

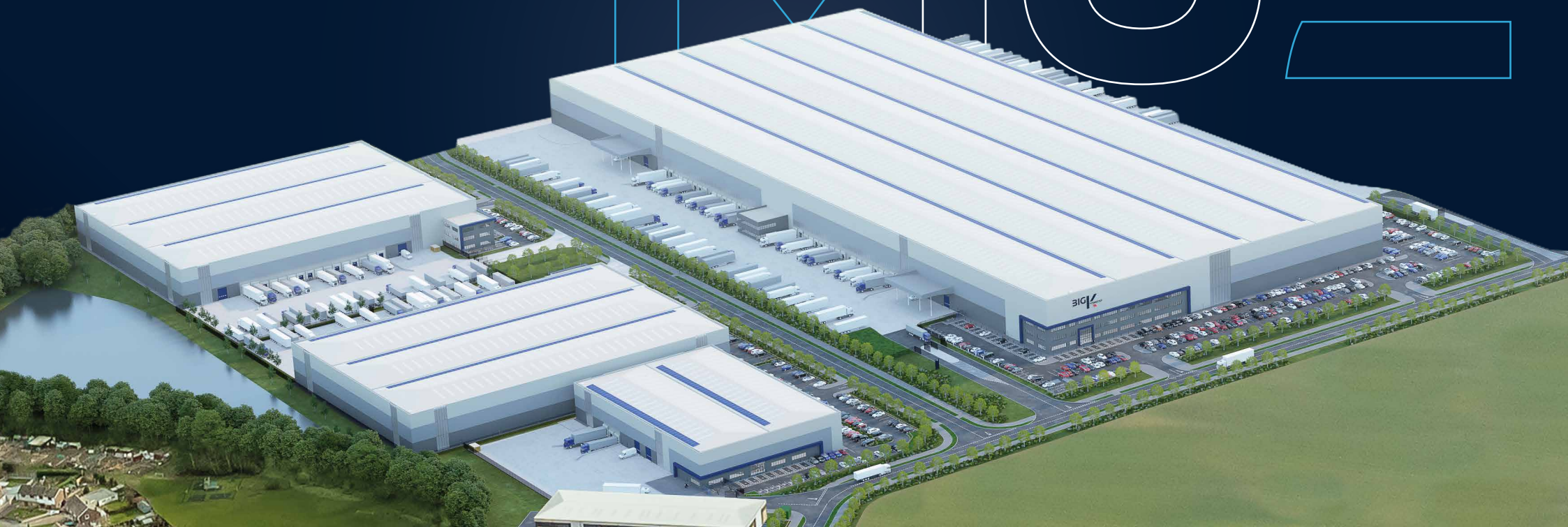
KONECT62

KONECT 62 DISTRIBUTION PARK | J33 & J34 M62 | WF11 8DS

PHASE 1 | Four speculative built units from
55,413 to 735,896 sq ft

- Fast access to the M62
- On site May 2022
- Available from Q2 2023

M62



Yorkshire's future-proof industrial logistics location

INTRODUCING KONECT 62: ONE OF THE UK'S BEST-CONNECTED MANUFACTURING AND DISTRIBUTION OPPORTUNITIES.

Located on the crucial axis of the M62 and A1(M) motorways, Konect 62 is strategically positioned to address local, regional and national markets. Nearly 3.2 million consumers live within 45 minutes by van, while 37 million fall within a single 4.5 hour journey.

Konect 62 is also situated to address international markets, with a number of sea ports and the main UK air freight hubs all accessible within 4.5 hours.

Four units are being brought forward on a speculative basis, with a market leading specification and a range of unit sizes designed to appeal to a broad spectrum of industrial and distribution occupiers.

With outline planning for an adjacent multi-modal rail facility and the potential for water cargo access, Konect 62 is one of very few tri-modal opportunities in the UK capable of meeting the future transport needs of the low carbon economy.

- ▀ Four speculative built industrial and logistics buildings
- ▀ Institutional specification units from 55,413 to 735,896 sq ft
- ▀ High level of power capacity site wide for energy intensive operations
- ▀ Less than 3 miles to J33 and J34 M62
- ▀ Local manufacturing and distribution occupiers include Amazon, Asda, Ardagh Glass, H+H Concrete, The Range, Saint-Gobain Glass, Stoelzle Glass, TJX Europe and GXO
- ▀ First units ready to occupy from Q2 2023

Forward-facing specification

THE DEVELOPMENT AT **KONECT 62** WILL BENEFIT FROM A HIGH QUALITY MARKET LEADING SPECIFICATION, PROVIDING END USERS WITH A SUSTAINABLE EFFICIENT BUILDING THAT WILL PROVIDE UTILITY LONG INTO THE FUTURE.

