

TO LET

Droitwich Distribution Centre

WR9 9AN

Droitwich To Be Refurbished

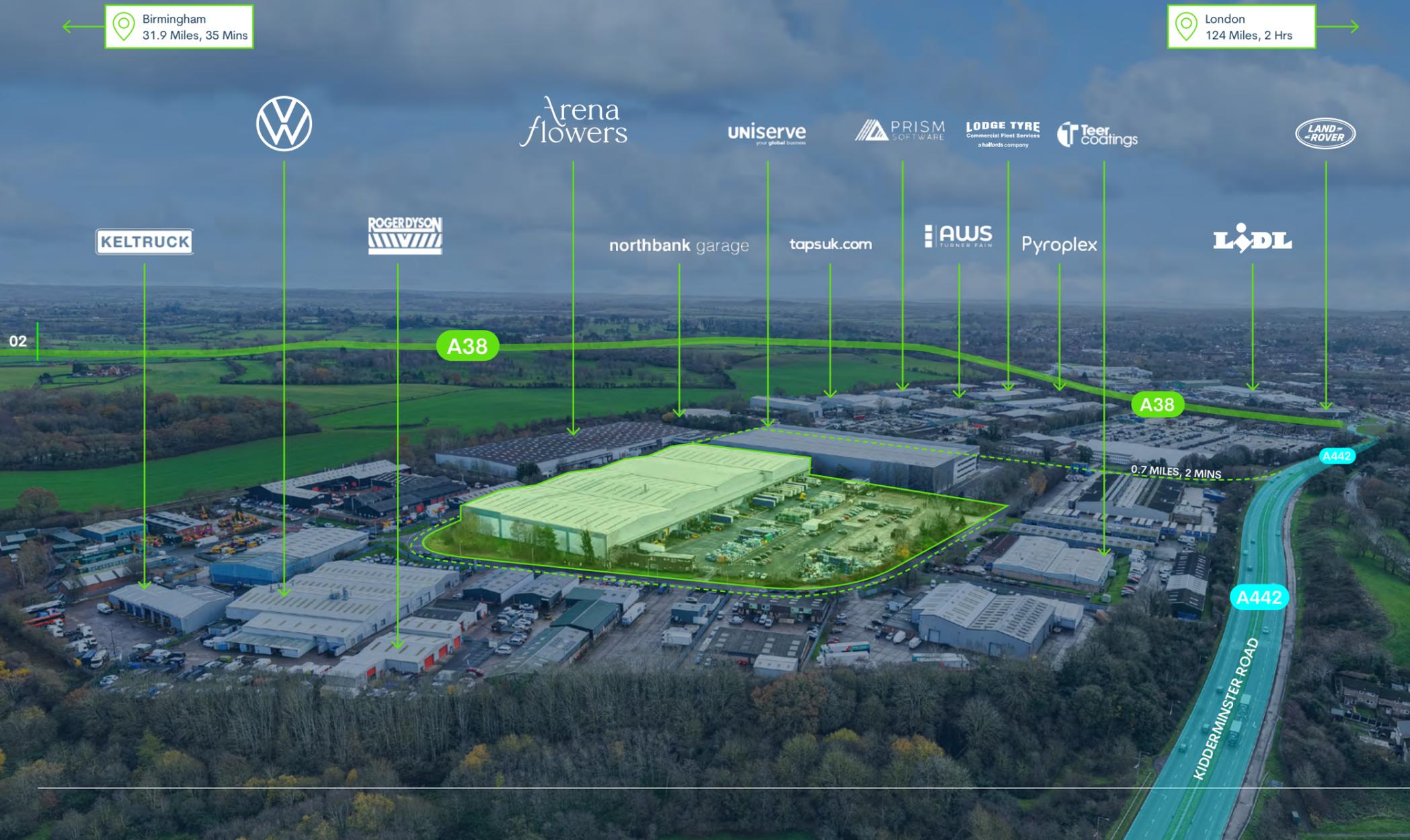
Berry Hill Industrial Estate,
WR9 9AN, UK

