

KONECT62

BIG 1

Konect62 Distribution Park
WF11 8DS
J33 & J34 M62
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 serviced plot
AVAILABLE NOW

THE PLOT



COLEWATERHOUSE
REAL ESTATE

HENDERSON
PARK

Introducing

BIG K

INFRASTRUCTURE
IN PLACE

THE PLOT



DETAILED PLANNING

Detailed planning for
735,000 sq ft

IMMEDIATE DELIVERY

Unit could be delivered in
40 weeks
from agreement of terms

FLEXIBILITY

Units from
300,000 sq ft
can be accommodated

EARLY ACCESS

Fit out access
available from
35 weeks

POWER AVAILABILITY

HV infrastructure
already on site
UP TO 10MVA

See the progress at
konect62.com/big-k

Direct market access

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

With a reach 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 by van 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.

Rail services available from Knottingley rail station, which is only 2.5 miles away. Bus stop adjacent to Konect62 entrance offering 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

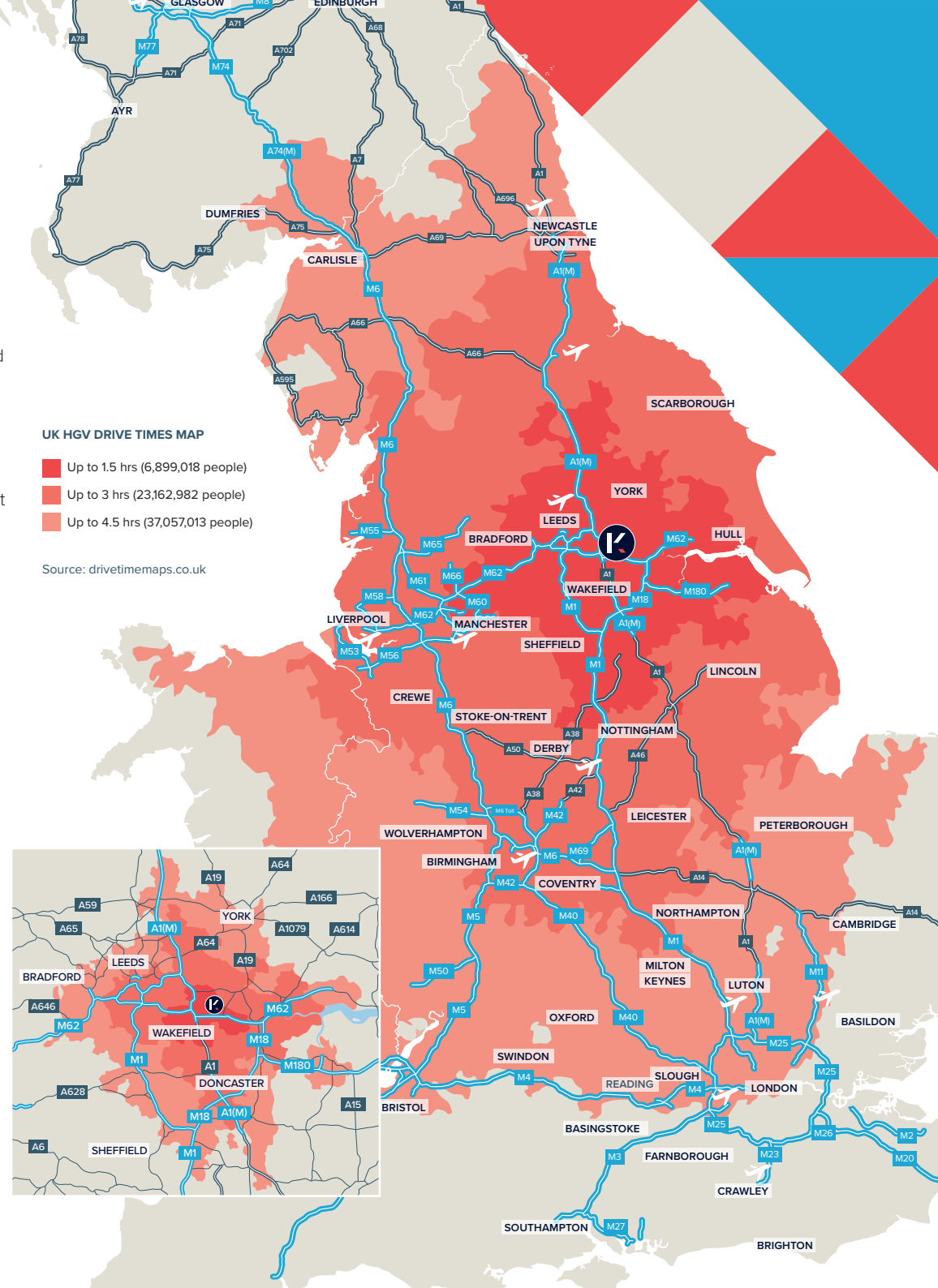
Key Locations	Miles	Hr:Min
M62 J34	3	0:06
M62 J33	4	0:06
M62 J32 - A1(M)	9	0:13
M1 J47	15	0:22
Leeds	22	0:32
York	23	0:35
Manchester	59	1:27
Newcastle	105	2:37
Birmingham	111	2:46
London	180	4:30

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

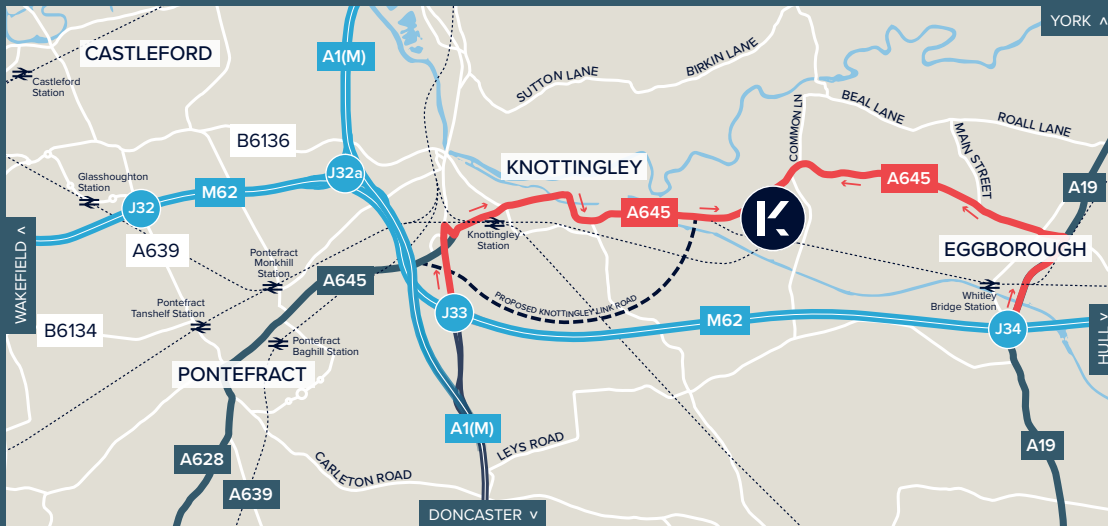
Rail Ports	Miles	Hr:Min
Konect (TBA)	0.25	0:01
Maritime Wakefield	11	0:16
iPort Doncaster	24	0:35

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

- Up to 15 mins (129,814 people)
- Up to 30 mins (1,177,720 people)
- Up to 45 mins (3,156,885 people)



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