Specification overview



**12.5-20M
CLEAR EAVES
HEIGHT**



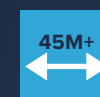
**DOCK
DOORS**



**LEVEL
ACCESS
DOORS**



**UP TO
50KN/M² FLOOR
LOADING**



**MIN 45M
GOODS
YARD**



**SEPARATE
CAR
PARKING**



**TARGET
BREEAM
'EXCELLENT'**



**HIGH
QUALITY
OFFICES**



**EV
CHARGING
POINTS**



**HIGH LEVEL
OF POWER
CAPACITY**



**10% ROOF
LIGHTS**



**SECURE
YARD**

Efficiency built in

With targeted BREEAM 'Excellent' and EPC A efficiency rating, standard sustainability measures include air tightness that exceeds the statutory minimum, 10% roof lights, EV charging facilities, high efficiency LED lighting, mechanical heat recovery and water-minimising sanitary ware. Each unit will also be solar PV-ready, enabling occupiers to further their own sustainability agendas.

Warehouse

- 12.5m-20m clear eaves height
- Up to 50kn/m² floor loading
- High level of power capacity site-wide
- 10% roof lights
- Dock and level access doors

Office and Convenience

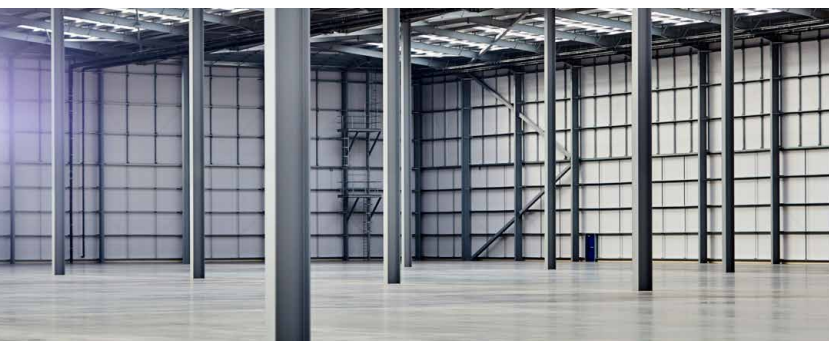
- High quality offices
- Suspended ceilings
- Raised floors
- Air conditioning
- Entrance atrium with lift

External

- Min 45m concrete goods yards
- Security fencing and gates
- Security lighting
- Separate car parking

Sustainability

- Target BREEAM 'Excellent'
- Target EPC A rating
- EV charging points
- Solar PV ready roofs





Schedule of areas

| BIG K | sq ft | sq m |
|---------------------|----------------|---------------|
| Warehouse | 697,803 | 64,828 |
| Upper level offices | 33,099 | 3,075 |
| Hub office 1 | 2,497 | 232 |
| Hub office 2 | 2,497 | 232 |
| Total | 735,896 | 68,367 |

CROSS-DOCKED UNIT

| | |
|------------------------|------------------------|
| 76 dock doors | 8 level access doors |
| 130 trailer spaces | 428 car parking spaces |
| 50 & 47.5m goods yards | 20m internal height |

| K 161 | sq ft | sq m |
|----------------------|----------------|---------------|
| Warehouse | 148,149 | 13,763 |
| First floor offices | 6,715 | 624 |
| Second floor offices | 6,715 | 624 |
| Total | 161,578 | 15,011 |

| | |
|-------------------|----------------------|
| 16 dock doors | 2 level access doors |
| 32 trailer spaces | 89 car parking |
| 50m goods yard | 15m internal height |

| K 151 | sq ft | sq m |
|----------------------|----------------|---------------|
| Warehouse | 138,498 | 12,867 |
| First floor offices | 6,715 | 624 |
| Second floor offices | 6,715 | 624 |
| Total | 151,928 | 14,115 |

| | |
|-------------------|----------------------|
| 14 dock doors | 2 level access doors |
| 32 trailer spaces | 79 car parking |
| 50m goods yard | 15m internal height |

| K 55 | sq ft | sq m |
|--------------------|---------------|--------------|
| Warehouse & office | 55,413 | 5,148 |
| Total | 55,413 | 5,148 |

| | |
|-----------------------|----------------------|
| 3 dock doors | 2 level access doors |
| 148 car parking | 45m goods yard |
| 12.5m internal height | |

Direct market access

WITH FAST ACCESS TO THE M62, **KONECT 62** IS IDEALLY LOCATED TO ACCOMMODATE LOCAL, REGIONAL AND NATIONAL DISTRIBUTION OPERATIONS.

