

UNDERGOING EXTENSIVE  
REFURBISHMENT  
OCCUPATION JANUARY 2026



**PROXIMA23.CO.UK**



**PROXIMA 23**

VALLEY PARK, OLDS APPROACH **WATFORD WD18 9TL**

**TO LET**  
**23,496 SQ FT**

MODERN SEMI-DETACHED WAREHOUSE UNIT WITH YARD AREA



DESCRIPTION

A high quality, semi-detached warehouse with office accommodation. Proxima23 is currently undergoing a comprehensive refurbishment including new energy efficient lighting, PV solar panels, EV charging, and modernised office space, offering occupiers a highly sustainable building targeting EPC A.

The warehouse benefits from a 7.38m internal eaves height, two level access loading doors and high specification LED lighting.

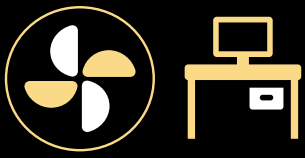
Externally, the property offers a generous yard with 26 dedicated parking spaces.



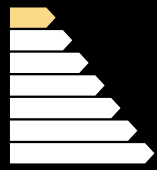
7.38m INTERNAL  
EAVES HEIGHT



2 LEVEL LOADING  
DOORS



2 STOREY OFFICES  
WITH A NEW HEATING  
& COOLING SYSTEM



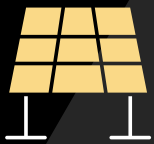
TARGET EPC  
RATING A



GENEROUS  
YARD AREA



26 CAR PARKING  
SPACES AND 2 EV  
CHARGING POINTS



ROOF MOUNTED  
SOLAR PV



ENERGY EFFICIENT  
LED WAREHOUSE  
LIGHTING



KEY INDUSTRIAL  
LOCATION – NEARBY  
OCCUPIERS INCLUDE  
TRAVIS PERKINS AND  
HOWDENS



CLOSE PROXIMITY  
TO M25 (J19) AND  
M1 (J5)







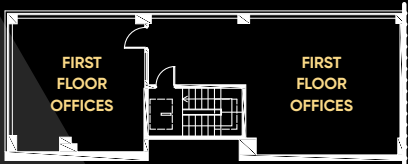
**UNDERGOING  
COMPREHENSIVE  
REFURBISHMENT**





INDICATIVE FLOOR PLAN

Ground floor



First floor

ACCOMMODATION

Areas are based on Gross External Areas.

	SQ FT	SQ M
Ground Floor	22,487	2,089.10
First Floor	1,009	93.70
<b>TOTAL (approx)</b>	<b>23,496</b>	<b>2,182.80</b>





# PROXIM 23

RC WARREN PACKERS

 **HOWDENS**

  
**Orbital**  
fasteners  
co.uk

OLDS APPROACH

TOLPITS LANE

**four 4**  
square  
FURNITURE

**Wenzel's**  
THE BAKERS

 **Travis Perkins**

**BENCHMARK**  
Kitchens and Joinery

→  
**WATFORD  
TOWN CENTRE**  
(2.5 MILES)



**M25  
JUNCTION 19  
HGV ACCESS**  
(6 MILES)

←  
**RICKMANSWORTH  
TOWN CENTRE**  
(2.3 MILES)



