

To Let

12,000-54,500 SQ. FT.

(1,115 SQ. M to 5,063 SQ. M)



Potter
SPACE

Home for business

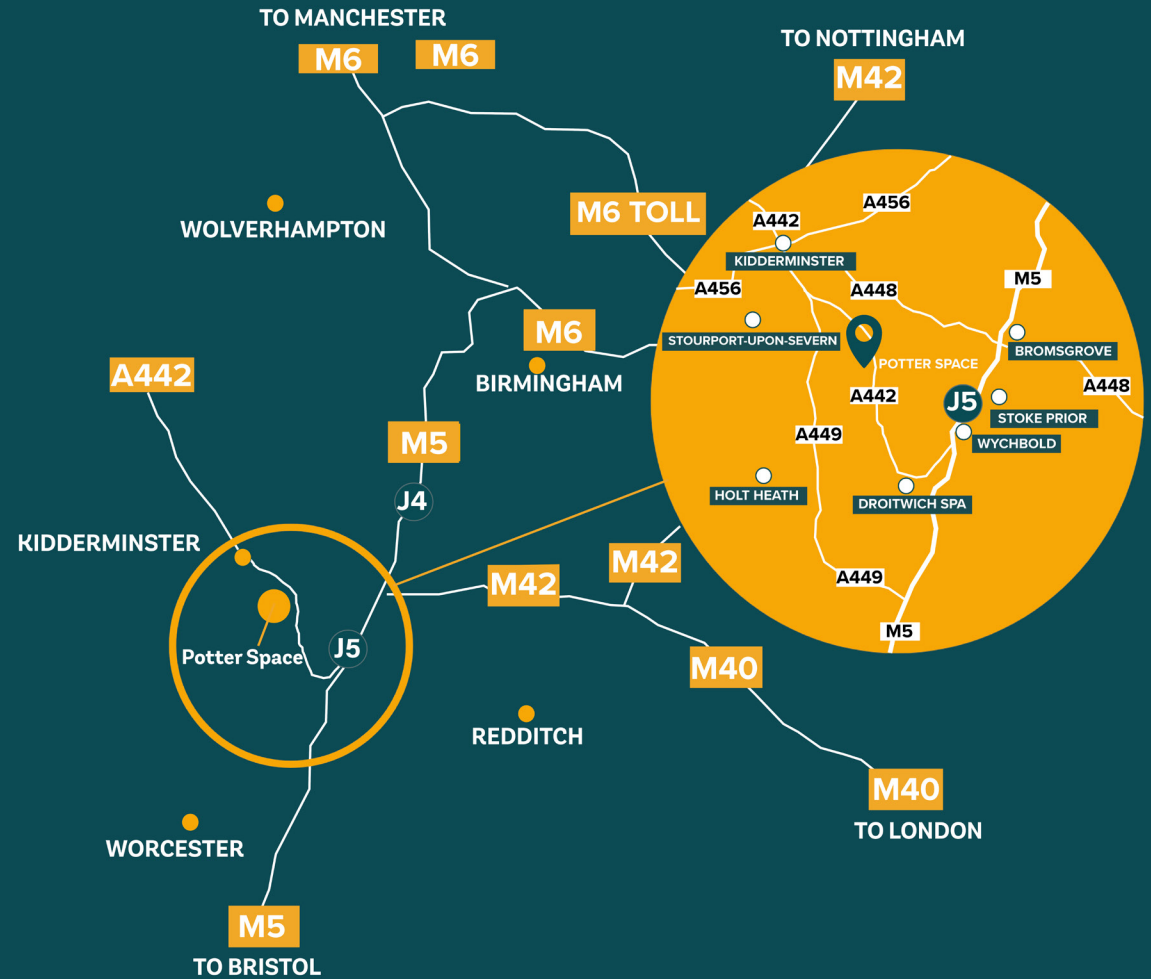
Potter Space Droitwich

7 Kidderminster Rd, Cutnall Green, Droitwich WR9 0NS

Approx 6 miles (10 mins) from junction 5 of the M5

Location

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 5 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.



DRIVE TIMES*	MILES	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



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.

KEY

- SITE BOUNDARY 
- UNIT BOUNDARY 
- NEW BUILDINGS 
- EXISTING BUILDINGS 



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

Make it your space

Our new units offer the following cubic metres;

Unit 101	31,730 m3
Unit 102	24,320 m3
Unit 103	27,313 m3
Unit 104	34,128 m3

South to
Droitwich
and
Worcester

Kidderminster
Road
(A442)

North to
Kidderminster



BREEAM
Very good rating
ON ALL UNITS

**NEW UNITS
TO LET**

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

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

UNIT 103
24,000
SQ. FT.
2,230 SQ.M

UNIT 104
30,500
SQ. FT.
2,834 SQ.M

UNIT 101

UNIT 102

UNIT 104

UNIT 103



UNIT 101

Available Spring 2023



ACCOMMODATION

	SQ FT
Warehouse	27,000
Offices	1,450
Total	28,450
	(2,643 SQ.M)

UNIT 102

Available Spring 2023



ACCOMMODATION

	SQ FT
Warehouse	21,000
Offices	1,000
Total	22,000
	(2,044 SQ.M)



