

Units 103 & 104

15,100 - 55,000 SQ FT

1,402 SQ M - 5,109 SQ M

Final
Units Available



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 103	24,960 m ³
Unit 104	31,260 m ³
Unit 103/104	56,340 m ³

South to
Droitwich
and
Worcester

UNIT 101 [LET]

UNIT 104

UNIT 103

Kidderminster
Road
(A442)

UNIT 102 [LET]

North to
Kidderminster



BREEAM
Very Good rating
ON ALL UNITS

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

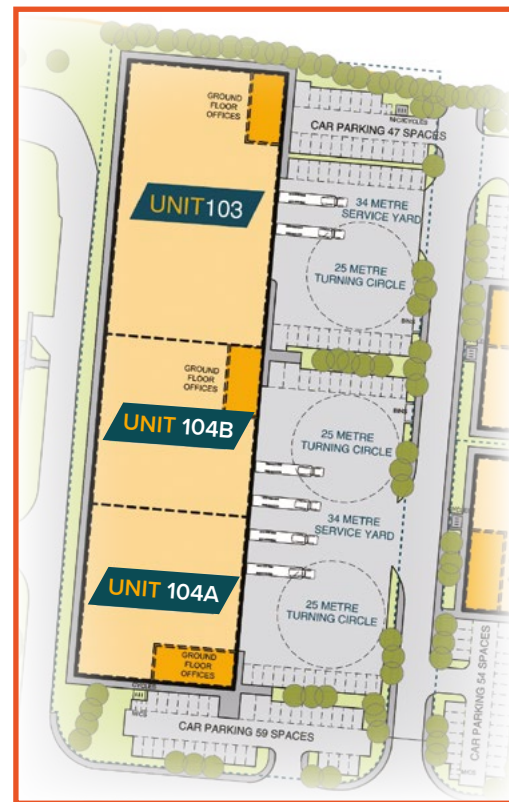
UNIT 102
LET
22,000
SQ FT
2,044 SQ M

UNIT 103
UNDER CONSTRUCTION
24,400
SQ FT
2,266 SQ M

UNIT 104
UNDER CONSTRUCTION
30,500
SQ FT
2,833 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.



CURRENT CUSTOMERS ON OUR SITE INCLUDE...



UNIT 103

Available Winter 2024



Internal images for illustrative purposes only
based on a typical Potter Space specification

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 and
secure estate
with CCTV



EV charging
points



Floor loading
50 kN/M sq



Loading via four
electric ground
level doors



47 parking
spaces inc. 2
DDA spaces

UNIT 104

Available Summer 2025



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 and
secure estate
with CCTV



EV charging
points



Floor loading
50 kN/M sq



Loading via four
electric ground
level doors



59 parking
spaces inc. 4
DDA spaces

UNIT 104A

Available Summer 2025



ACCOMMODATION

	SQ FT	SQ M
Warehouse	15,200	1,402
Offices	TBC	TBC
Total	15,200	1,402



Internal images for illustrative purposes only
based on a typical Potter Space specification



BREEAM
Very Good
rating



Total plot size
1.33 acres



Eaves height
of 10m



Gated and
secure estate
with CCTV



EV charging
points



Floor loading
50 kN/M sq



Loading via four
electric ground
level doors



29 parking
spaces inc. 2
DDA spaces

UNIT 104B

Available Summer 2025



ACCOMMODATION

	SQ FT	SQ M
Warehouse	15,100	1,402
Offices	TBC	TBC
Total	15,100	1,402



Internal images for illustrative purposes only
based on a typical Potter Space specification



BREEAM
Very Good
rating



Total plot size
0.76 acres



Eaves height
of 10m



Gated and
secure estate
with CCTV



EV charging
points



Floor loading
50 kN/M sq



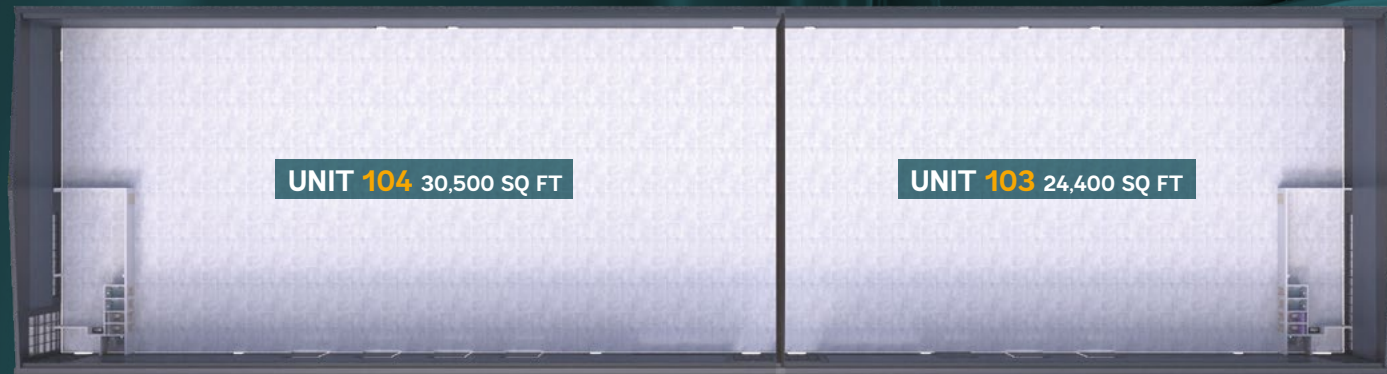
Loading via four
electric ground
level doors



28 parking
spaces inc. 2
DDA spaces

Warehouse Layouts

option 1



option 2



option 3



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

Potter Space Droitwich

A key location for business



Map not to scale.

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 on 0113 4650 555 or info@potterspace.co.uk

ALL ENQUIRIES



Rob Champion
Tel: 07530 259 915
Email: rob.champion@fishergerman.co.uk

Lauren Allcoat
Tel: 07738 981 480
Email: lauren.allcoat@fishergerman.co.uk



Charles D'Auncey
Tel: 07747 897 866
Email: charles.dauncey@harris lamb.com

Sara Garratt
Tel: 07876 898 280
Email: sara.garratt@harris lamb.com

MISREPRESENTATION ACT: Fisher German and Harris Lamb for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Fisher German and Harris Lamb has any authority to make any representation of warranty whatsoever in relation to this property. 02770-08. Oct 2024.