

# Units 103 & 104

15,100 - 55,000 SQ FT

1,402 SQ M - 5,109 SQ M

FINAL UNIT  
TO LET



## Potter Space Droitwich

7 Kidderminster Rd, Cutnall Green, Droitwich WR9 0NS



Home for business

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



# Make it your space

10 MIN DRIVE TO THE  
JUNCTION 5 OF THE M5

UNIT 104  
Under offer

UNIT 103

Our new units offer the following cubic metres:

Unit 103 24,960 m<sup>3</sup>

Unit 104 31,260 m<sup>3</sup>

Unit 103/104 56,340 m<sup>3</sup>



**BREEAM**  
Very Good rating  
ON ALL UNITS

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

UNIT 104  
Under offer  
**30,500**  
SQ FT  
2,833 SQ M

UNIT 104A  
Under offer  
**15,200**  
SQ FT  
1,402 SQ M

UNIT 104B  
Under offer  
**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

UNDER OFFER



## 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



# 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



Click here for  
video tour





# 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](mailto:info@potterspace.co.uk)

### ALL ENQUIRIES

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