Bridging the last mile to the urban markets and industrial base of Yorkshire, 3.2 million consumers live within 45 minutes by van from Konect 62. And with a reach that extends from London and Bristol in the south to the Scottish borders, over 37 million UK consumers are accessible within 4.5 hours by HGV.

Also within a single HGV journey lie Hull/Immingham, Liverpool, Teesport and Bristol sea ports, as are the major air freight hubs at Doncaster, East Midlands and Heathrow airports, bringing global markets into play.

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

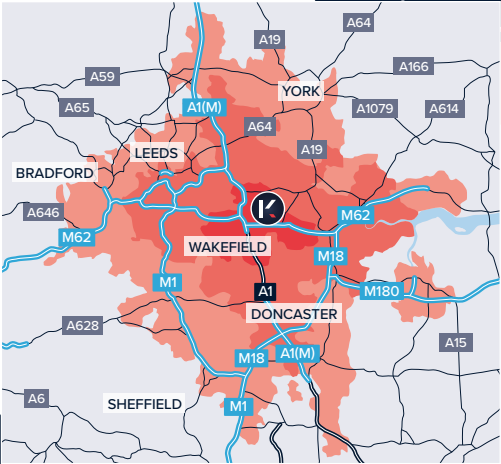
| KEY LOCATIONS | MILES | HR:MIN |
|-----------------|-------|--------|
| M62 J34 | 3 | 0:06 |
| M62 J33 | 4 | 0:06 |
| M62 J32 - A1(M) | 9 | 0:13 |
| M1 J47 | 15 | 0:22 |
| Leeds | 22 | 0:32 |
| York | 23 | 0:35 |
| Manchester | 59 | 1:27 |
| Newcastle | 105 | 2:37 |
| Birmingham | 111 | 2:46 |
| London | 180 | 4:30 |

| AIRPORTS | MILES | HR:MIN |
|--------------------------|-------|--------|
| Doncaster | 26 | 0:36 |
| 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



LAST MILE / DRIVE TO WORK MAP

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

UK HGV DRIVE TIMES MAP

- Up to 1.5 hrs (6,899,018 people)
- Up to 3 hrs (23,162,982 people)
- Up to 4.5 hrs (37,057,013 people)

For today and tomorrow

REGENERATING THE FORMER KELLINGLEY COLLIERY SITE OF KELLINGLEY, THE LAST DEEP COAL MINE IN THE UK, **KONECT 62** SPEARHEADS INDUSTRY'S TRANSITION TO A DECARBONISED FUTURE.

A rare tri-modal location

Konect 62 is well-placed to reduce the CO₂ emissions associated with road transport, meeting one of the primary challenges of the low carbon economy.

The wider Konect 62 park has already received Outline Planning Approval for rail handling and freight use. Master planned to include a multi-modal rail hub, Konect 62 will enjoy low carbon containerised connections to inland and sea ports across the UK, also linking directly to Europe via the Channel Tunnel.*

The Aire & Calder Navigation abutting the site offers the prospect of water-borne cargo. In combination, Konect 62 is almost uniquely situated to pivot towards the flexible, sustainable transport economy necessary to achieve the world's CO₂ reduction commitments.

Ahead of the low carbon energy curve

Occupiers with advanced sustainability agendas will appreciate the abundance of clean energy generated on Konect 62's doorstep.

A neighbouring solar power facility produces renewable zero carbon energy, while a planned power generation facility will soon transform up to 350,000 tonnes of unrecyclable waste per year into around 30MW of low carbon electricity.

*Final design and timescale for implementation subject to Reserved Matters approval.

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.



