





# 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



## 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.

UNIT103

UNIT104B

UNIT104A





**AkzoNobel** 















## UNIT 103 Available now



### **ACCOMMODATION**

 SQ FT
 SQ M

 Warehouse
 22,900
 2,127

 Offices
 1,500
 139

 Total
 24,400
 2,266



















# UNIT 104 Available Summer 2025



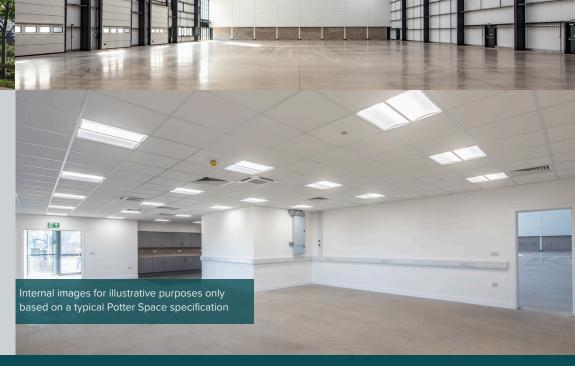
### **ACCOMMODATION**

 SQ FT
 SQ M

 Warehouse
 30,500
 2,833

 Offices
 TBC
 TBC

 Total
 30,500
 2,833



















UNDER OFFER

# 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



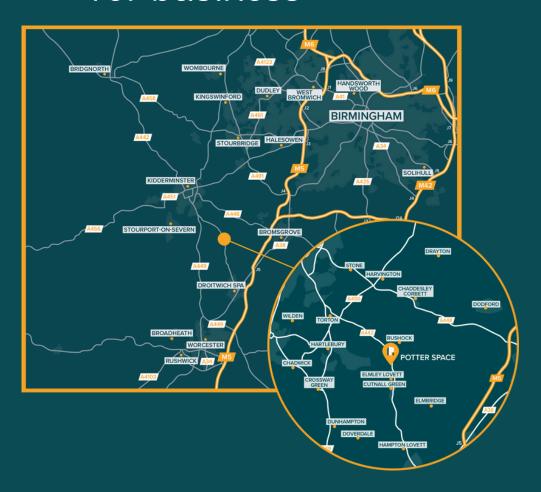
#### **Sustainable Draining System**

Balancing ponds utilised for surface water drainage



## Potter Space Droitwich

# A key location for business



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**



#### **Rob Champion**

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#### Lauren Allcoat-Hatton

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