



# DROITWICH170

M5 J5 / A38

Berry Hill Industrial Estate, Droitwich Spa,  
Worcestershire WR9 9AW

What3Words ///surely.handle.estate

## TO LET

Grade A build to suit Industrial & Logistics unit  
Targeting BREAAAM Excellent & EPC A+

# 169,285 SQ FT



A PROJECT BY

**Harworth**

harworthgroup.com



# Introducing **DROITWICH170**

NEW GRADE A INDUSTRIAL AND LOGISTICS UNIT  
WITH EXCELLENT SUSTAINABILITY CREDENTIALS  
SERVING THE WEST MIDLANDS AND WIDER UK

A442  
KIDDERMINSTER ROAD



Teer  
bookings  
hyetts  
owens

ANTOLIN

Arena flowers

tubetrade

INDUCTOTHERM  
Smart Group

OUT

amazon  
van park

NU-WAY  
Smartech Group

IN

NU-WAY  
Smartech Group

BDS Global

Pyroplex

REDDIPLEX

REDDISEALS

HOWDENS

A38

DROITWICH SPA  
1.9 miles to town centre

M5 Junction 5  
3.5 miles



169,285 SQ FT  
BUILD TO SUIT  
OPPORTUNITY



ESTABLISHED  
& POPULAR  
LOCATION



M5 J5  
WITHIN  
5 MINS





**DROITWICH170**

M5 Junction 5  
3.5 miles

M5

DROITWICH SPA  
1.9 miles to town centre

A38

BERRY HILL  
INDUSTRIAL ESTATE

A442  
KIDDERMINSTER ROAD

HAMPTON LOVETT  
INDUSTRIAL ESTATE

AKW

airband

STONEBRIDGE CROSS  
BUSINESS PARK

vax

Menzies  
REFRESHMENT

amazon

Kottig  
KITCHENS & SPA

müller



INDICATIVE IMAGES





## GRADE A SPEC AS STANDARD

**DROITWICH170 BENEFITS FROM A HIGH QUALITY SPECIFICATION WITH ENHANCED SUSTAINABILITY FEATURES INCLUDED AS STANDARD.**

As a result, Droitwich170 offers occupiers a versatile and highly efficient operating platform.

### Warehouse

- 12.5m clear haunch height
- 16 dock doors
- 2 Eurodock access doors
- 3 level access doors
- FM2 category floor
- 50 kN/m<sup>2</sup> floor loading

### External

- 24/7 access
- 50m deep service yard
- Secure site
- 29 trailer spaces
- 131 car parking spaces

### Office

- Ground floor reception with lift
- Fitted out offices
- Mechanically ventilated system
- Suspended ceilings
- Raised access floors

### Sustainability

- Ready for net zero carbon operation
- Target EPC rating of 'A+'
- Minimum BREEAM 'Excellent'
- Roof mounted solar PV array

Accommodation	sq ft	sq m
Warehouse	158,209	14,698
Reception	936	87
First floor offices	5,070	471
Second floor offices	5,070	471
<b>Total GIA</b>	<b>169,285</b>	<b>15,727</b>

## BUILDING FOR A SUSTAINABLE FUTURE

EVERY HARWORTH BUILD PERFORMS BEYOND STATUTORY EFFICIENCY AND CONSUMPTION REQUIREMENTS.

The latest low carbon technologies are included within our standard specification. As a result, a Harworth building uses less energy and creates less emissions. Rainwater harvesting, low flow sanitaryware and leak detection also reduce water usage.

A commitment to durability ensures our buildings will be useful for longer. And when the end finally comes, we specify materials with the maximum recycling potential.

BREEAM®

Target BREEAM  
'Excellent'

A+

Target EPC 'A+'



Target Net Zero



Ready for net zero carbon in operation, contributing to your net zero journey



Water conserving sanitaryware



Enhanced building fabric to exceed Building Regulations for energy efficiency



Water leak detection to save water costs via pipe bursts



Roof mounted photovoltaic array providing up to 100% power to the office space



Sustainable drainage to manage water quality and protect local watercourses



Building structure ready to accommodate photovoltaic array up to 60% of roof area



EV chargers to 10% of spaces with capacity for additional chargers to be installed



15% roof lights, reducing daytime lighting energy costs



Use of locally sourced recycled and natural products where possible



LED lighting as standard to minimise energy usage and reduce emissions



Construction waste minimised by recycling, reducing road miles and land fill



High efficiency Air Source Heat Pumps (ASHP) heating and cooling the offices







# DROITWICH170

## REGIONAL & NATIONAL REACH

ACCESS 3.2 MILLION CONSUMERS WITHIN 45 MINUTES AND 74.1% OF THE UK POPULATION WITHIN 4.5 HOURS.

