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

## Sustainability Ratings

**BREEAM 'Excellent'**

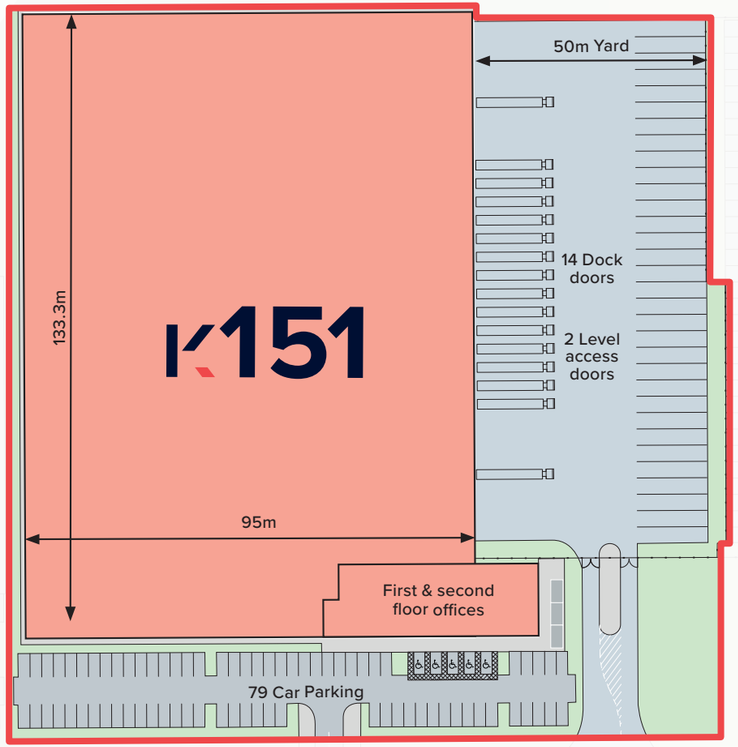
**EPC 'A'**

# Masterplan

## Accommodation

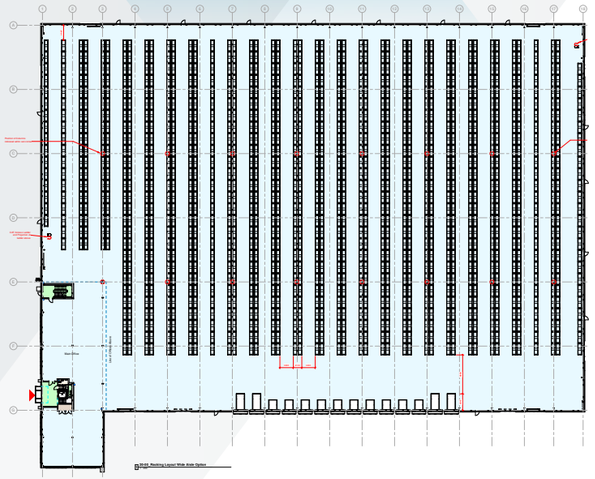
| | sq ft | sq m |
|---|---|---|
| Warehouse | 138,747 | 12,890 |
| First floor offices | 6,721 | 624 |
| Second Floor offices | 6,735 | 626 |
| **Total** | **152,203** | **14,140** |



