

- › Manufacturing & Logistics, Office & Roadside Uses
- › Ability to Deliver a 1 Million Sq Ft Floorplate
- › Exceptional Multimodal Connectivity

Multimodal
Connectivity
for Business

A PROJECT BY
Harworth

KONECT

J34 M62, Leeds City Region, Knottingley WF11 8DT

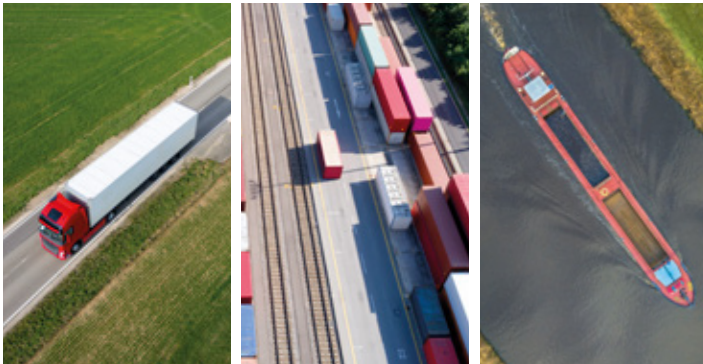
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Welcome to **KONECT**

A Rare Opportunity

- › Within 3 miles of M62 J34
- › Direct rail connection to Strategic Freight Network
- › Direct access to the Aire & Calder canal waterway
- › Access to the UK's four major container ports located within 4 hours
- › 1.5 million sq ft of employment space
- › Opportunities up to 1 million sq ft
- › Freehold and leasehold
- › Design & build
- › Limited plot sales
- › Proposals for dedicated intermodal freight terminal
- › Able to meet demanding power requirements
- › Opportunities for sustainable heating and power



Konect is a prime 141-acre rail-connected manufacturing and logistics scheme and the only UK inland distribution park offering Trimodal connectivity for business - via road, rail and water - with direct access to the National Rail Network and UK ports with links to Europe.

Within 3 miles of J34 M62 and the A1(M), the site also offers access to the Aire & Calder navigation via the canal water frontage with potential freight links to the Leeds and Humber ports.

Konect has 1.5 million sq ft of consented employment space for a variety of uses, with plot sizes ranging from 3,000 sq ft to 1 million sq ft.



“This is a key development site for our district and crucial for the delivery of our Economic Development Strategy. It has the potential to create significant new jobs and bring in a huge amount of new investment. It benefits from the things that make our district a great place to do business, including fantastic transport connections, affordable business space and being supported by a skilled local workforce; all located right at the heart of Yorkshire.”

Councillor Mark Crane
Leader of Selby District Council

CGI of Proposed Development

Decarbonising Freight Through Connectivity

- › Ability to handle 640m length trains
- › W8 Gauge connections to East Coast Mainline and Trans Pennine routes
- › Subsequent connectons to all major UK Ports and Channel Tunnel
- › Direct access to Europe's 200,000km rail network



Yorkshire

Anchored by



the coalfields
regeneration trust

Acknowledging the significant advantages of the site and its location, Coalfields Regeneration Trust have secured funds from Leeds LEP and chosen to develop at the entrance to Konect, small employment units totalling 39,000 sq ft, providing a benchmark for their business.



CGI of Proposed CRT Scheme

“The Coalfields Regeneration Trust is committed to providing opportunities in the former coalfield communities for individuals and business alike and the provision of new industrial accommodation at Konect is a significant step forward. Kellingley Colliery was the last deep mine to be closed in the UK and I’m very pleased that the Coalfields Regeneration Trust will be the first organisation to develop new industrial accommodation on the site. The Trust has a vision to provide over 500,000 sqft of small modern industrial accommodation which will provide a solid base for SME’s to grow in areas that have previously suffered from a lack of investment and opportunity. Konect presents an ideal opportunity to show what a community is capable of if given the right infrastructure.”

Shaun O’Brien
Property Investment & Development Director,
The Coalfields Regeneration Trust

The Ability to Deliver

Outline planning consent has been granted for the proposed 1.5 million sq ft Konect development, along with a detailed consent for the Southmoor Energy Centre, and consent for the CRT scheme is due by Summer 2020. Their decision to bring forward these developments underpins the credentials of Harworth Group plc (the master developer) and Konect.

Harworth Group’s inhouse team are very experienced and have an excellent track record of delivering bespoke buildings to meet occupiers needs as well as preparing brownfield sites for development similar to Konect. Harworth Group are the land owner with unparalleled knowledge of the site and their long term business relationships with main building contractors and suppliers means Harworth can provide significant long term competitive advantages for their clients.

They have longstanding successful working relationships with the local authorities, local Councillors and other stakeholders across the region, placing them in the best position to turn around successful planning permissions.

Key Milestones

Outline Consent Granted	Feb 2019
Commence Phase 1 Infrastructure	Q4 2020
Complete Phase 1 Infrastructure	Q2 2021
The Coalfields Regeneration Trust on Site	Q4 2020
The Coalfields Regeneration Trust Complete	Q2 2021

Terms

Harworth Group have a full and active design team in place to work with occupiers to provide design and build property solutions to meet individual occupiers specific needs on either a freehold or institutional leasehold basis. Alternatively, there are opportunities for plot sales. For further information, please contact the retained agents.

“Konect presents an ideal opportunity to show what a community is capable of if given the right infrastructure.”