Droitwich170 occupies a prime position in a proven industrial and distribution location on the A38, with M5 J5 accessible within 3 minutes.

### Located for the last mile

Droitwich170 is well-placed to provide last mile reach across the West Midlands and the wider M5 corridor.

Birmingham, Coventry, Worcester, Cheltenham and Gloucester all fall within 45 minutes by van.

### National impact

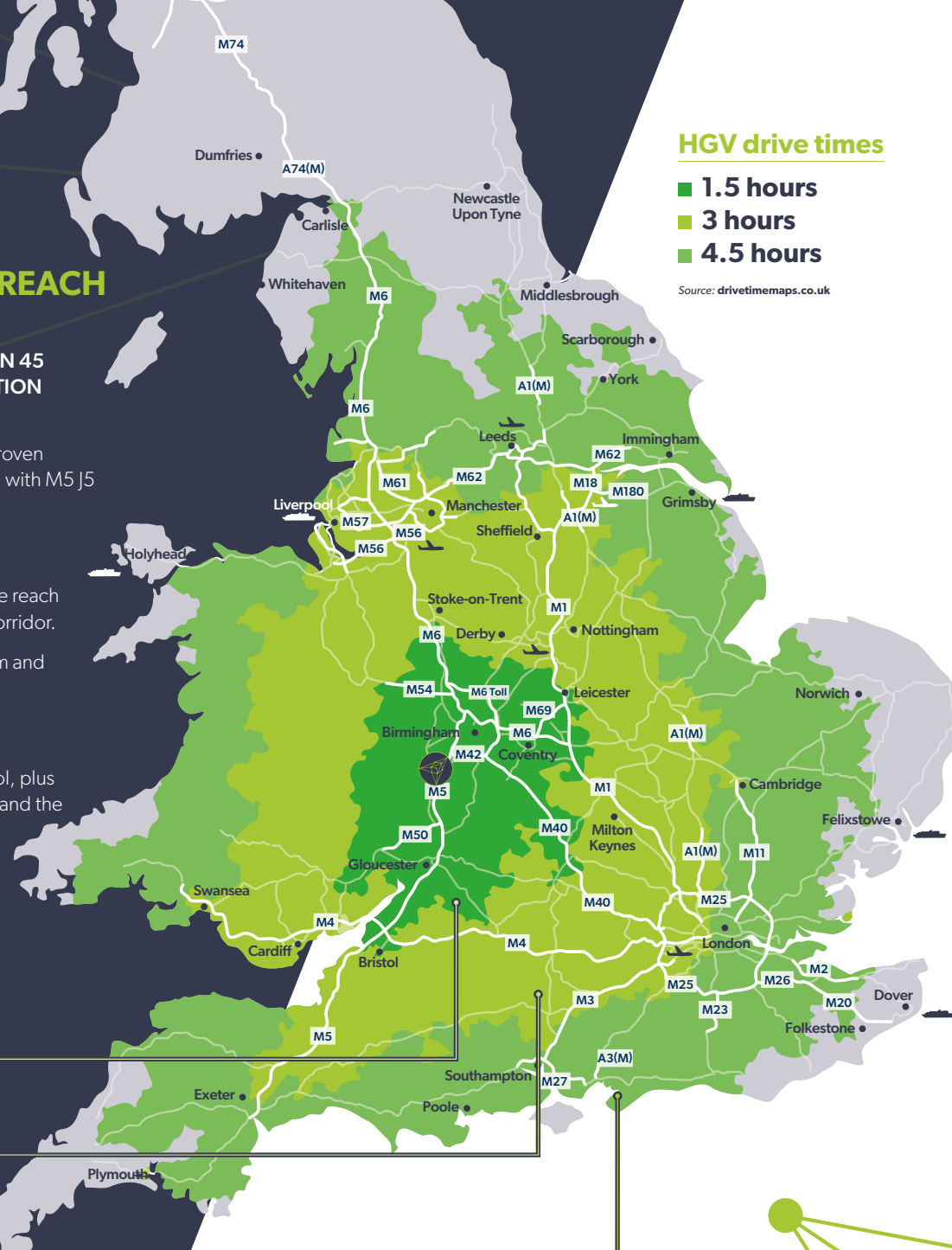
Droitwich170 brings Central London and Bristol, plus all the major industrial centres of the Midlands and the North West, within a 3 hour journey by HGV.

Droitwich170 also provides access into Wales, the South West and the North. Three quarters of all UK consumers fall within a single 4.5 hour HGV journey.

