

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



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

04

Accommodation

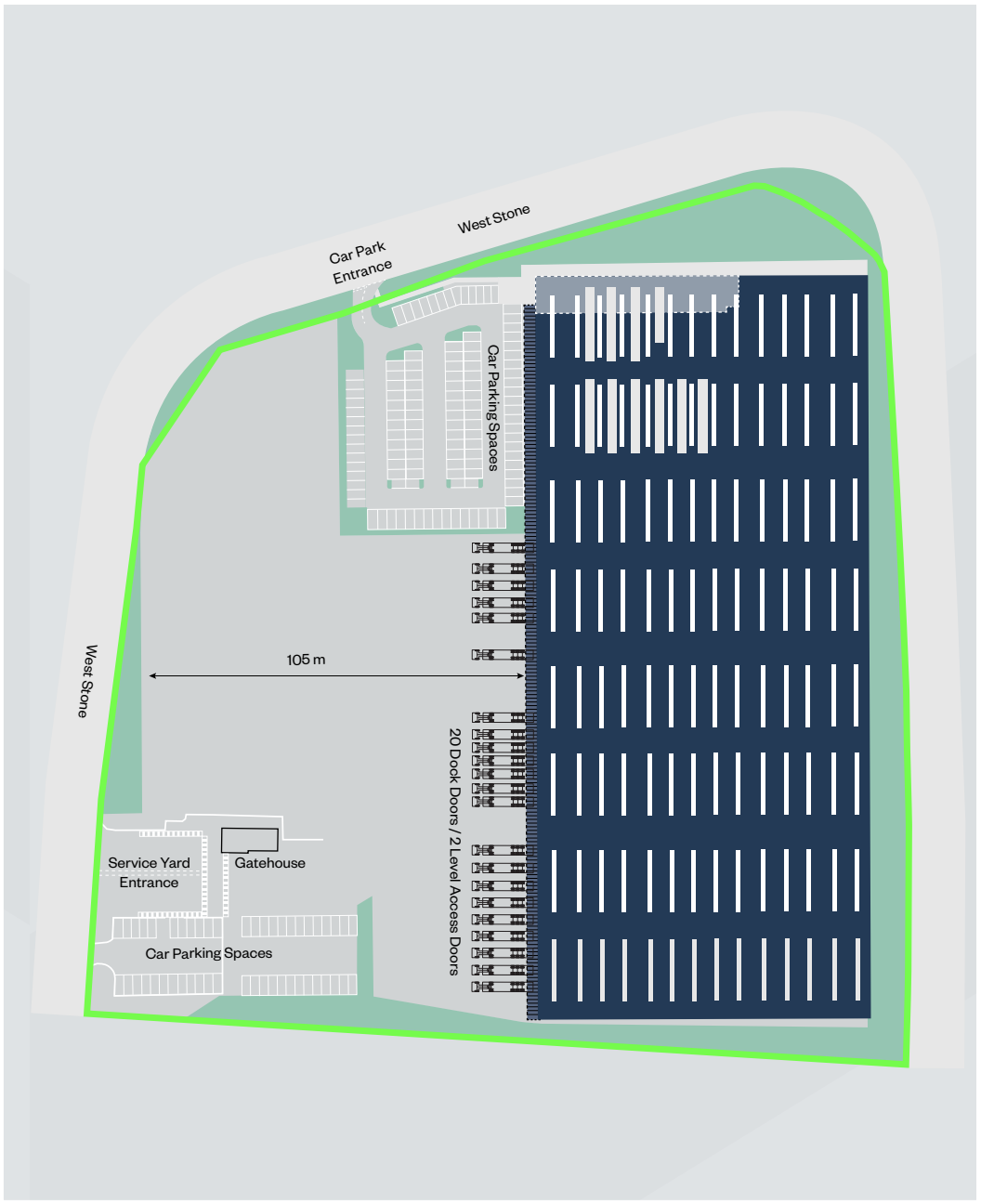
Unit	sq m	sq ft
Warehouse	17,799.4	191,593
Offices (Ground Floor)	137.8	1,483
Office (First Floor)	474.6	5,109
Gatehouse	82.2	885
Total GIA	18,494	199,070



