

TO LET

# Droitwich Distribution Centre

WR9 9AN

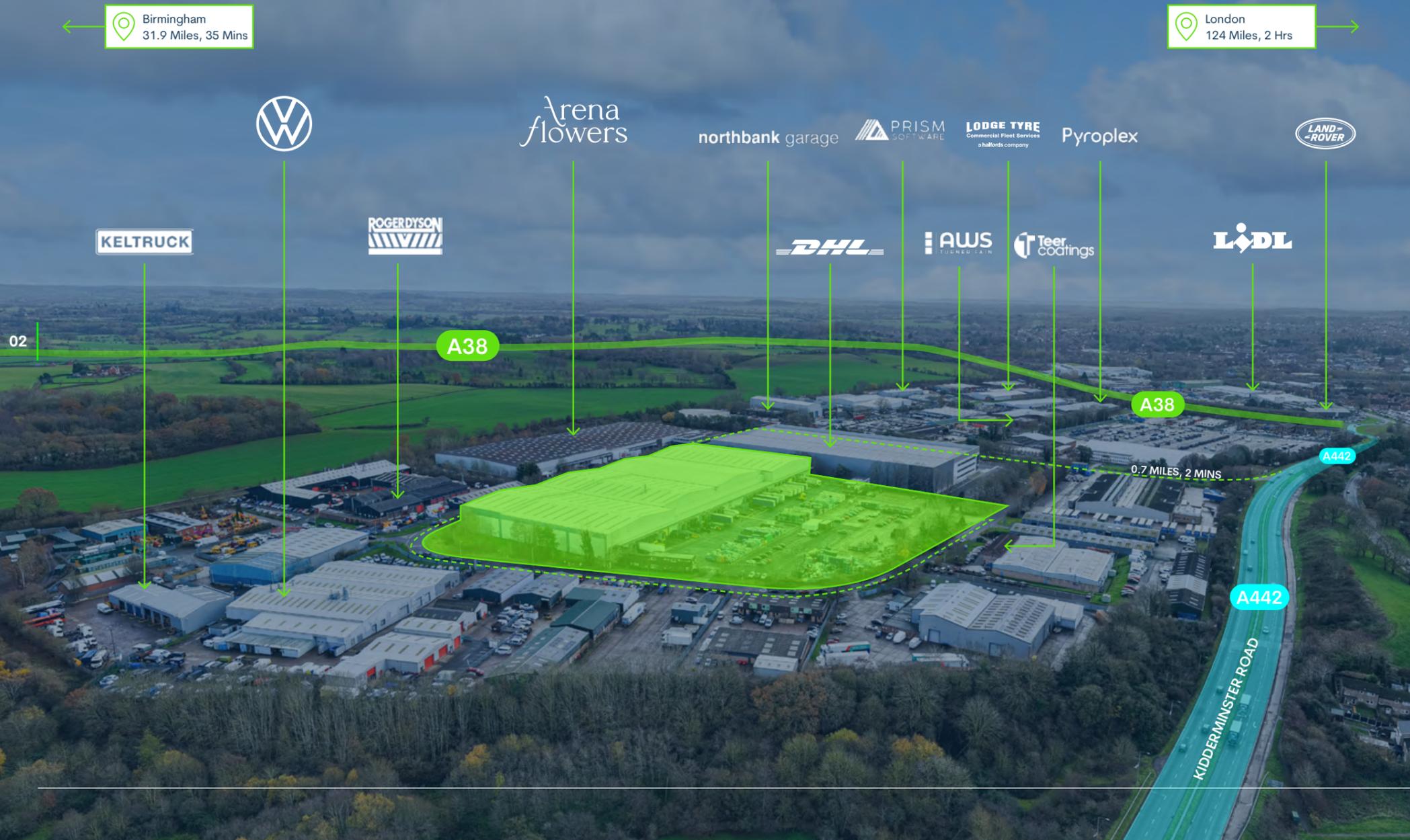
## Droitwich To Be Refurbished

Berry Hill Industrial Estate,  
WR9 9AN, UK

18,494 SQ.M. / 199,070 SQ.FT.