**M25  
JUNCTION 18**  
(4 MILES)

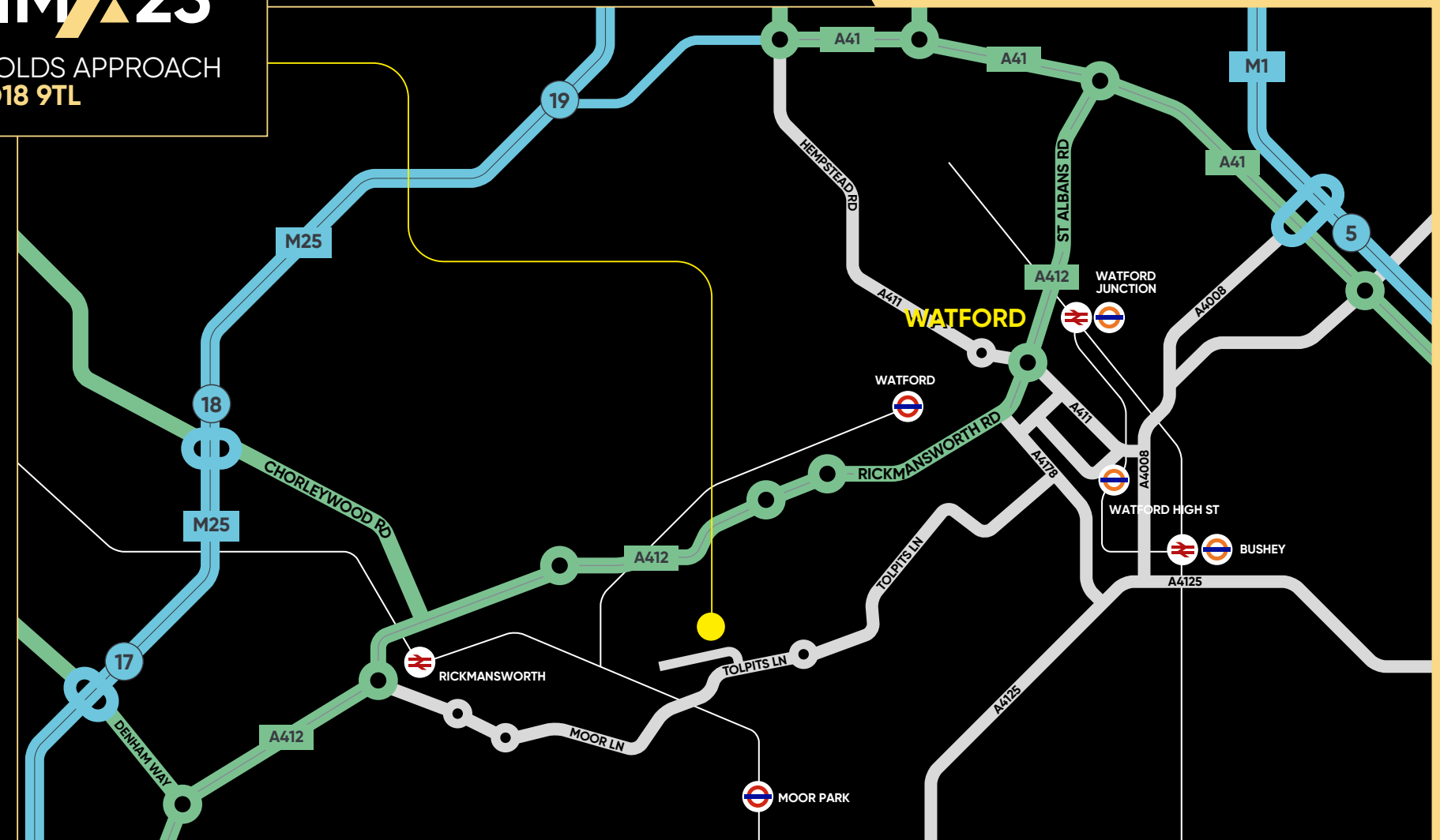


**MELCOMBE**  
PARTNERS



# PROXIM23

VALLEY PARK, OLDS APPROACH  
WATFORD WD18 9TL



## LOCATION

Proxima23 is situated in Valley Park, located in Olds Approach, just off Tolpits Lane (A4145) approximately 2.5 miles from both Watford and Rickmansworth town centres.

The property benefits from excellent transport links with HGV access to the site via Junction 5 of the M1 (within 5 miles) and Junction 19 of the M25 (within 6 miles).



 **spicy.deck.square**



**MELCOMBE**  
PARTNERS

## ROAD

### DRIVE DISTANCE

### MILES

M1 J5	5.0
M25 J18	4.2
M25 J19 (HGV ACCESS) 	5.8
WATFORD TOWN CENTRE	2.5
RICKMANSWORTH TOWN CENTRE	2.3

## AIR

### DRIVE DISTANCE

### MILES

London Luton Airport	20.8
London Heathrow Airport	17.6
London Stansted Airport	52.7
London Gatwick Airport	53.6

## RAIL

### WATFORD JUNCTION

### MINS

London Euston	15
Milton Keynes Central	20
Birmingham International	65
Gatwick Airport	76

## PORTS

### DRIVE DISTANCE

### MILES

London Gateway	60.5
Southampton	77.5
Felixstowe	108



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## VIEWING & FURTHER INFORMATION

Please contact the joint agents:



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## TERMS

Available on a new full repairing and insuring lease for a term to be agreed. Rent upon application.

## EPC

To be reassessed on completion of the refurbishment works.

## RATES

Current Rateable Value – £215,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Three Rivers District Council – 01923 776611.

## VAT

The property is elected for VAT.

Property Misdescriptions Act 1991 / Misrepresentation Act, 1967.

Brasier Freeth and LSH for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the agents of their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statements made herein, and the vendor does not make or give, and neither the agents nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. October 2025.



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PARTNERS

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