KONECT62 BIG

3 miles and 5 minutes from M62

Deliverable in 40 weeks from agreement of terms

INFRASTRUCTURE, UTILITIES AND PLANNING IN PLACE

30 acre serviced plot
AVAILABLE NOW

Konect62 Distribution Park
WF11 8DS
J33 & J34 M62

konect62.com



HENDERSON PARK

Development Manager:
STOFORD

INTRODUCING

BIG K

THE PLOT



DETAILED PLANNING FOR
735,000 sq ft

IMMEDIATE DELIVERY
Unit could be delivered in
40 weeks
from agreement of terms

POWER AVAILABILITY
HV infrastructure already on site
up to 10MVA

EARLY ACCESS
Fit out access available from
35 weeks

FLEXIBILITY
Units from
50,000 sq ft
can be accommodated

See the progress at **konect62.com/big-k**

KONECT62

Direct market access

Konect62 is perfectly situated to accommodate local, regional, and national distribution.

From London and Bristol in the south to the Scottish borders, over 37 million UK consumers are obtainable within 4.5 hours by HGV. Bridging the last mile to the urban markets and industrial base of Yorkshire, 3.2 million consumers live within 45 minutes from Konect62.

The major air freight hubs at East Midlands and Heathrow airports, as well as the seaports of Hull/Immingham, Liverpool, Teesport and Bristol, are all accessible by a single HGV trip and open to international markets.

Knottingley rail station is just 2.5 miles away and estate adjacent bus stops offer direct links to local services.

37 million
consumers within 4.5 hours by HGV

3.2 million
consumers within 45 minutes by van

32 minutes
from Leeds via the M62

85 minutes
from Port of Immingham

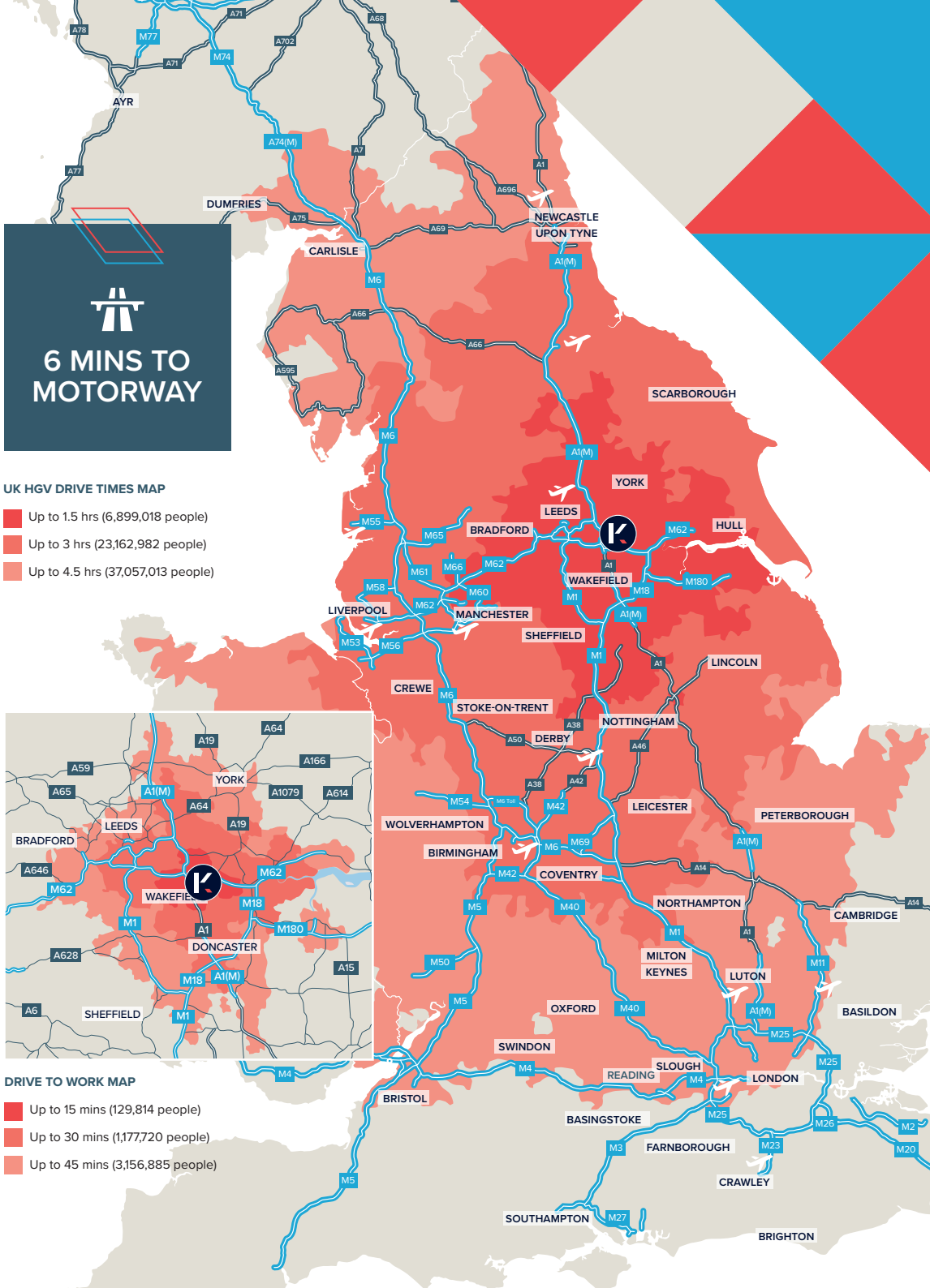
Key Locations	Miles	Hr:Min
M62 J34	3	0:06
M62 J32 - A1(M)	9	0:13
M1 J47	15	0:22
Leeds	22	0:32
York	23	0:35
Manchester	59	1:27
Newcastle	105	2:37
Birmingham	111	2:46
London	180	4:30