PC Q4 2026

# Introduction



# Specification



20 Dock Level Doors



2 Level Access Doors



50 kN/m<sup>2</sup> Floor Loading



1.2 MVA Power



9.6m Clear Height



Total Area 199,070 sq ft



39 Truck Parking Spaces



87 Car Parking Spaces



Gatehouse



To be Comprehensively Refurbished



Maximum 105m Yard Depth



Site Cover 40%

The asset is located in the town of Droitwich, Worcestershire on the Berry Hill Industrial Estate. It comprises of one building providing warehouse space of approximately 199,070 sq ft, together with spacious loading areas and staff car parking.

The property benefits from excellent connection to the M5 and M42 Motorways. The site is accessed via the A38 (Roman Way) with a second access/exit from Kidderminster Road to the west.

# The Building

199,070 SQ FT



## Accommodation

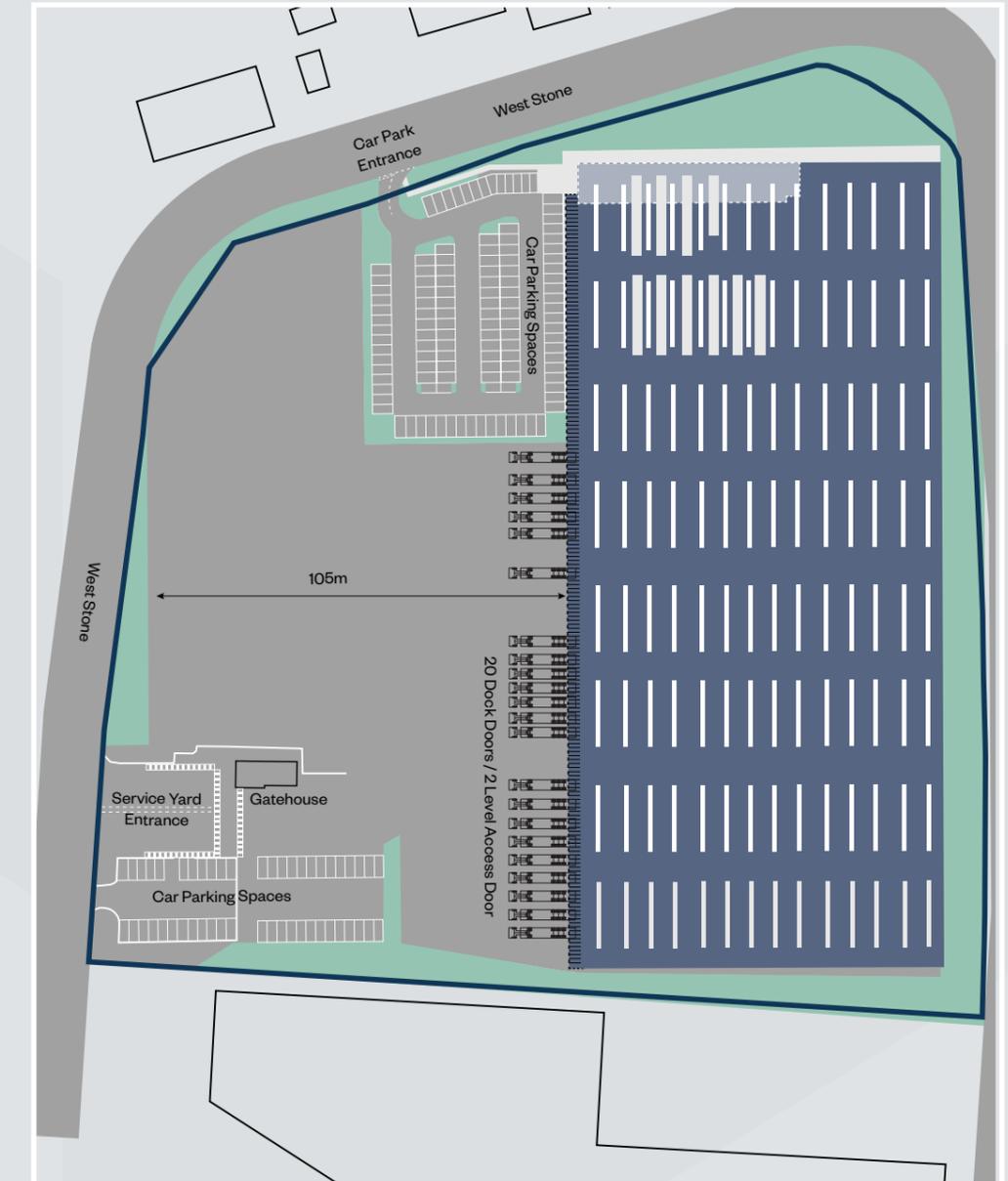
Unit	sq m	sq ft
Warehouse	17,799.4	191,593
Offices (Ground Floor)	137.8	1,483
Office (First Floor)	474.6	5,109
Gatehouse	82.2	885
<b>Total GIA</b>	<b>18,494</b>	<b>199,070</b>