**6.6m** PEOPLE  
and **2.7m households** within 1.5 hours

**30.8m** PEOPLE  
and **12.7m households** within 3 hours

**49.9m** PEOPLE  
and **20.7m households** within 4.5 hours



### HGV drive times

- 1.5 hours
- 3 hours
- 4.5 hours

Source: drivetimemaps.co.uk

Motorways	Time	Distance
M5 J5	5 mins	2 miles
M5 J4A (M42)	10 mins	8 miles
M5 J8 (M50)	22 mins	19 miles
M6 J8	34 mins	25 miles

Cities	Time	Distance
Droitwich Spa (centre)	3 mins	1 mile
Worcester	18 mins	9 miles
Birmingham	37 mins	22 miles
Cheltenham	41 mins	33 miles
Gloucester	46 mins	36 miles
Coventry	48 mins	42 miles
Leicester	1 hr 20 mins	63 miles
Stoke-on-Trent	1 hr 26 mins	63 miles
London	2 hr 26 mins	125 miles

Rail Ports	Time	Distance
Birmingham Freightliner	39 mins	25 miles
Hams Hall	39 mins	36 miles

Sea Ports	Time	Distance
Bristol	1 hr 7 mins	68 miles
Southampton	2 hr 14 mins	128 miles
Liverpool	2 hr 19 mins	116 miles
London Gateway	2 hr 42 mins	169 miles
Felixstowe	3 hr 18 mins	189 miles

Airports	Time	Distance
Birmingham	32 mins	29 miles
Coventry	43 mins	42 miles
East Midlands	1 hr 4 mins	63 miles
Heathrow	1 hr 51 mins	114 miles

Source: Lorry Route Planner / Google Maps

## LAST MILE & DRIVE TO WORK

**223,109**

people within 15 mins

**2.0m**

people within 30 mins

**4.3m**

people within 45 mins



## SKILLED & ECONOMICAL LABOUR FORCE



**310,000**

**MANUFACTURING EMPLOYEES**  
in The West Midlands  
(10.1% vs 7.2% UK)



**189,000**

**TRANSPORTATION &  
STORAGE EMPLOYEES**  
in Transportation & Storage  
(6.1% vs 5.3% UK)



**£617.50**

**GROSS WEEKLY PAY**  
in The West Midlands  
(vs £642.00 UK average)  
NOMIS 2022



**2.9M PEOPLE**

**ECONOMICALLY ACTIVE**  
in the West Midlands  
NOMIS Feb 2023

**142,000 PEOPLE**

**WANT A JOB IN**  
the West Midlands  
NOMIS Dec 2022

For more information on growth plans and support  
for the region please visit [www.wlep.co.uk](http://www.wlep.co.uk)

A PROJECT BY  
**Harworth**

## ABOUT HARWORTH GROUP

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing over 15,000 acres on around 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 sustainable 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  
[harworthgroup.com](http://harworthgroup.com)