Airports	Miles	Hr:Min
Leeds International	30	0:45
Manchester International	70	1:44
East Midlands	73	1:49

Rail Ports	Miles	Hr:Min
Konect (TBA)	0.25	0:01
Maritime Wakefield	11	0:16
iPort Doncaster	24	0:35

Sea Ports	Miles	Hr:Min
Hull/Immingham	57	1:25
Liverpool	94	2:21
Teesport	78	1:57
Bristol	198	4:57

Source: drivetimemaps.co.uk

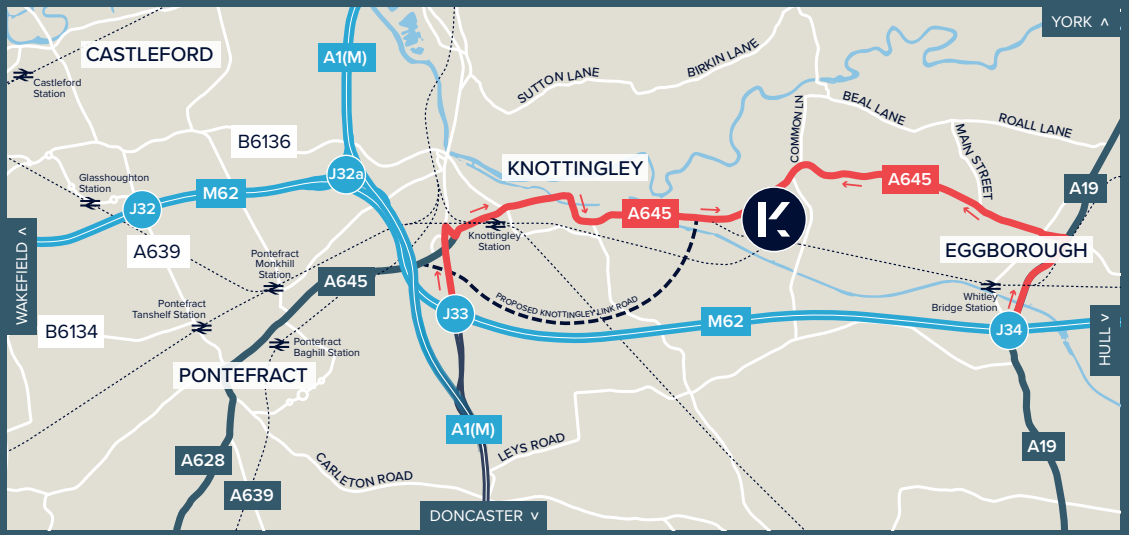


KONECT62

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J33 & J34 M62

konect62.com





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HENDERSON PARK

Development Manager:
STOFORD

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