

To Let

12,000 SQ FT - 54,500 SQ FT

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



Potter Space Droitwich

7 Kidderminster Rd, Cutnall Green, Droitwich WR9 0NS



Home for business

Brand new, high quality warehouse space,
approx 6 miles (11 mins) from junction 5 of the M5

Make it your space

Our new units offer the following cubic metres;

| | |
|----------|-----------------------|
| Unit 101 | 31,730 m ³ |
| Unit 102 | 24,320 m ³ |
| Unit 103 | 27,313 m ³ |
| Unit 104 | 34,128 m ³ |

South to
Droitwich
and
Worcester

Kidderminster
Road
(A442)

North to
Kidderminster

UNIT 101

UNIT 102

UNIT 104

UNIT 103


BREEAM
Very good rating
ON ALL UNITS

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

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

UNIT 103
UNDER CONSTRUCTION
24,000
SQ FT
2,230 SQ M

UNIT 104
UNDER CONSTRUCTION
30,500
SQ FT
2,834 SQ M

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

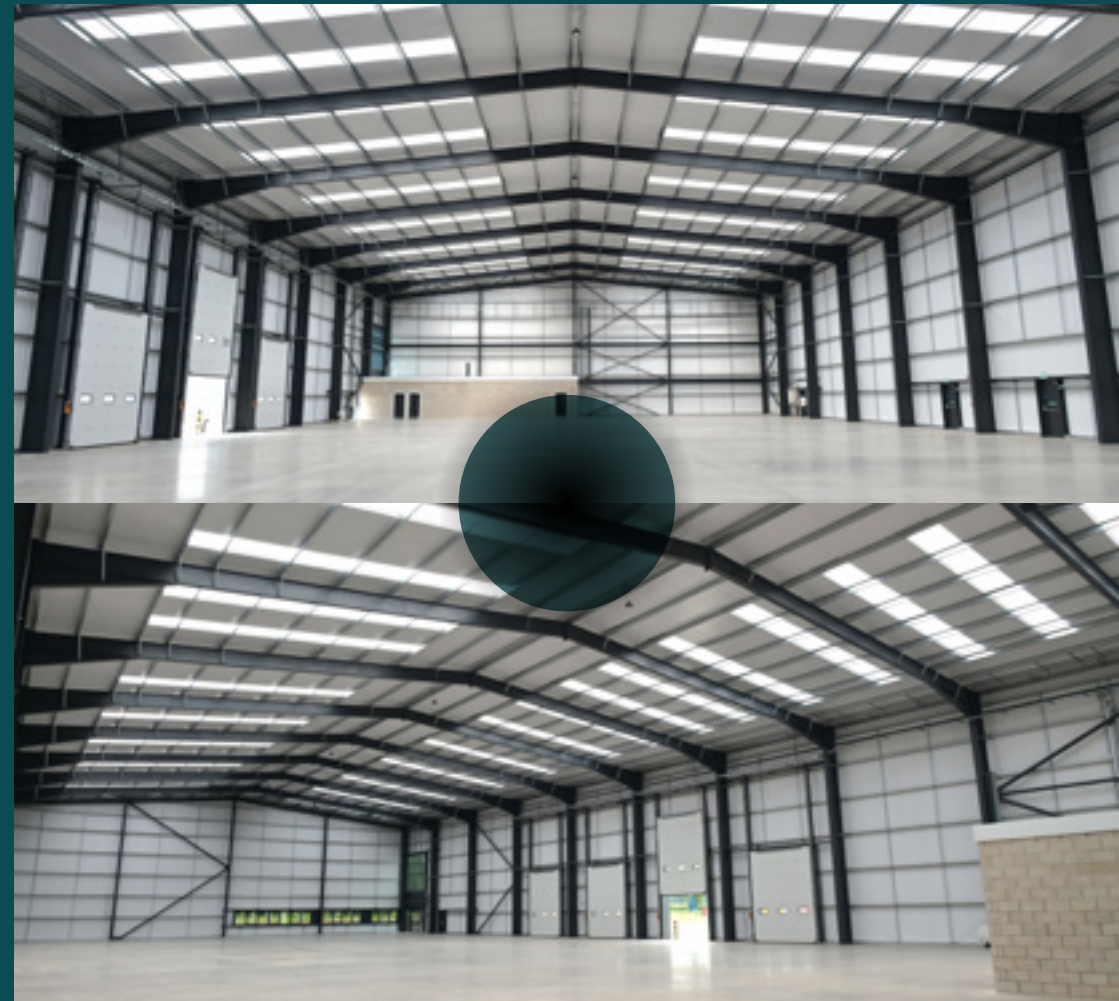
UNIT 101

Available Now



ACCOMMODATION

| | SQ FT |
|--------------|--------|
| Warehouse | 27,000 |
| Offices | 1,450 |
| Total | 28,450 |
| (2,643 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

UNIT 103

Available Spring 2024



ACCOMMODATION

| | SQ FT |
|---|---------------|
| Warehouse (Can be split from 12,000 sq ft) | 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 Spring 2024



ACCOMMODATION

| | SQ FT |
|---|---------------|
| Warehouse (Can be split from 12,000 sq ft) | 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.

0113 465 0555

info@potterspace.co.uk



**Potter
SPACE**
Home for business

Potter Space Droitwich

A key location for business



| Drive times* | Mile | 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

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 45-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.

ALL ENQUIRIES



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Map not to scale.

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