

Units 103 & 104

15,100 - 55,000 SQ FT

1,402 SQ M - 5,109 SQ M

FINAL UNITS
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

UNIT 103

Our new units offer the following cubic metres:

Unit 103 24,960 m³

Unit 104 31,260 m³

Unit 103/104 56,340 m³



BREEAM
Very Good rating
ON ALL UNITS

UNIT 103
Available

24,400
SQ FT
2,266 SQ M

UNIT 104
Summer 2025

30,500
SQ FT
2,833 SQ M

UNIT 104A
Summer 2025

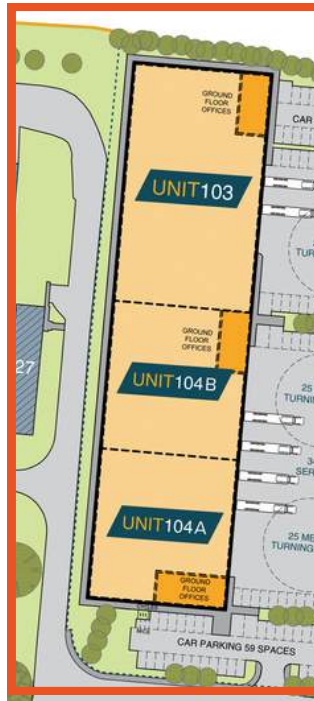
15,200
SQ FT
1,402 SQ M

UNIT 104B
Summer 2025

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.

A large orange circle with an orange arrow pointing upwards and to the right. The text "North to Kidderminster" is written in white inside the circle.

Kidderminster Road (A442)



South to Droitwich and Worcester

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



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



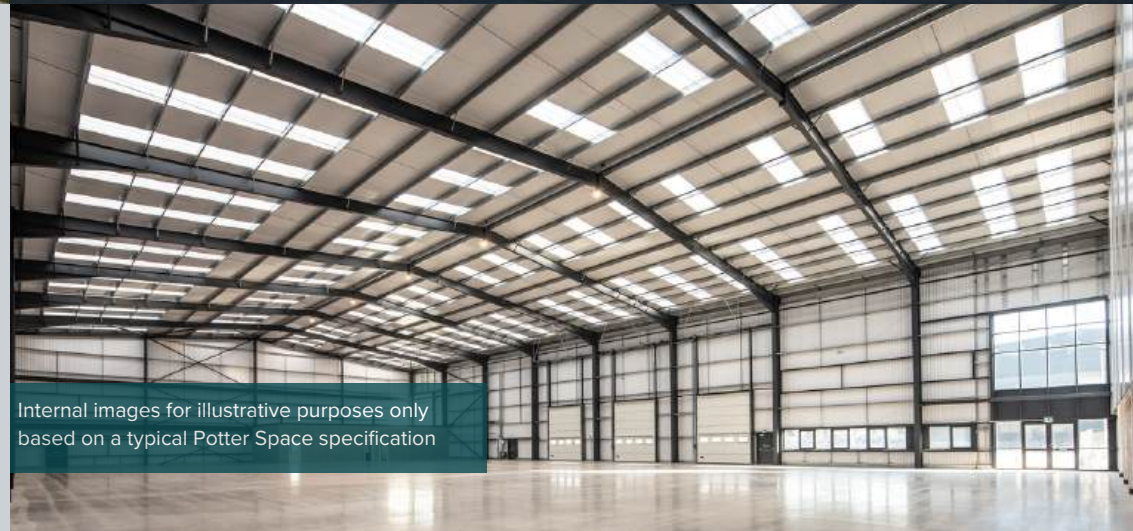
59 parking spaces inc.
2 DDA spaces

UNIT 104A Available Summer 2025



ACCOMMODATION

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



BREEAM
Very Good rating



Total plot size
1.13 acres



Eaves height
of 10m



Gated estate
with CCTV



EV charging
points



Floor loading
50 kN/m sq



Loading via two electric
ground level doors



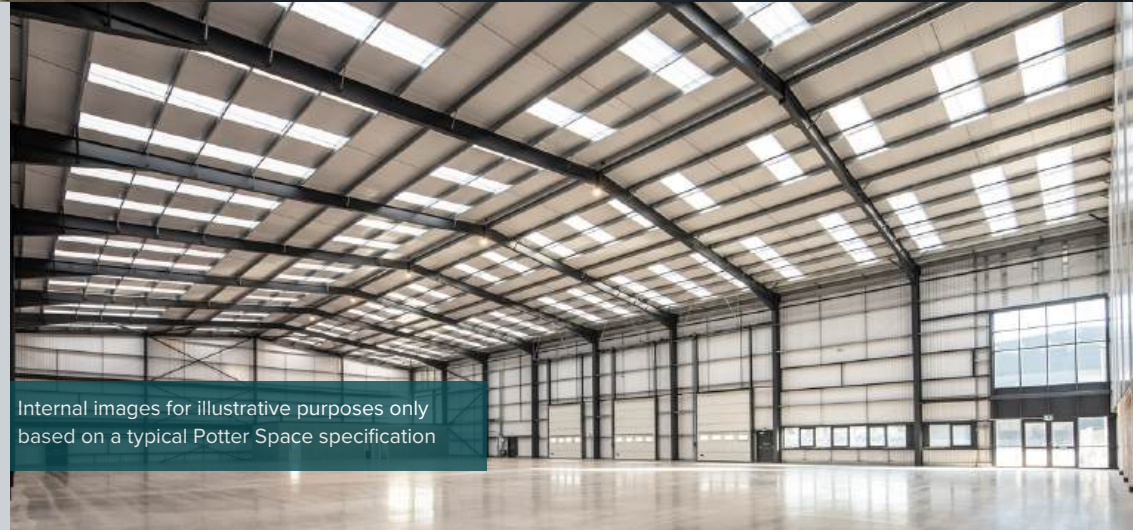
29 parking spaces inc.
2 DDA spaces

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 estate
with CCTV



EV charging
points



Floor loading
50 KN/M sq



Loading via two electric
ground level doors



28 parking spaces inc.
2 DDA spaces

Warehouse layouts

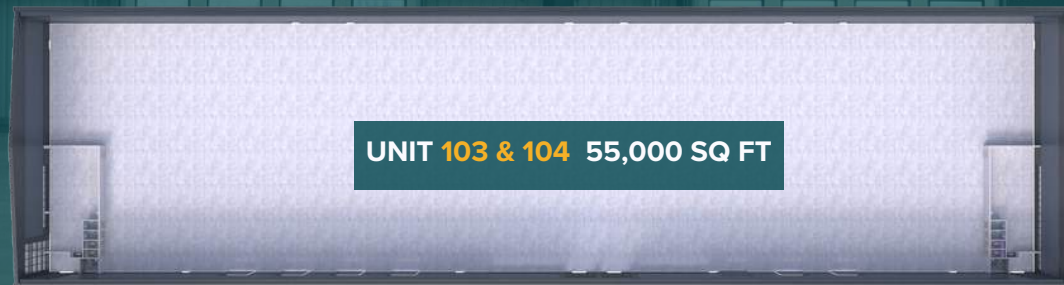
option 1



option 2



option 3



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



Map not to scale.

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



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