

Units 103 & 104

15,100 - 55,000 SQ FT

1,402 SQ M - 5,109 SQ M

Available
Winter 2024



Potter Space Droitwich

7 Kidderminster Rd, Cutnall Green, Droitwich WR9 0NS



Home for business

Brand new, high quality warehouse space,
approx 6 miles (11 mins) from junction 5 of the M5

Make it your space

Our new units offer the following cubic metres;

Unit 103	24,960 m ³
Unit 104	31,260 m ³
Unit 103/104	56,340 m ³

South to Droitwich and Worcester

Kidderminster Road (A442)

North to Kidderminster

UNIT 104

UNIT 101

UNIT 103

UNIT 102 [LET]



BREEAM
Very Good rating
ON ALL UNITS

UNIT 101
AVAILABLE
28,450
SQ FT
2,643 SQ M

UNIT 102
LET
22,000
SQ FT
2,044 SQ M

UNIT 103
UNDER CONSTRUCTION
24,400
SQ FT
2,266 SQ M

UNIT 104
UNDER CONSTRUCTION
30,500
SQ FT
2,833 SQ M

Site Plan

If you're looking for space to grow and flourish, **Potter Space Droitwich** has everything you need and more. It has easy access to motorway connections and is within easy reach of Kidderminster, Worcester and Birmingham.



CURRENT CUSTOMERS ON OUR SITE INCLUDE...



Sustainability



BREEAM Very Good rating

Approved for quality, performance and sustainability



EV charging

All units will incorporate EV charging points



Renewable energy

All units will incorporate solar panels to the roofs



Air permeability

Heat loss in colder months is minimised and below the required standards



LED office lighting

Smart LED lighting systems to all office areas



Water efficiency

Low flow taps and cisterns



Efficient insulation

Higher than required levels of roof, wall and glazing insulation



Sustainable draining system

Balancing ponds utilised for surface water drainage

UNIT 103

Available Winter 2024



ACCOMMODATION

	SQ FT	SQ M
Warehouse	22,900	2,127
Offices	1,500	139
Total	24,400	2,266



Internal images for illustrative purposes only based on a typical Potter Space specification