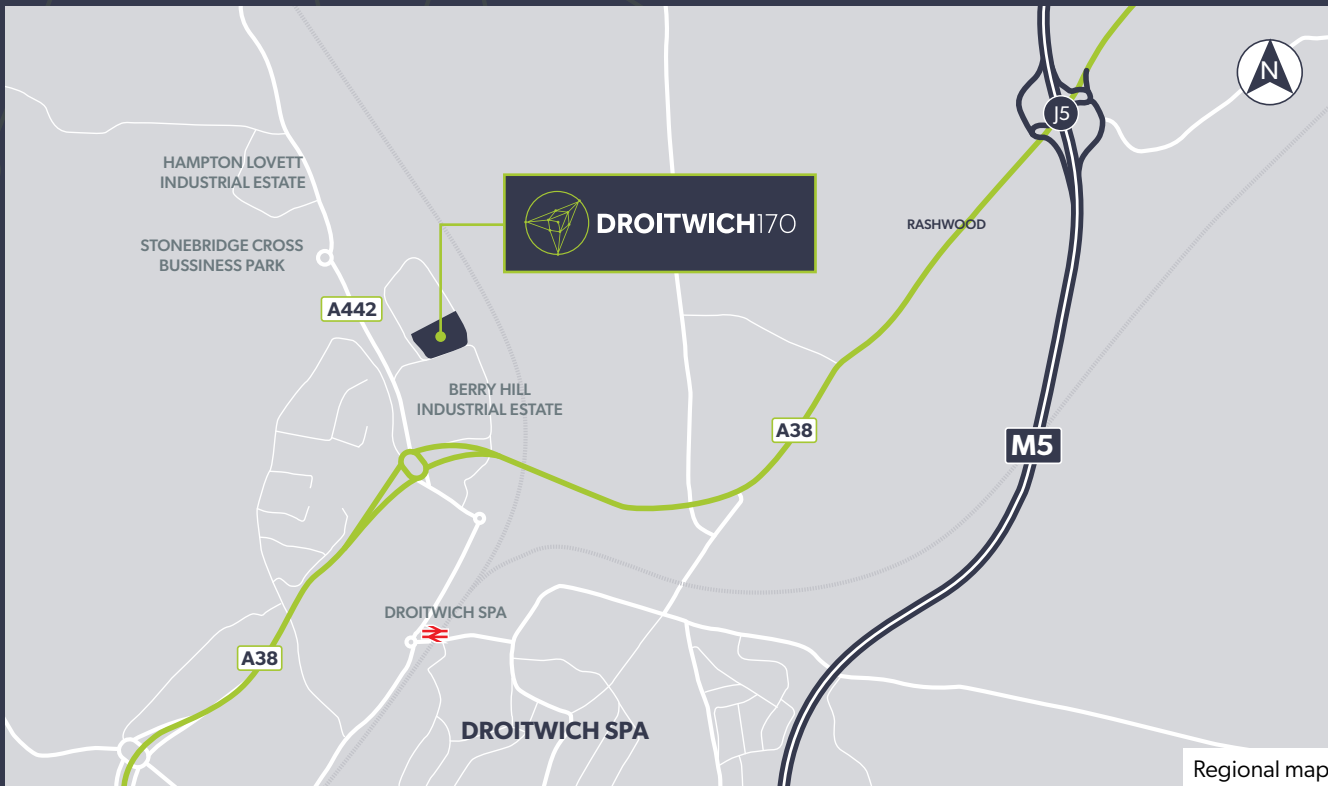
[harworthgroup.com](http://harworthgroup.com)



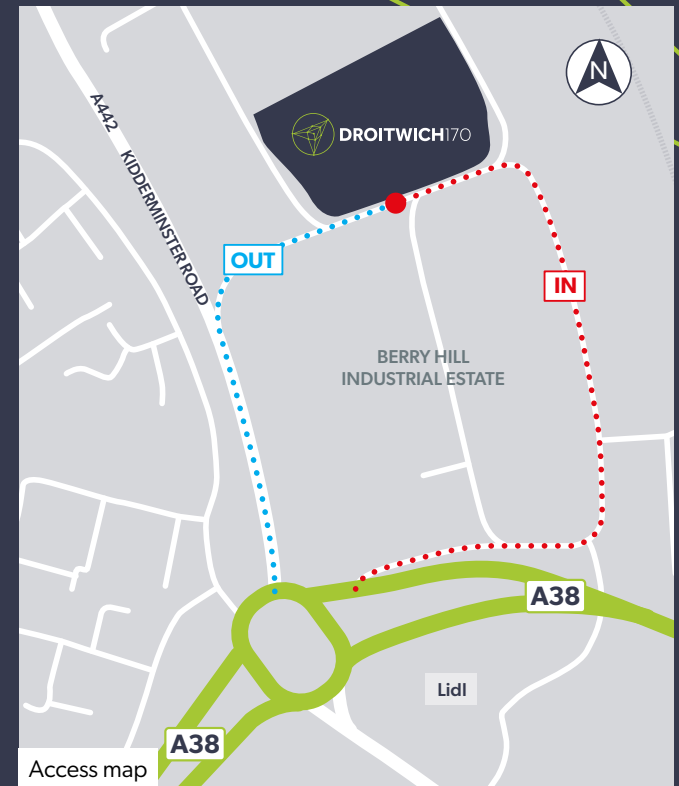
# DROITWICH170

**M5 J5 / A38**

Berry Hill Industrial Estate, Droitwich Spa, Worcestershire WR9 9AW  
What3Words///surely.handle.estate



Regional map



Access map

For further information and to arrange a viewing, please contact one of the joint selling agents.



**Edward Kennerley**  
edward.kennerley@knightfrank.com  
+44 7972 187 779

**James Clements**  
james.clements@knightfrank.com  
+44 7436 165 015



**John Sambrooks**  
jsambrooks@geraldve.com  
+44 7919 624 512

**Sam Pearson**  
spearson@geraldve.com  
+44 (0)121 616 4840

**Jon Ryan-Gill**  
jryan-gill@geraldve.com  
+44 7961 820 757

harworthgroup.com

Misrepresentation Act: Knight Frank and Gerald Eve for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Knight Frank and Gerald Eve has any authority to make any representation or warranty whatsoever in relation to this property. Images are indicative only. July 2023