Targeting  
EPC A



Approx PC Date  
Q4 2026



# Location

	Miles	Time
Worcester	8.4	20 mins
Birmingham	31.9	39 mins
Swindon	63.8	1 hr 18 mins
Bristol	68.3	1 hr 16 mins
Manchester	102	2 hrs 5 mins
London	125	2 hrs 28 mins

	Miles	Time
Birmingham	27.7	34 mins
East Midlands	63	1 hr 10 mins
Manchester	95.3	1 hr 40 mins
Luton	105	1 hr 54 mins
London Heathrow	113	1 hr 50 mins

	Miles	Time
Liverpool	122	2 hrs 21 mins
Southampton	127	2 hrs 30 mins
Immingham	163	2 hrs 52 mins
Hull	164	2 hrs 55 mins
London Gateway	169	2 hrs 53 mins
Felixstowe	185	3 hrs 15 mins
Dover	211	3 hrs 31 mins



# Demographics



## Working Age Population

55.19% of working age residents are in employment.



## Strong, Active Workforce

69% of the population are economically active



## Manufacturing & Logistics Employment

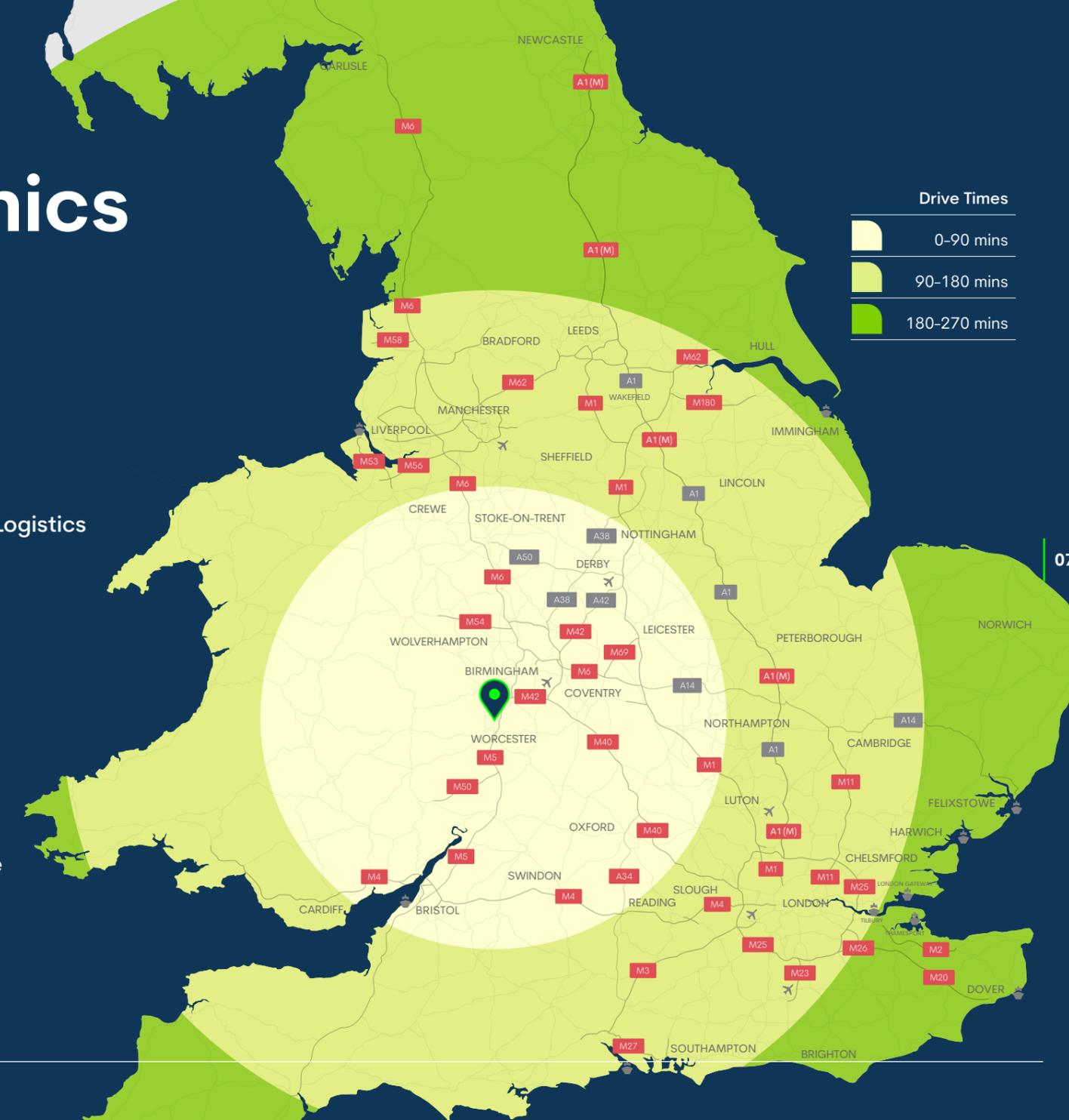
6,500 people employed in manufacturing and logistics in Worcestershire.



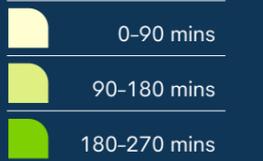
## Lower Local Wage Benchmark

Gross Weekly Pay is 10.2% lower than the national average

Sources: ONS, NOMIS



### Drive Times



**Brookfield**  
Properties

Berry Hill Industrial Estate,  
Droitwich, WR9 9AN, UK

## To Let

For further information, please contact the  
agents below:

**DTRE**  
020 3328 9080  
www.dtre.com

**BOX4**  
BOX4REALESTATE.CO.UK  
0121 769 0444

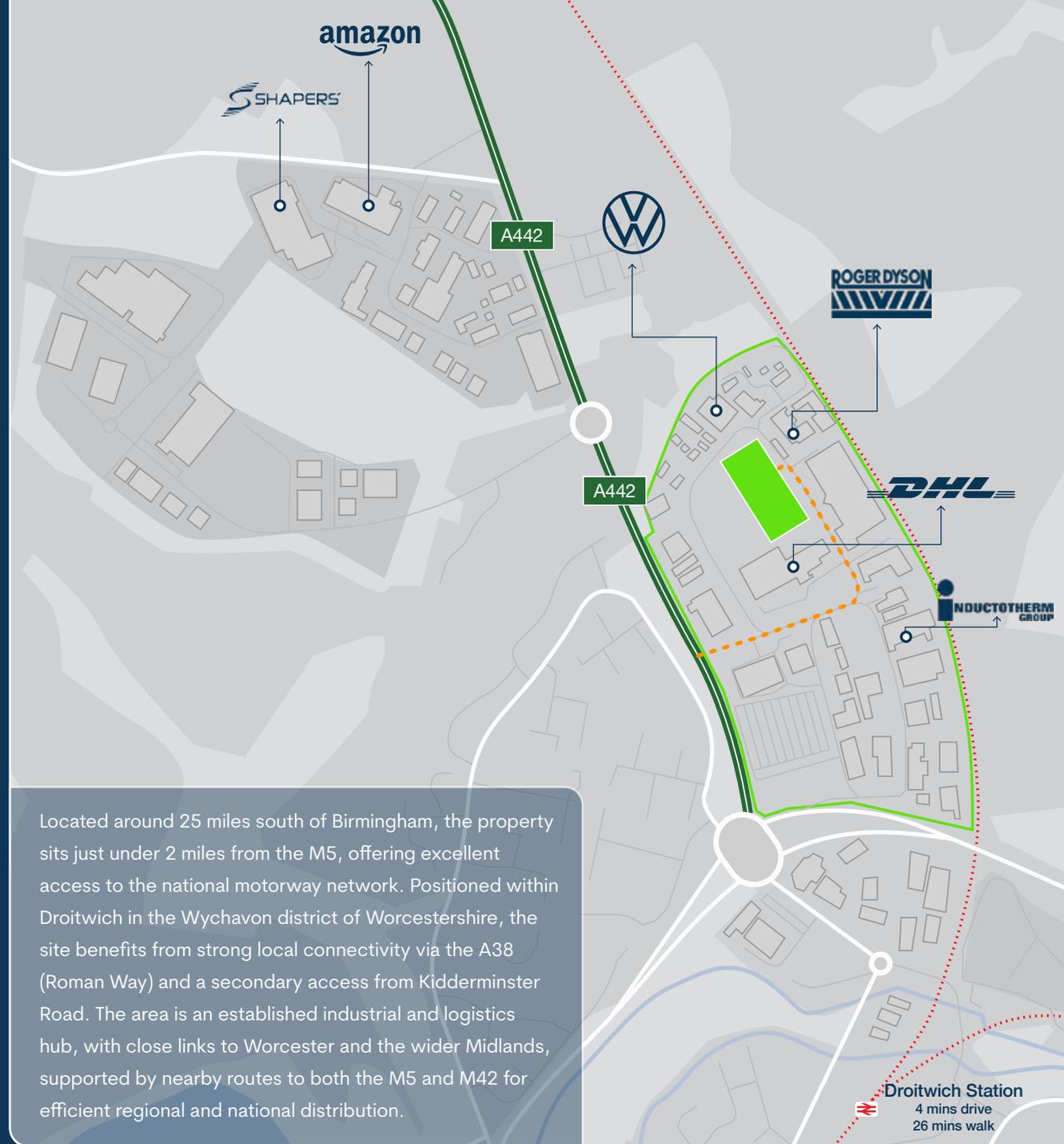
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E.Kennerley@box4realestate.co.uk

Located around 25 miles south of Birmingham, the property sits just under 2 miles from the M5, offering excellent access to the national motorway network. Positioned within Droitwich in the Wychavon district of Worcestershire, the site benefits from strong local connectivity via the A38 (Roman Way) and a secondary access from Kidderminster Road. The area is an established industrial and logistics hub, with close links to Worcester and the wider Midlands, supported by nearby routes to both the M5 and M42 for efficient regional and national distribution.



1. We provide the information contained in these particulars for guidance to intending occupiers or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, tenants, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary should be treated as for indicative purposes only and should not be construed as the actual site boundary. 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

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