

**EXPLORE PROXIMA23
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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

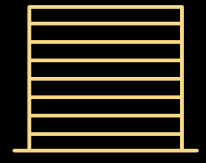
A high quality, semi-detached warehouse with two-storey office accommodation. Proxima23 has undergone comprehensive refurbishment that includes new energy efficient lighting, PV solar panels, EV charging, and modernised office space, offering occupiers a highly sustainable building that has achieved an 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



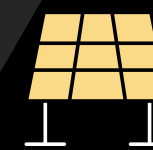
EPC
RATING A



GENEROUS
YARD AREA



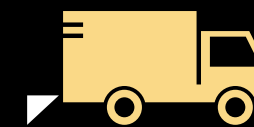
26 CAR PARKING
SPACES AND 2 EV
CHARGING POINTS



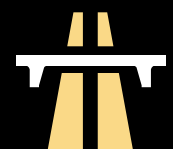
ROOF MOUNTED
SOLAR PV



ENERGY EFFICIENT
LED WAREHOUSE
LIGHTING



KEY INDUSTRIAL
LOCATION – NEARBY
OCCUPIERS INCLUDE
TRAVIS PERKINS, HOWDENS
AND WENZELS

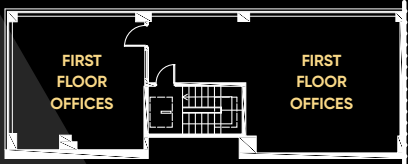


CLOSE PROXIMITY
TO M25 (J19) AND
M1 (J5)



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
TOTAL (approx)	23,496	2,182.80



PROXIM 23

RC WARREN PACKERS



HOWDENS

Orbital
fasteners
co.uk

OLDS APPROACH

TOLPITS LANE

four
square
FURNITURE

Wenzel's
THE BAKERS

TP 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)



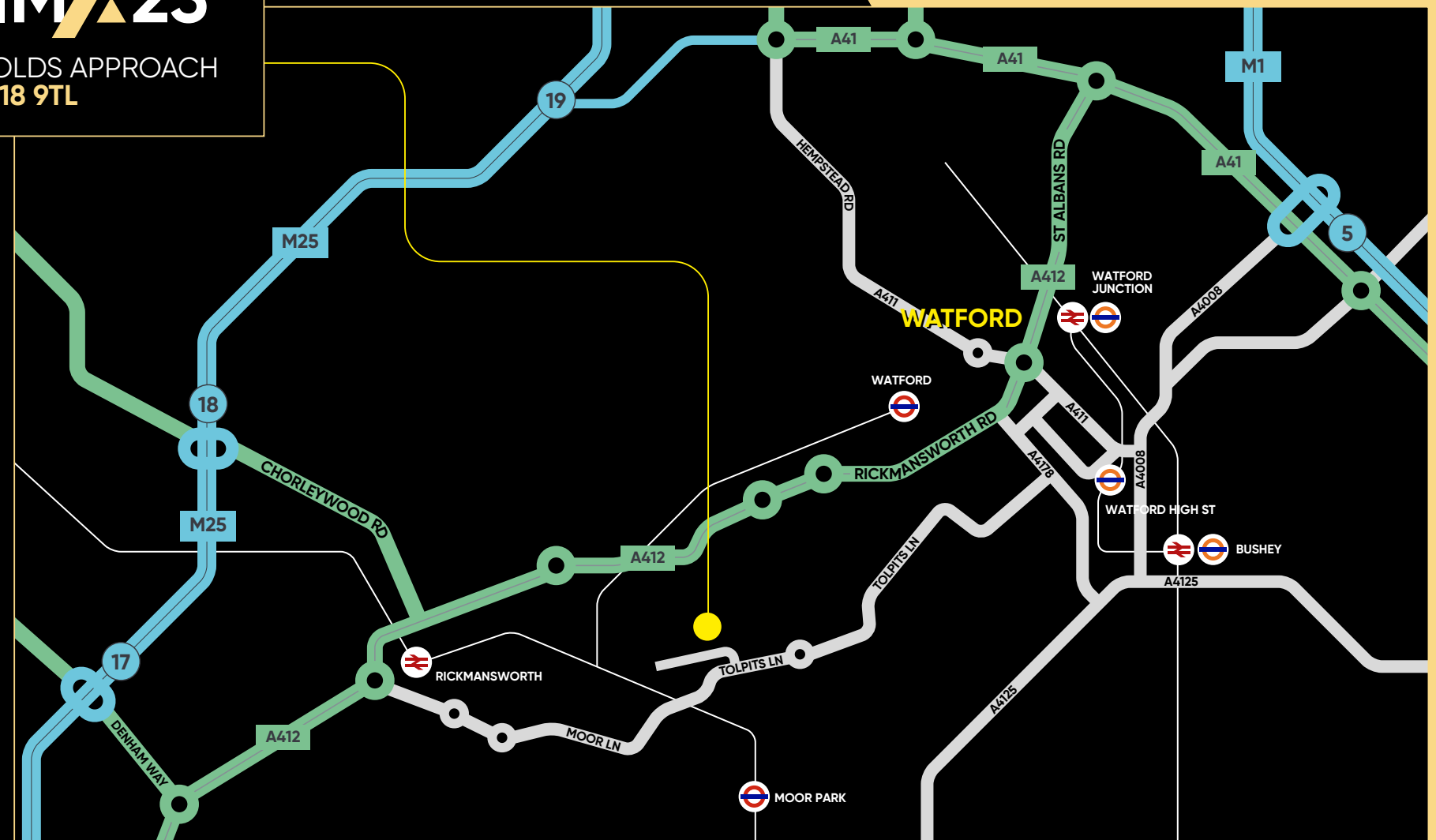
M25
JUNCTION 18
(4 MILES)



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

PROXIMA23

VALLEY PARK, OLDS APPROACH WATFORD WD18 9TL

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

Rating A-8.

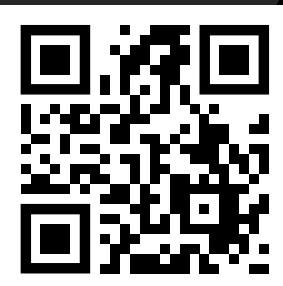
RATES

Current Rateable Value – £237,000. 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. March 2026.



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