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

PC Q4 2026



Introduction



Specification



20 Dock Level Doors



2 Level Access Door



50 kN/m² Floor Loading



1.2 MVA Power



9.6m Clear Height



Total Area 203,442 sq ft



39 Truck Parking Spaces



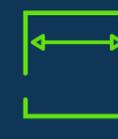
87 Car Parking Spaces



Gatehouse



To be Comprehensively Refurbished



Maximum 105m Yard Depth



Site Cover 40%

03

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

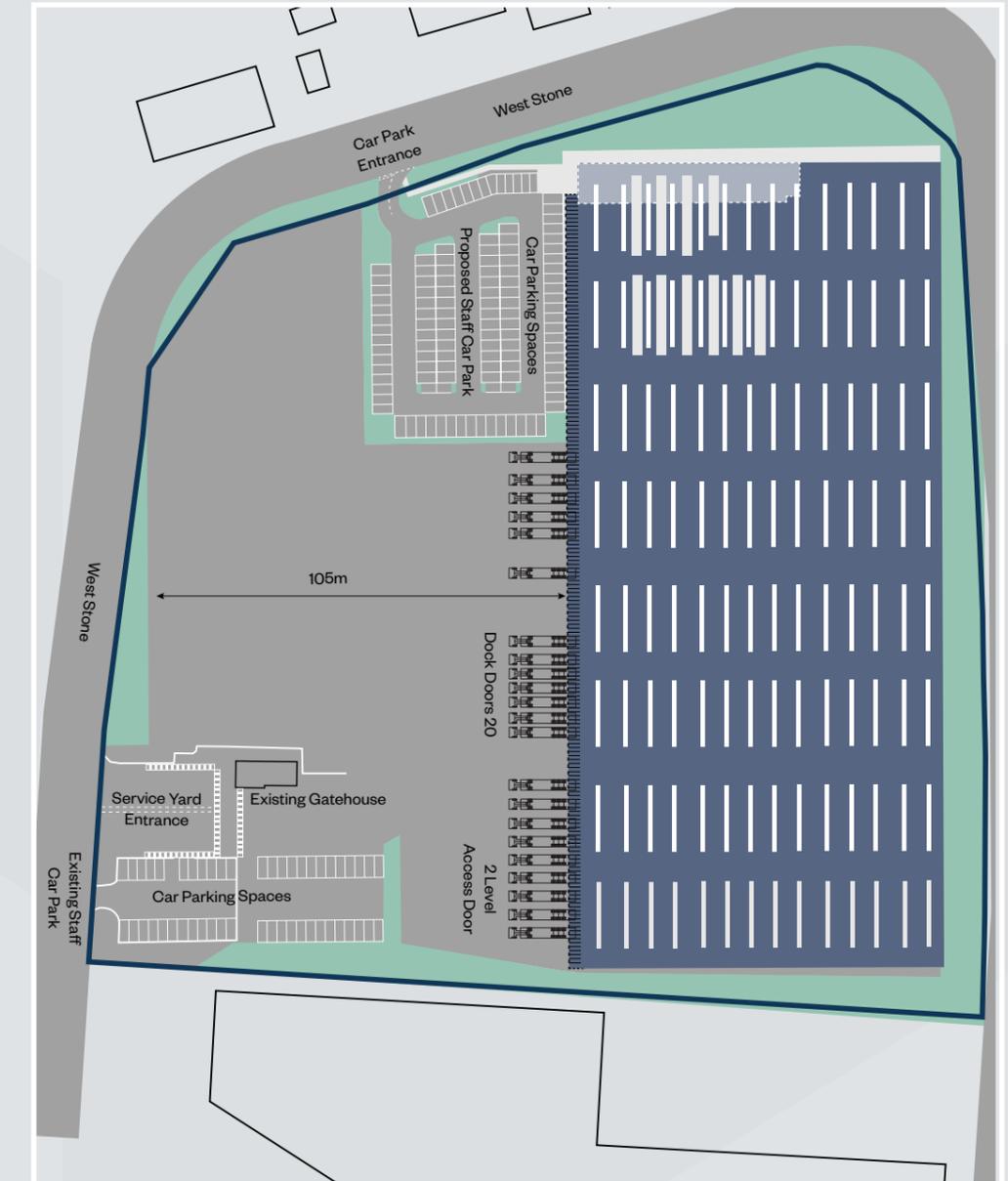
| Unit | sq m | sq ft |
|------------------------|---------------|----------------|
| Warehouse | 17,799.4 | 191,593 |
| Offices (Ground Floor) | 137.8 | 1,483 |
| Office (First Floor) | 474.6 | 5,109 |
| Gatehouse | 82.2 | 885 |
| Total GIA | 18,494 | 199,070 |



