

Units 103 & 104

15,100 - 55,000 SQ FT

1,402 SQ M - 5,109 SQ M

FINAL UNITS
TO LET



Potter Space Droitwich

7 Kidderminster Rd, Cutnall Green, Droitwich WR9 0NS

Brand new, high quality warehouse space,
approx 6 miles (10 mins) from junction 5 of the M5



Home for business

Make it your space

10 MIN DRIVE TO THE JUNCTION 5 OF THE M5

UNIT 104

UNIT 103

Our new units offer the following cubic metres:

Unit 103 24,960 m³

Unit 104 31,260 m³

Unit 103/104 56,340 m³




BREEAM
Very Good rating
ON ALL UNITS

UNIT 103
Available
24,400
SQ FT
2,266 SQ M

UNIT 104
Summer 2025
30,500
SQ FT
2,833 SQ M

UNIT 104A
Summer 2025
15,200
SQ FT
1,402 SQ M

UNIT 104B
Summer 2025
15,100
SQ FT
1,402 SQ M

Site Plan

If you are 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.



UNIT 103 Available now



ACCOMMODATION

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



BREEAM
Very Good rating



Total plot size
1.33 acres



Eaves height
of 10m



Gated estate
with CCTV



EV charging
points



Floor loading
50 KN/M sq



Loading via three electric
ground level doors



47 parking spaces inc.
2 DDA spaces

UNIT 104 Available Summer 2025



ACCOMMODATION

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



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



BREEAM
Very Good rating



Total plot size
1.89 acres



Eaves height
of 10m



Gated estate
with CCTV



EV charging
points



Floor loading
50 KN/M sq



Loading via four electric
ground level doors



59 parking spaces inc.
2 DDA spaces

UNIT 104A Available Summer 2025



ACCOMMODATION

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



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



BREEAM
Very Good rating



Total plot size
1.13 acres



Eaves height
of 10m



Gated estate
with CCTV



EV charging
points



Floor loading
50 KN/M sq



Loading via two electric
ground level doors



29 parking spaces inc.
2 DDA spaces

UNIT 104B Available Summer 2025

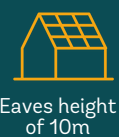


ACCOMMODATION

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

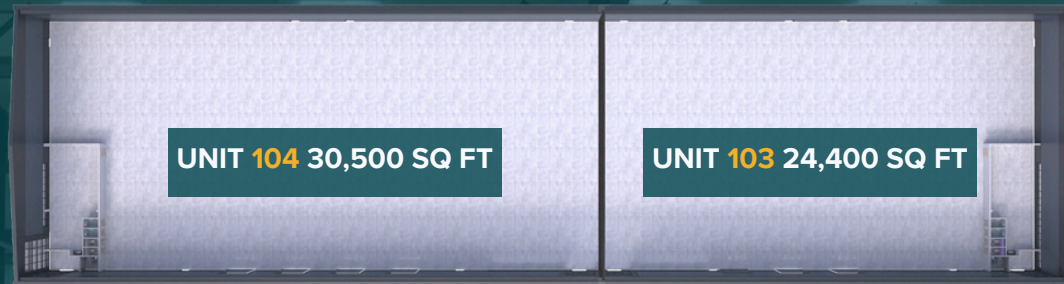


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Warehouse layouts

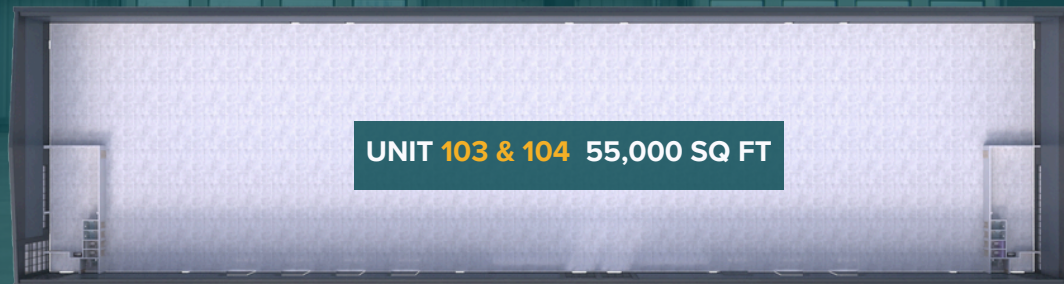
option 1



option 2



option 3



Space for sustainability



BREEAM Very Good
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

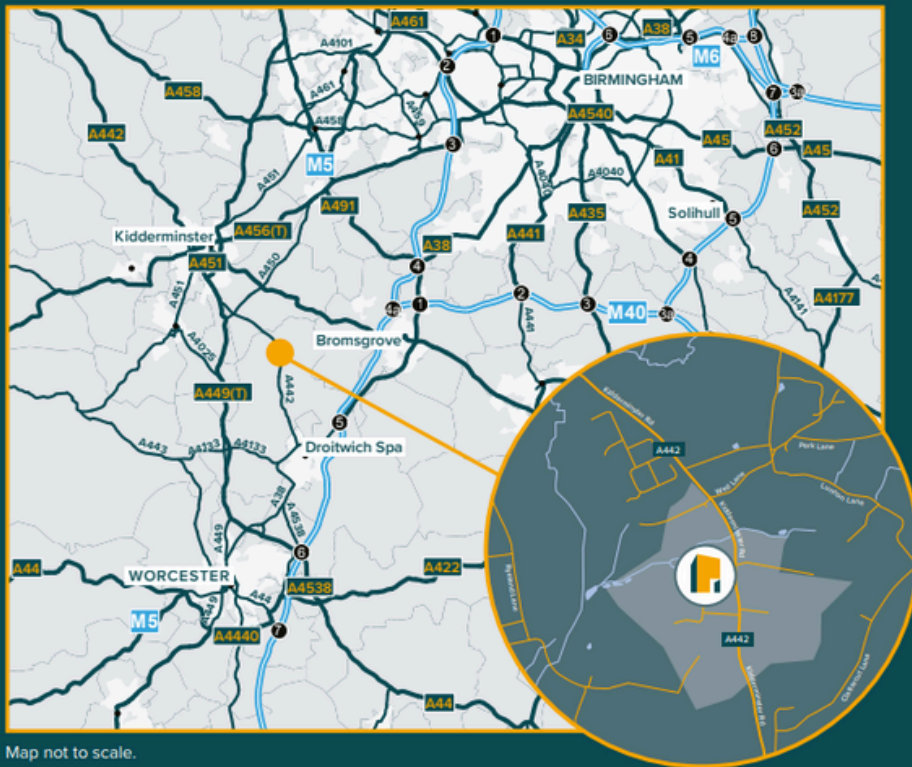


Sustainable Draining System
Balancing ponds utilised for surface water drainage



Potter Space Droitwich

A key location for business



Map not to scale.

| Drive times* | Mile | Time |
|----------------------|------|------------------------|
| Droitwich | 5 | 10 minutes |
| Junction 5 of the M5 | 6 | 10 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 |

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 41-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

01905 728 444
0121 561 7888
fishergerman.co.uk

harrislamb
PROPERTY CONSULTANCY

0121 455 9455
01905 22666
www.harrislamb.com

Rob Champion
Tel: 07530 259 915
Email: rob.champion@fishergerman.co.uk

Charles D'Auncey
Tel: 07747 897 866
Email: charles.dauncey@harrislamb.com

Lauren Allcoat-Hatton
Tel: 07738 981 480
Email: lauren.allcoat-hatton@fishergerman.co.uk

Sara Garratt
Tel: 07876 898 280
Email: sara.garratt@harrislamb.com

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