BREEAM
Very Good
rating



Total plot size
1.33 acres



Eaves height
of 10m



Gated and
secure estate
with CCTV



EV charging
points



Floor loading
50 KN/M sq



Loading via four
electric ground
level doors



47 parking
spaces inc. 2
DDA spaces

UNIT 104

Available Winter 2024



ACCOMMODATION

	SQ FT	SQ M
Warehouse	30,500	2,833
Offices	TBC	TBC
Total	30,500	2,833



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BREEAM
Very Good
rating



Total plot size
1.89 acres



Eaves height
of 10m



Gated and
secure estate
with CCTV



EV charging
points



Floor loading
50 KN/M sq



Loading via four
electric ground
level doors



59 parking
spaces inc. 4
DDA spaces

UNIT 104A

Available Winter 2024



ACCOMMODATION

	SQ FT	SQ M
Warehouse	15,200	1,402
Offices	TBC	TBC
Total	15,200	1,402

UNIT 104B

Available Winter 2024



ACCOMMODATION

	SQ FT	SQ M
Warehouse	15,100	1,402
Offices	TBC	TBC
Total	15,100	1,402



BREEAM
Very Good
rating



Total plot size
1.13 acres



Eaves height
of 10m



Gated and
secure estate
with CCTV



Floor loading
50 KN/M sq



Loading via four
electric ground
level doors



29 parking spaces
inc. 2 DDA spaces
and EV charging



BREEAM
Very Good
rating



Total plot size
0.76 acres



Eaves height
of 10m



Gated and
secure estate
with CCTV



Floor loading
50 KN/M sq



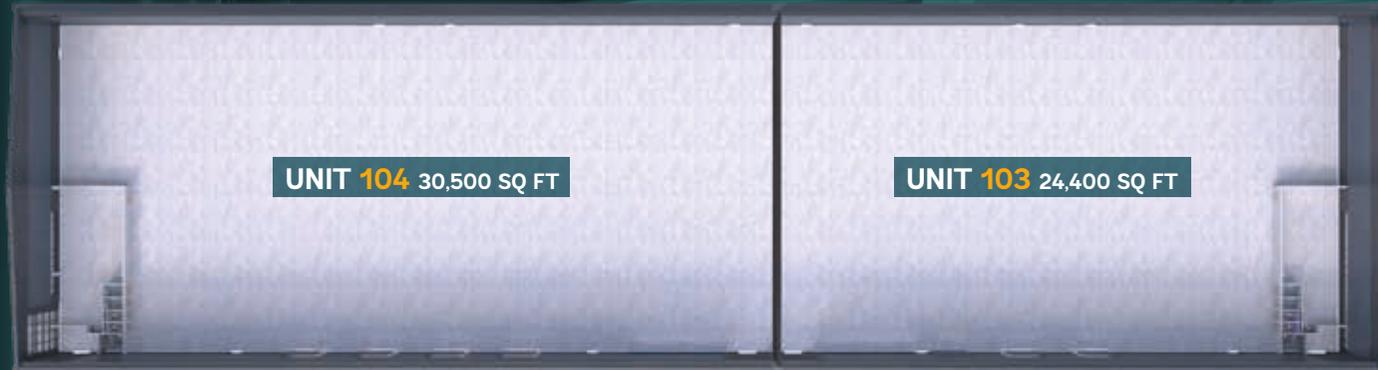
Loading via four
electric ground
level doors