Targeting
EPC A



Approx PC Date
Q4 2026



Location

|  | Miles | Time |
|---|-------|--------------|
| Worcester | 8.3 | 16 mins |
| Birmingham | 23 | 35 mins |
| Swindon | 63.7 | 70 mins |
| Bristol | 68.2 | 1 hr 10 mins |
| Manchester | 102 | 1 hr 40 mins |
| London | 124 | 2 hr 10 mins |

|  | Miles | Time |
|---|-------|--------------|
| Birmingham | 27.6 | 30 mins |
| East Midlands | 62.8 | 1 hr 5 mins |
| Manchester | 95.2 | 1 hr 30 mins |
| Luton | 105 | 1 hr 50 mins |
| London Heathrow | 113 | 1 hr 50 mins |

|  | Miles | Time |
|---|-------|---------------|
| Liverpool | 115 | 2 hrs |
| Southampton | 127 | 2 hr 20 mins |
| Immingham | 161 | 2 hr 40 mins |
| Hull | 162 | 2 hr 40 mins |
| London Gateway | 168 | 2 hr 40 mins |
| Felixstowe | 184 | 3 hrs |
| Dover | 211 | 3 hrs 20 mins |



Demographics



Working Age Population

55.19% of working age residents are in employment.



Strong, Active Workforce

69% of the population are economically active



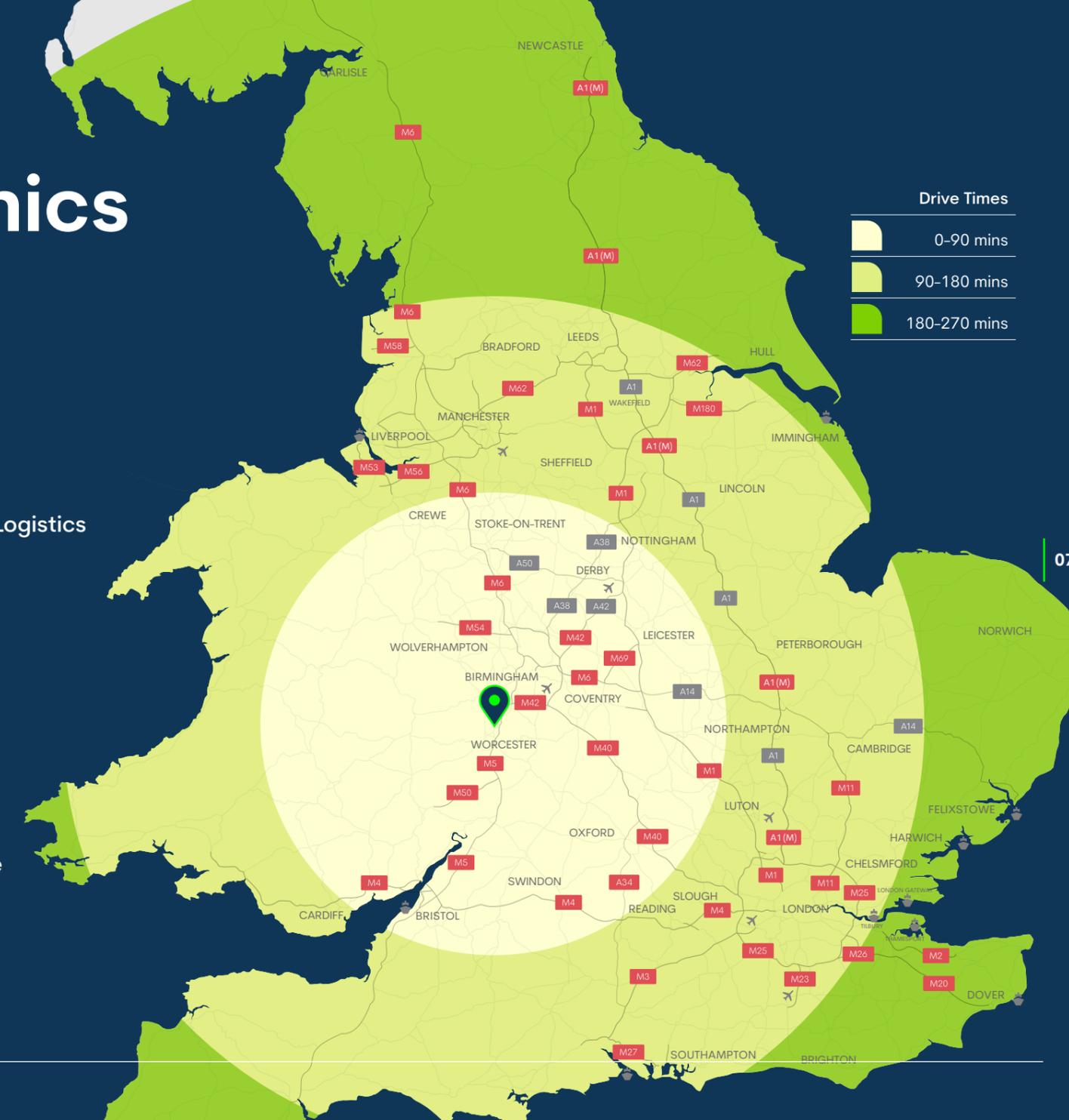
Manufacturing & Logistics Employment

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

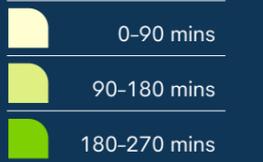


Lower Local Wage Benchmark

Gross Weekly Pay is 10.2% lower than the national average



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

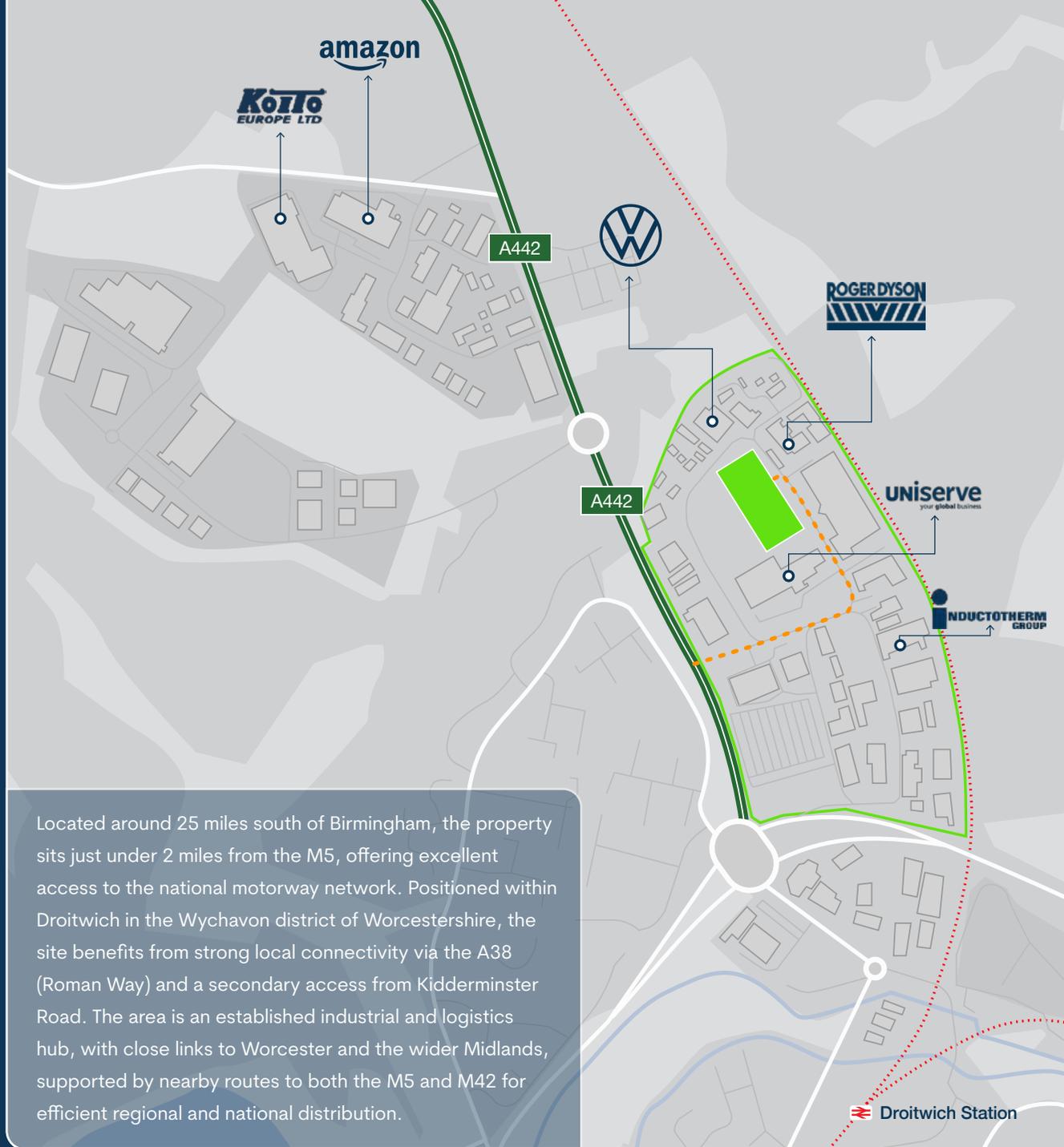
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