

GRADE A INDUSTRIAL AND LOGISTICS UNIT

169,410 SQ FT (15,739 SQ M)



**DROITWICH
170**

AVAILABLE FOR IMMEDIATE OCCUPATION

- Ⓢ PV INSTALLED AS STANDARD
- Ⓢ 1 MVA OF POWER INSTALLED
- Ⓢ BREEAM EXCELLENT
- Ⓢ EPC A



M5 J5 / A38

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

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Harworth

A new space for Droitwich

Introducing Droitwich 170, a brand-new grade A industrial and logistics unit serving the West Midlands and wider UK.

This state-of-the-art warehouse unit benefits from a high-quality specification with enhanced sustainability features included as standard.

Located on the existing Berry Hill Industrial Estate, Droitwich 170 is perfectly placed for a new occupier to join an established and proven industrial and distribution location on the A38, with Junction 5 of the M5 motorway accessible within a 5-minute drive.

Over 3.2 million consumers are within a 45-minute drive of the site, making the location ideal for last mile distribution with 74% of the UK population within a 4.5-hour drive.



Be part of this thriving business community



169,410 SQ FT
Speculatively
developed



Established
and popular
location



M5 J5
within 5 mins

DROITWICH 170 | WORCESTERSHIRE, WR9 9AW

A442
KIDDERMINSTER ROAD



OUT

IN

A38

DROITWICH SPA
1.9 miles to town centre

M5 Junction 5
3.5 miles

You're in good company



People to power your business

A skilled and economical labour force



£617.50 gross
weekly pay in the
West Midlands
(Ave. £642.00 UK)
NOMIS 2022



189,000
transportation
and storage
employees
(6.1% vs 5.3% UK)



2.9m people
economically active
in the West Midlands
NOMIS Feb 2023



310,000
manufacturing
employees
(10.1% vs 7.2% UK)

For more information on growth plans and support
for the region please visit www.wlep.co.uk

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Over 4.3 million consumers
can be reached within a
45-minute drive of the site.
There are 142,000 people
searching for a job in the
West Midlands.

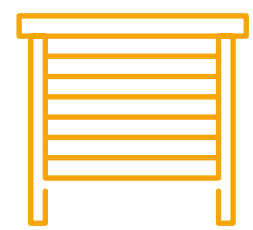
Source:
NOMIS Dec 2022



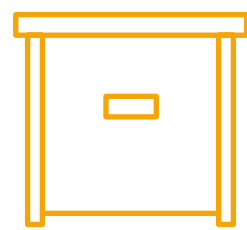
Site Plan

and accommodation schedule

Accommodation	sq ft	sq m
Warehouse	158,247	14,702
Ground floor offices	1,181	110
First floor offices	4,991	464
Second floor offices	4,991	464
Total GIA	169,410	15,739



3 Level access doors



16 Dock loading doors
(inc 2 Eurodock doors)



132 Car parking spaces
(inc 7 accessible)



29 HGV parking spaces



26 EV charging spaces



Take a closer look

Warehouse

- 12.5m clear haunch height
- 16 dock doors including 2 Eurodock access doors
- 3 level access doors
- FM2 category floor
- 50 kN/m2 floor loading

External

- 24/7 access
- 50m deep service yard
- Secure site
- 29 HGV parking spaces
- 132 car parking spaces
- Landscaped outdoor seating area
- PV installed as standard

Internal

- Ground floor reception with lift
- Fitted out offices
- Mechanically ventilated system
- Exposed ceilings
- Raised access floors
- Enhanced kitchen and WC areas



Sustainability

Every Harworth development 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.



Target BREEAM
'Excellent'



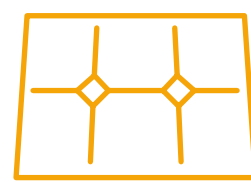
Target Net Zero



Target EPC A+



Air source
heat pumps



PV panels



LED lighting



- ✓ Ready for net zero carbon in operation, contributing to your net zero journey
- ✓ Enhanced building fabric to exceed Building Regulations for energy efficiency
- ✓ Roof mounted photovoltaic array providing up to 100% power to the office space
- ✓ Building structure ready to accommodate photovoltaic array up to 60% of roof area
- ✓ 15% roof lights, reducing daytime lighting energy costs
- ✓ LED lighting as standard to minimise energy usage and reduce emissions
- ✓ High efficiency Air Source Heat Pumps (ASHP) heating and cooling the offices
- ✓ Water conserving sanitaryware
- ✓ Water leak detection to save water costs via pipe bursts
- ✓ Sustainable drainage to manage water quality and protect local watercourses
- ✓ EV chargers to 10% of spaces with capacity for additional chargers to be installed
- ✓ Use of locally sourced recycled and natural products where possible
- ✓ Construction waste minimised by recycling, reducing road miles and land fill



