 37 million consumers within 4.5 hours by HGV
- 45 minute drive to Leeds International Airport
- 85 minute drive to the Port of Hull



Sat nav: WF11 8DS  
 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

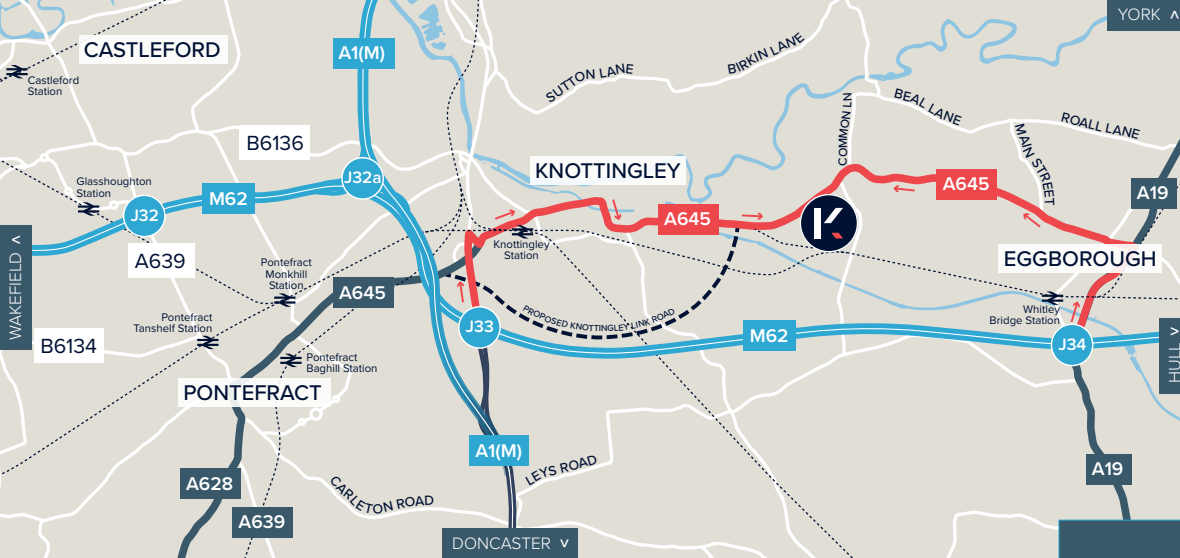
## A Social & Economic Driver

- 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





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## Contact the joint agents

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 via this QR code  
 or by visiting  
 our website  
[konect62.com](http://konect62.com)



## HENDERSON PARK

Development Manager:

**STOFORD**