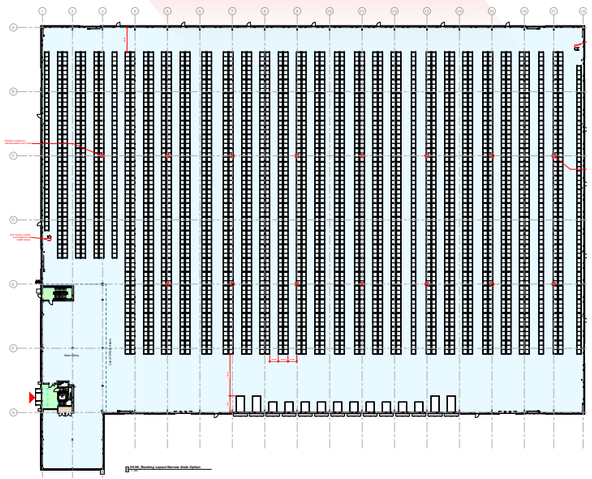


# Potential racking layout

**16,506**
Wide aisle

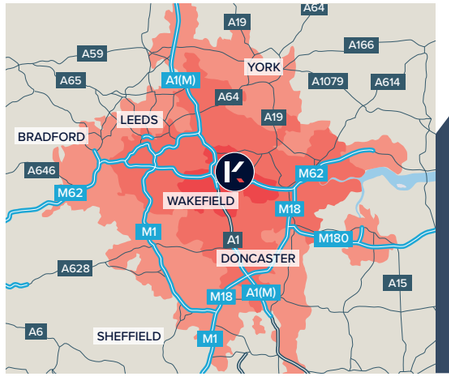


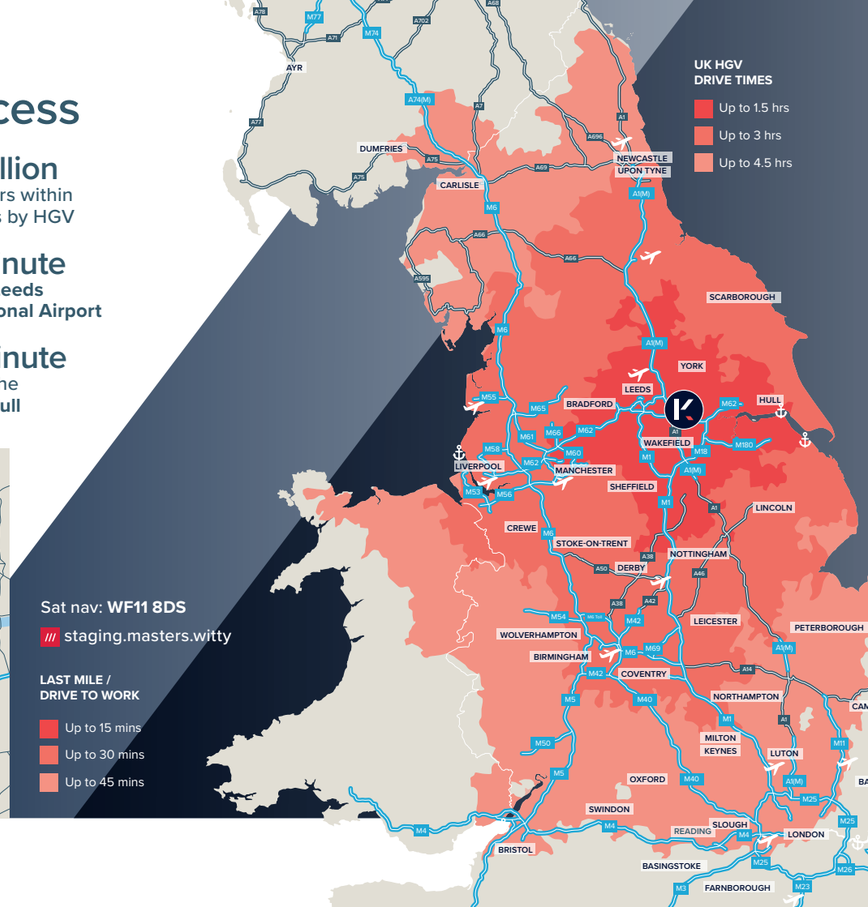
**30,378**
Narrow aisle



# Direct market access

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



# 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

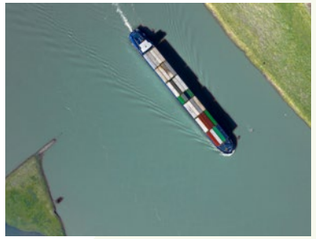
| YORKSHIRE AND THE HUMBER | EMPLOYEES |
|---|---|
| Manufacturing | 290,000 |
| Transportation and Storage | 160,000 |

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**




# PHASE 2
## COMING SOON

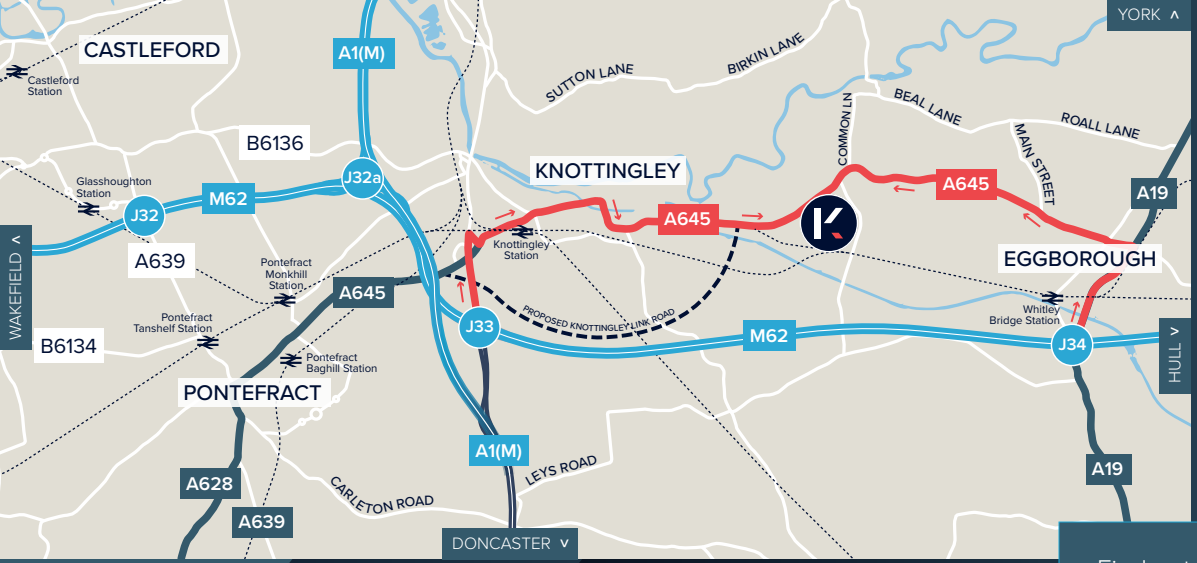
Units ranging from
**4,000 sq ft** to
**210,000 sq ft**

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




konect62.com




KONECT62

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staging.masters.witty
**konect62.com**

Find out more via this **QR code** or by visiting our website konect62.com

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HENDERSON PARK

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