3.2 million

people within 45 minutes by car

Source: drivetimemaps.co.uk



2.7 million

economically active population

Yorkshire and The Humber | Source: NOMIS 2021

Employees in Aligned Trades

| YORKSHIRE AND THE HUMBER | EMPLOYEES |
|----------------------------|-----------|
| Manufacturing | 285,000 |
| Transportation and Storage | 146,000 |

Source: NOMIS 2021



Gross Weekly Pay

| YORKSHIRE AND THE HUMBER | UK |
|--------------------------|---------|
| £564.00 | £612.80 |



Full-time workers by place of work ex. overtime | Source: NOMIS 2021



81% of Leeds (78.4% AVERAGE ACROSS UK)
population are economically active

Source: NOMIS 2021



12,900 people
in Leeds are actively seeking work opportunities

Source: NOMIS 2021

COLE WATERHOUSE IS COMMITTED TO USING BOTH
ESTABLISHED AND INNOVATIVE APPROACHES TO
DEVELOPMENT, INVESTMENT AND MANAGEMENT.

We seek to ensure ESG is an integrated part of our approach across
the business and our projects, from concept to completion.

There are two distinct parts to the business: Residential; Logistics.
In Residential we operate in major urban centres such as London,
Manchester, Birmingham and Leeds where we deliver a range of
projects from medium to large mixed-use residential regeneration
and student schemes.

Within the Logistics sector we target existing and future transport
hubs and sustainable tri-modal connectivity locations.

We also have experience in other more opportunistic investment
and management ventures.

colewaterhouse.co.uk



COLE WATERHOUSE
REAL ESTATE



HENDERSON — PARK —

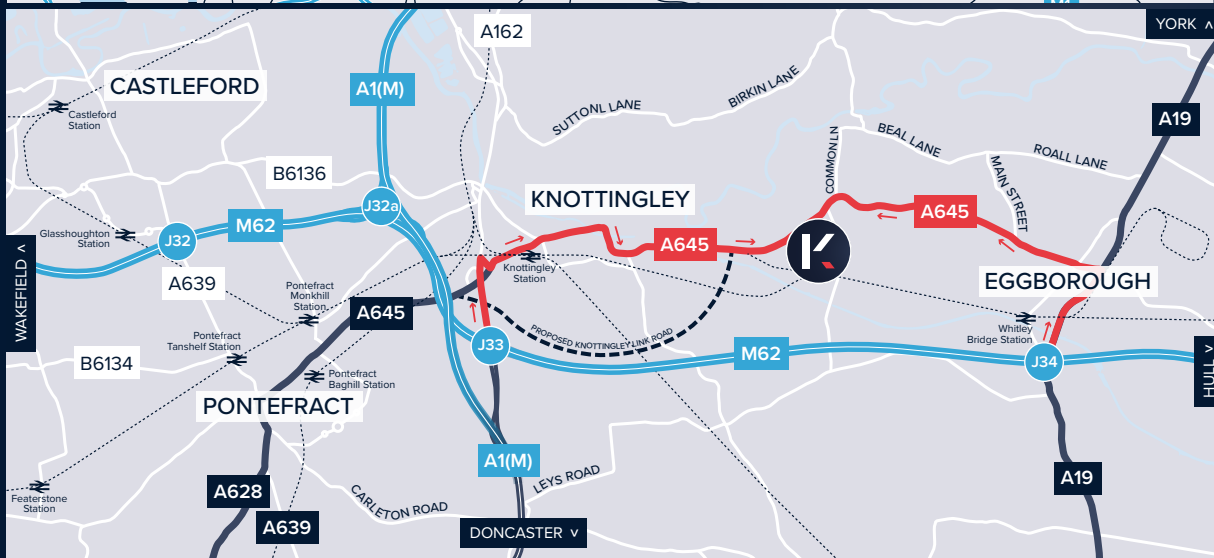
HENDERSON PARK IS A PRIVATE EQUITY REAL
ESTATE FIRM HEADQUARTERED IN LONDON.

Our investment strategy focuses exclusively on real estate investments,
primarily in Western European capital and gateway cities. We look
to develop long-term, trusted partnerships, based on shared vision,
transparency and collaboration. Our team operates across Europe, and we
have additional offices in Ireland, Luxembourg, Germany and New York.

Everything we do is underscored by a firm belief in the importance of
transparency and genuine partnership. We believe our team's energy,
passion and creativity enables us to work through complex situations
and unlock value with hands-on asset management.

To date we have invested over \$11 billion across Western Europe targeting
fundamentally high-quality real estate of all types in prime locations in
gateway and capital cities.

hendersonpark.com



DTRE
020 3328 9080
0161 549 9760
www.dtre.com

Tom Fairlie
07747 441858
tom.fairlie@dtre.com

0113 347 1616

Josh Ramplin
07710 539037
josh@sixteenrealestate.com