Targeting
EPC A



Approx PC Date
Q4 2026



05

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

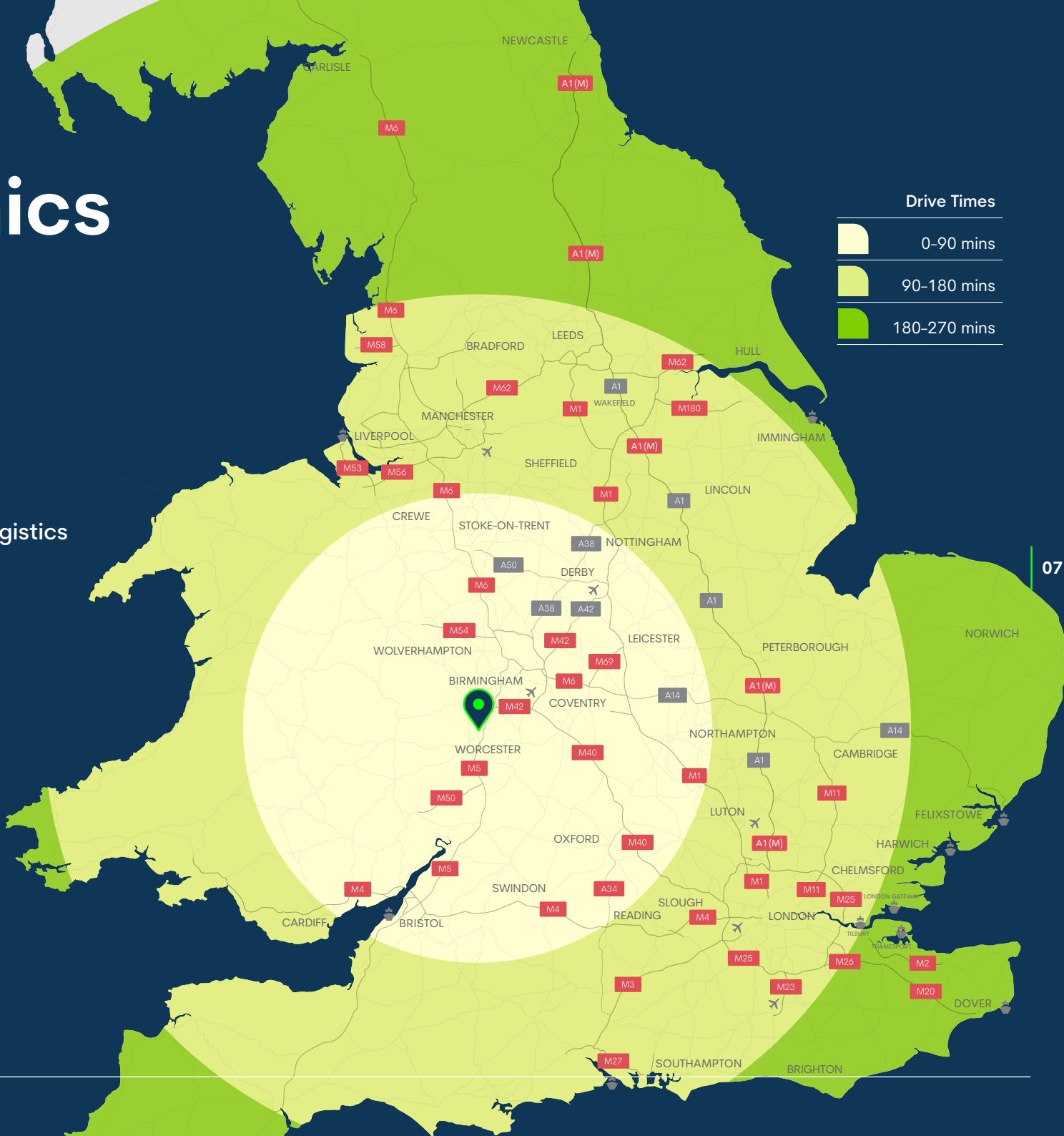
6,500 people employed in manufacturing and logistics in worcestershire.