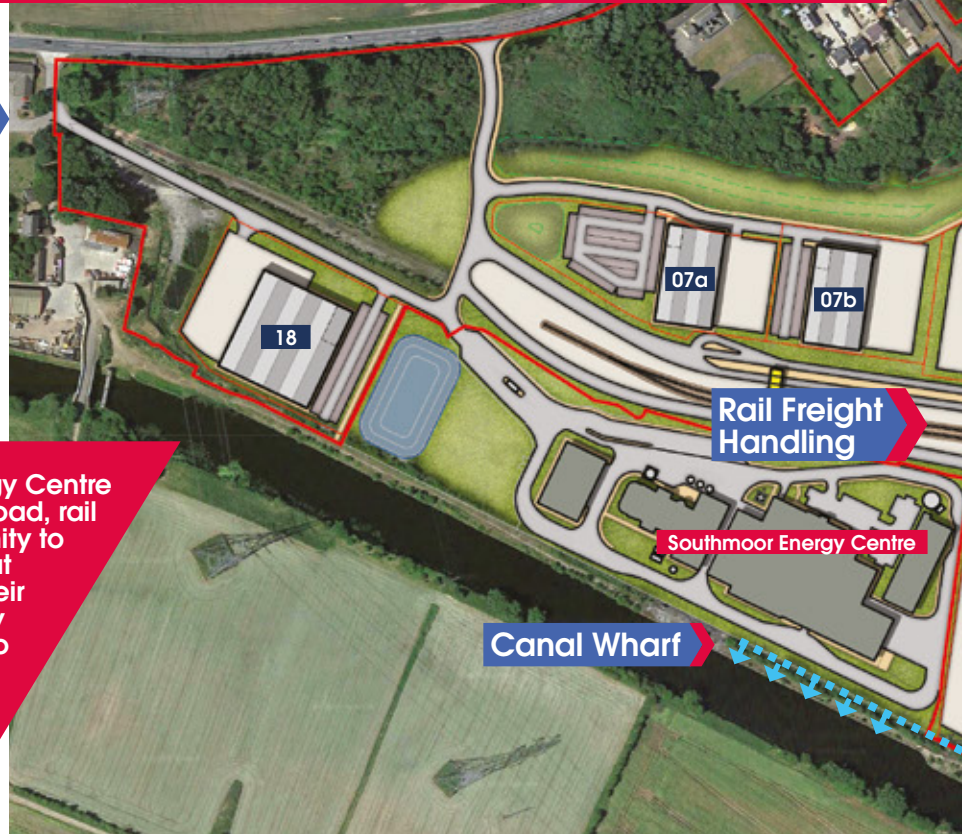
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Approved Outline Masterplan

Plans and areas shown are for indicative purposes only. Plots can be combined to reflect your occupational requirements. Please contact our agents to discuss further.

Note

Plot	Accommodation Sq Ft	Plot Acres
01a	63,000	3.15
01b	75,000	4.43
02-3a	19,000	1.19
03b	20,000	1.46
04	30,000	1.77
05	17,500	1.22
06	17,000	1.43
07a	18,500	2.01
07b	18,500	1.54
08	170,000	9.07
09	600,000	27.37
10	100,000	4.78
11	100,000	4.78
12	100,000	4.90
13	40,000	2.63
14	40,000	2.15
15-17	The Coalfields Regeneration Trust - In Legals	
18	35,000	2.21
19	-	4.15



“We chose Konect for the Southmoor Energy Centre due to its multi-modal transport links – by road, rail and water. The site also offers the opportunity to supply the low carbon energy generated at Southmoor to local businesses reducing their reliance on fossil fuels. There’s a rich history of energy generation in the area so we also have access to an established supply chain and local talent pool.”

Richard Barker
Development Director
Peel L&P Group Management Ltd

M62 - 3 Miles J34

15-17

03a

02

03b

Employment/Retail

04

01a

01b

05

06

14

12

11

10

13

09

08

Multimodal Area

19

Strategic Rail Network

A PROJECT BY

Harworth



M62 - 3 Miles J34

A645 - M62 / M18

The Coalfields Regeneration Trust Scheme

M62 / A1(M) - A645

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Strategic
Rail Network

1 Million sq ft
opportunity

Rail Freight
Handling

Multimodal Area

Southmoor Energy Centre

Canal Wharf

Connecting Your Business

Links to all major UK ports and Europe through Trimodal connectivity



KONECT

Drivetimes

Main Routes

	Approx. Distance	Approx. Journey
Leeds	22 miles	30 mins
Hull	44 miles	50 mins
Manchester	59 miles	1 hr 15 mins
Liverpool	88 miles	1 hr 45 mins
Birmingham	110 miles	1 hr 50 mins
London	187 miles	3 hrs 35 mins

Ports

	Approx. Distance	Approx. Journey
Hull	44 miles	50 mins
Immingham	55 miles	1 hr 0 mins
Liverpool	88 miles	1 hr 45 mins
Felixstowe	204 miles	3 hrs 30 mins
Southampton	227 miles	3 hrs 55 mins



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About the Master Developer – Harworth Group plc

Transform Regenerate Revitalise

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing c.18,000 acres across 100 sites in the North of England and the Midlands.

We transform former industrial sites and urban edge extensions into new homes and employment areas; creating great places where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

For more information visit www.harworthgroup.com



Harworth

Contact the agents for further information:



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