28 parking spaces
inc. 2 DDA spaces
and EV charging

Warehouse Layouts

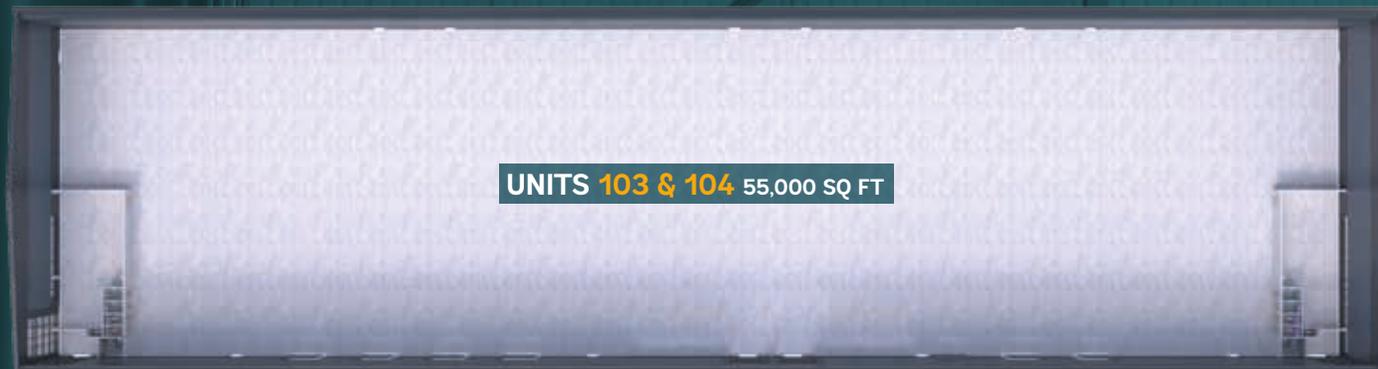
option 1



option 2

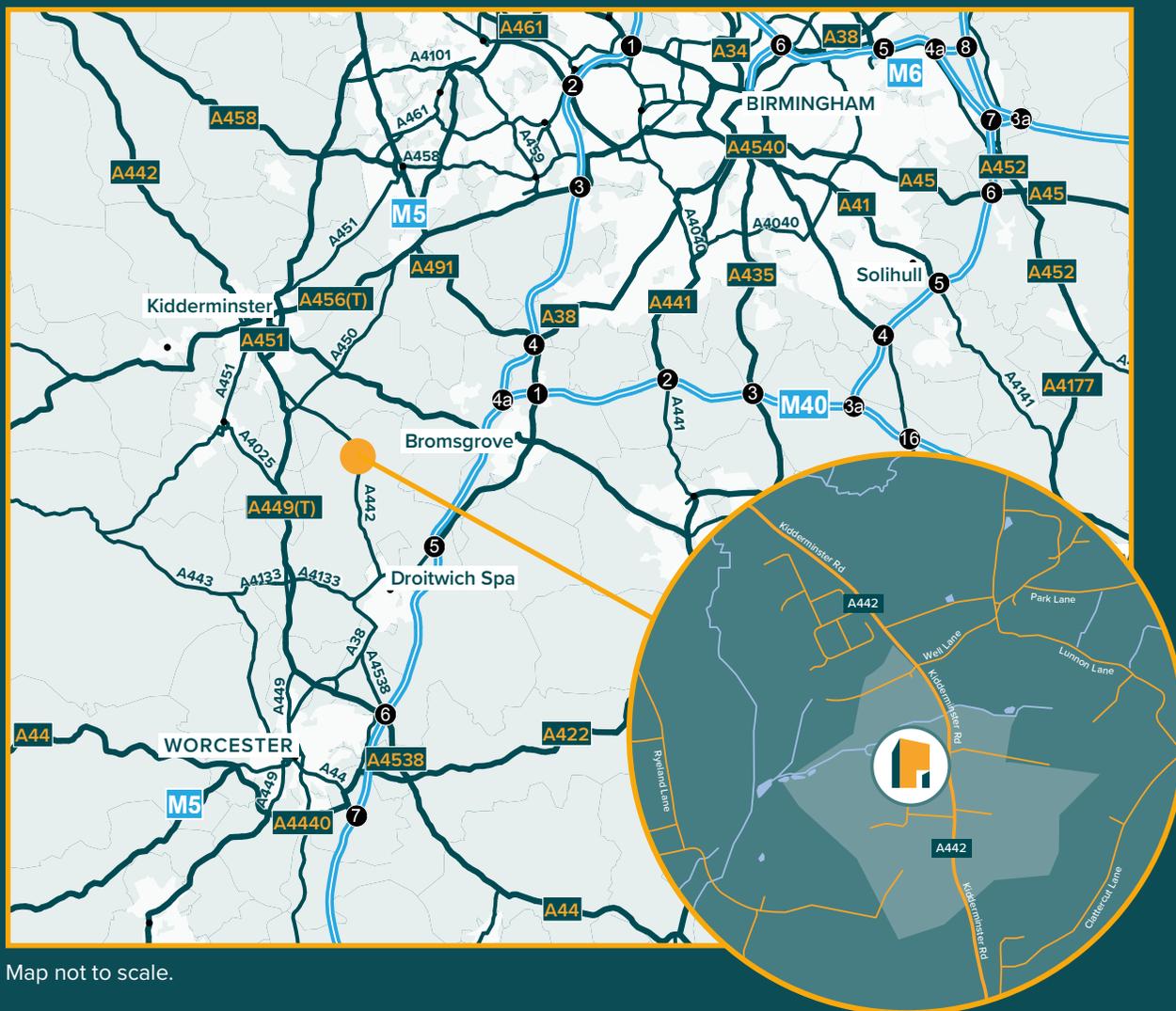


option 3



Potter Space Droitwich

A key location for business



Map not to scale.

Drive times*	Mile	Time
Droitwich	5	10 minutes
Junction 5 of M5	6	11 minutes
Kidderminster	6	15 minutes
Worcester	12	24 minutes
Birmingham	20	41 minutes
Wolverhampton	21	47 minutes
Northampton	75	1 hour and 31 minutes
Cardiff	90	1 hour and 46 minutes
Manchester	100	2 hours and 6 minutes
London	124	2 hours and 29 minutes

*AA Route Finder

Potter Space Droitwich is an established and highly popular industrial/distribution location serving the Midlands. The business park is strategically located in the heart of Worcestershire, approximately 6 miles from Junction 5 of the M5 Motorway. The site is within close proximity of Kidderminster and Worcester, providing a large labour pool, with Birmingham only a 45-minute drive away. The site is easily accessible by rail, with stations in Hartlebury and Droitwich, linking to Birmingham and London.

Viewings can be arranged through our agents or directly with Potter Space on 0113 4650 555 or info@potterspace.co.uk

ALL ENQUIRIES



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