BREEAM
Very Good
rating



Total plot size
1.98 acres



Eaves height
of 10m



Gated and
secure estate
with CCTV



Floor loading
50 KN/M sq



Loading via four
electric ground
level doors



54 parking
spaces inc. 3
DDA spaces



BREEAM
Very Good
rating



Total plot size
1.56 acres



Eaves height
of 10m



Gated and
secure estate
with CCTV



Floor loading
50 KN/M sq



Loading via four
electric ground
level doors



42 parking
spaces inc. 2
DDA spaces

UNIT 103

Available Autumn 2023



ACCOMMODATION

	SQ FT
Warehouse	22,500
Offices	1,500
Total	24,000
	(2,230 SQ.M)



BREEAM
Very Good
rating



Total plot size
1.33 acres



Eaves height
of 10m



Gated and
secure estate
with CCTV



Floor loading
50 KN/M sq



Loading via four
electric ground
level doors



47 parking
spaces inc. 2
DDA spaces

UNIT 104

Available Autumn 2023



ACCOMMODATION

	SQ FT
Warehouse	29,000
Offices	1,500
Total	30,500
	(2,834 SQ.M)



BREEAM
Very Good
rating



Total plot size
1.82 acres



Eaves height
of 10m



Gated and
secure estate
with CCTV



Floor loading
50 KN/M sq



Loading via four
electric ground
level doors



59 parking
spaces inc. 4
DDA spaces

Find your home for business

We can adapt and build space to meet the needs of your business, whatever the size.

The team at Potter Space will work with you every step of the way, to ensure a quick and smooth process, from start to finish.

This means that your chosen building requirements will be delivered in a timeframe, based around the needs of your new or expanding business. Please call us to find out more.

Contact us

+44 (0) 1765 530 930

info@potterspace.co.uk

A DEVELOPMENT BY



Home for business

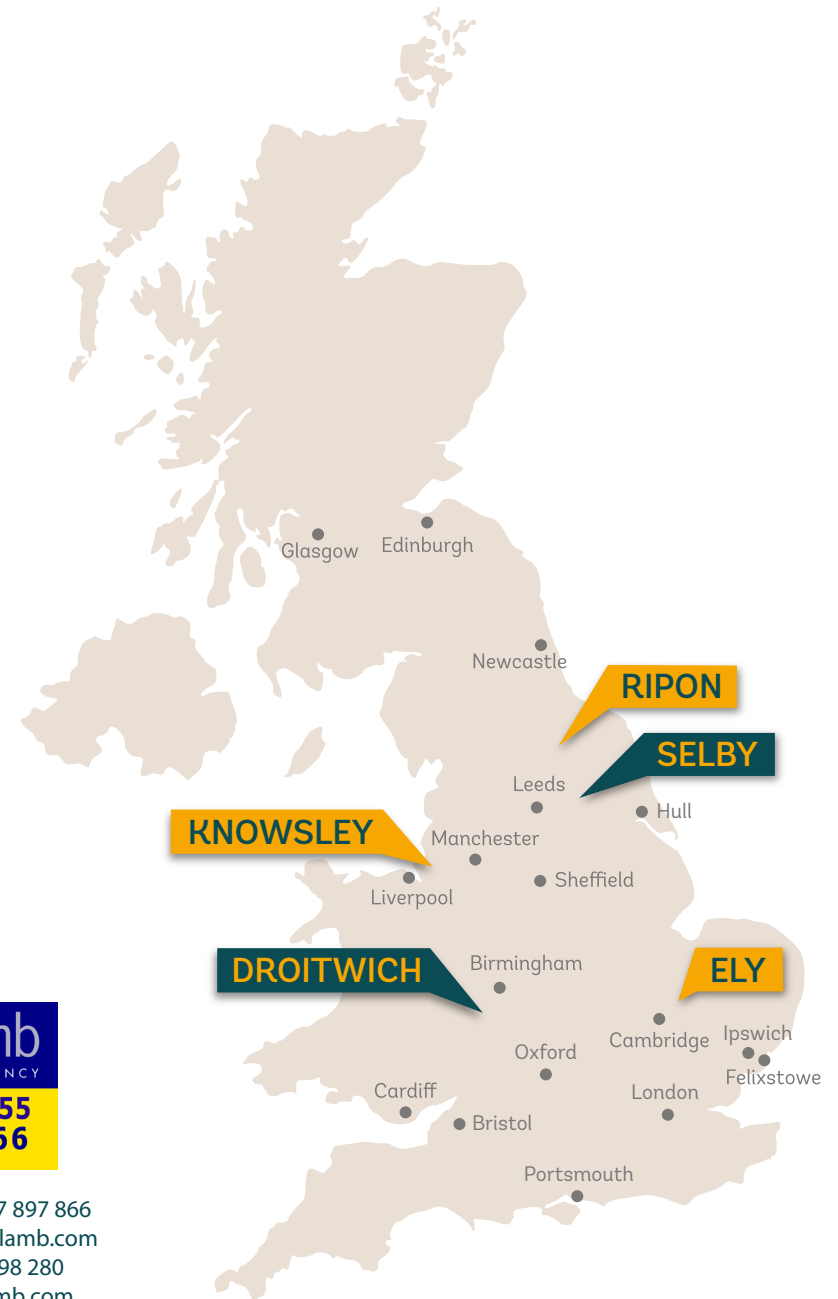
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