Location

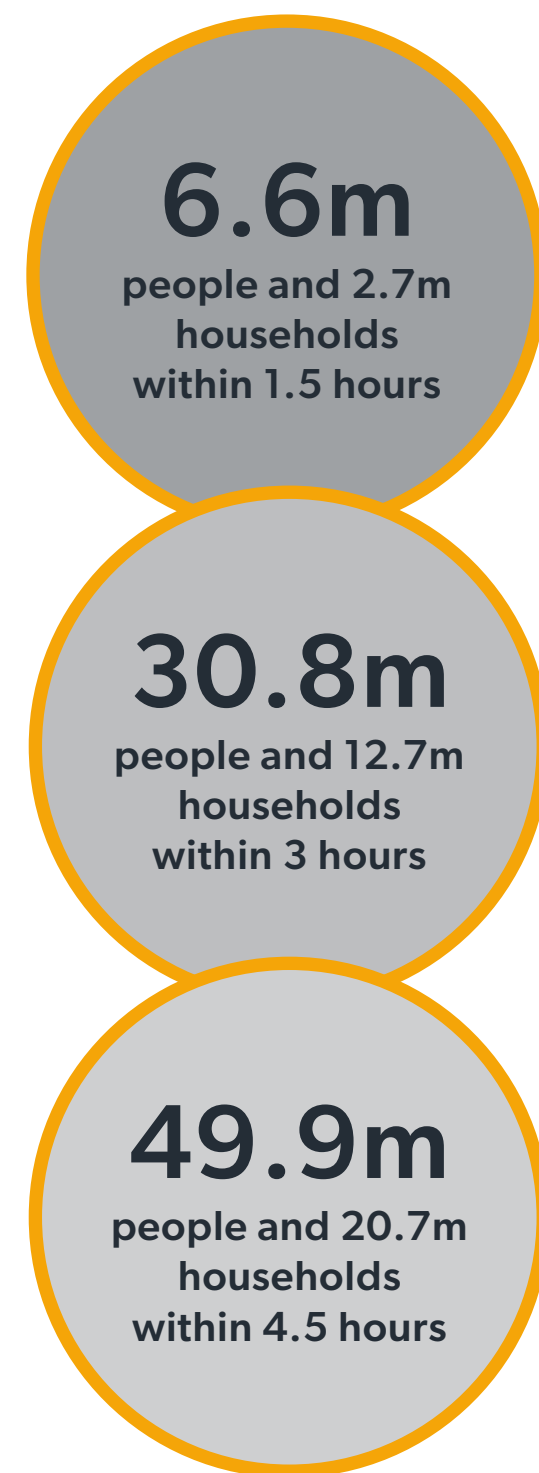
Primed for regional and national reach

	Minutes	Miles
Motorways		
M5 J5	5	2
M5 J4A (M42)	10	8
M6 J8	34	25
Towns and cities		
Droitwich Spa (centre)	3	1
Worcester	16	8
Birmingham	37	22
Coventry	45	37
Gloucester	46	36
Rail Connectivity		
Birmingham Freightliner	39	25
Hams Hall	39	36
Sea Ports		
Bristol	67	68
Airports		
Birmingham	32	29
Coventry	43	42

HGV drive times

- 1.5 hours
- 3 hours
- 4.5 hours

Source: drivetimemaps.co.uk



About Harworth

Harworth Group plc is a leading regeneration and strategic land owner and developer focused on the Industrial & Logistics (I&L) and Residential sectors. We own, develop, and manage a portfolio of over 15,000 acres of Strategic Land over 100 sites located throughout the North of England and Midlands.

We specialise in delivering long-term value for all stakeholders by regenerating large, complex sites, into new I&L developments and serviced remediated land for sale into the I&L and Residential land markets. Our long-term through-the-cycle business model is to create sustainable places, support new homes, jobs and communities 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.

Our people are every bit as important as our land and are central to our success. We have a highly experienced team of property professionals including surveyors, planners, engineers and project managers, as well as finance, legal, communications and support staff. With our ambitious growth strategy to be a £1bn business by 2027, we now employ over 100 people across our four offices at Rotherham (Head Office), Leeds, Birmingham and Manchester, each supporting our regions across the North of England and the Midlands.

JOIN THE HARWORTH JOURNEY
Visit: [harworthgroup.com](https://www.harworthgroup.com)

c15,000

ACRES OF LAND

c100

SITES OWNED
AND MANAGED

£4.3BN

POTENTIAL
GVA UPLIFT

34.6M

SQ FT OF
POTENTIAL
I&L SPACE



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To arrange a viewing, please contact:

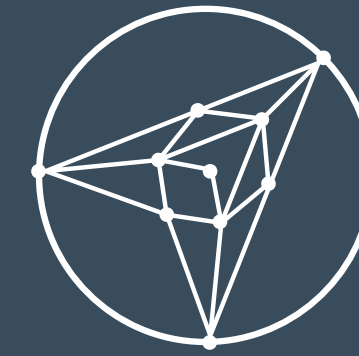


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