Lower Local Wage Benchmark

Gross Weekly Pay is 10.2% lower than the national average

Sources: ONS, NOMIS



Drive Times	
	0-90 mins
	90-180 mins
	180-270 mins

**Brookfield
Properties**

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

To Let

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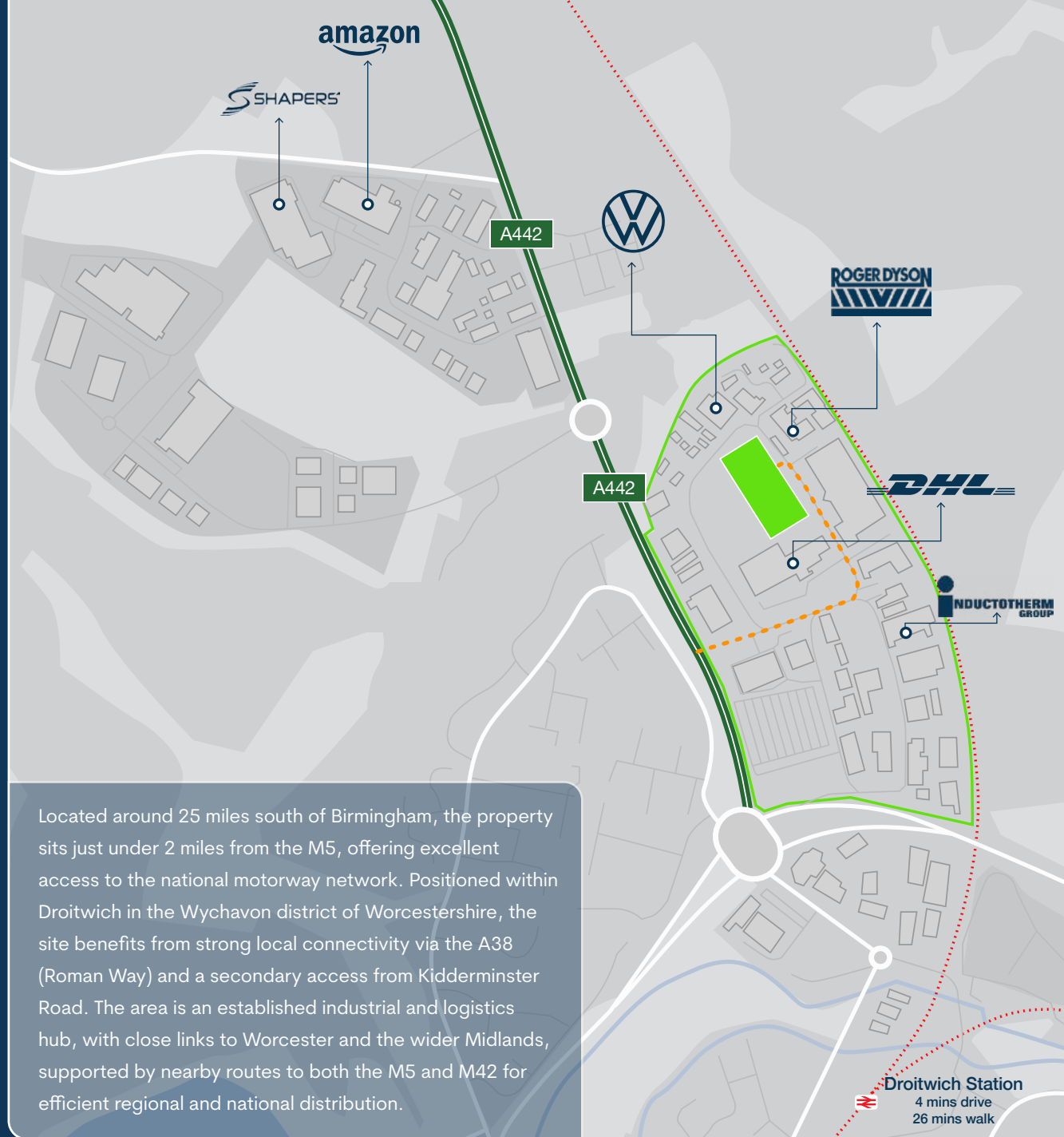
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Located around 25 miles south of Birmingham, the property sits just under 2 miles from the M5, offering excellent access to the national motorway network. Positioned within Droitwich in the Wychavon district of Worcestershire, the site benefits from 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.



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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