



**EXPLORE
PROXIMA23**



PROXIMA23.CO.UK



**MELCOMBE
PARTNERS**

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



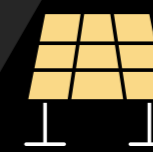
EPC
RATING A



GENEROUS
YARD AREA



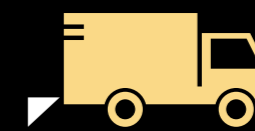
26 CAR PARKING
SPACES AND 2 EV
CHARGING POINTS



ROOF MOUNTED
SOLAR PV



ENERGY EFFICIENT
LED WAREHOUSE
LIGHTING



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

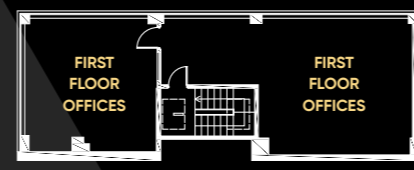
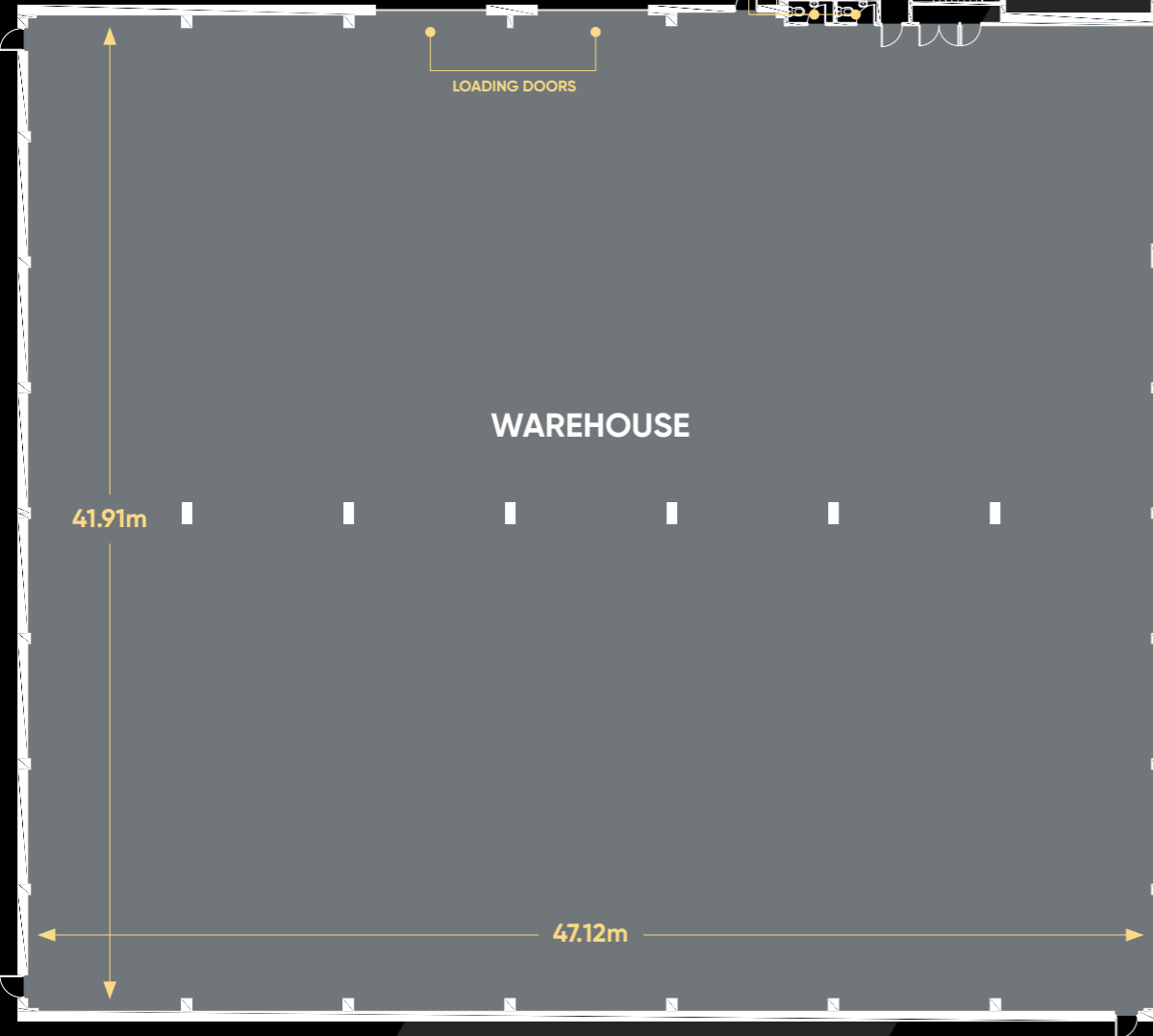


CLOSE PROXIMITY
TO M25 (J19) AND
M1 (J5)



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

→
WATFORD
TOWN CENTRE
(2.5 MILES)



M25
JUNCTION 19
HGV ACCESS
(6 MILES)

RC WARREN PACKERS



OLDS APPROACH

TOLPITS LANE



←
RICKMANSWORTH
TOWN CENTRE
(2.3 MILES)

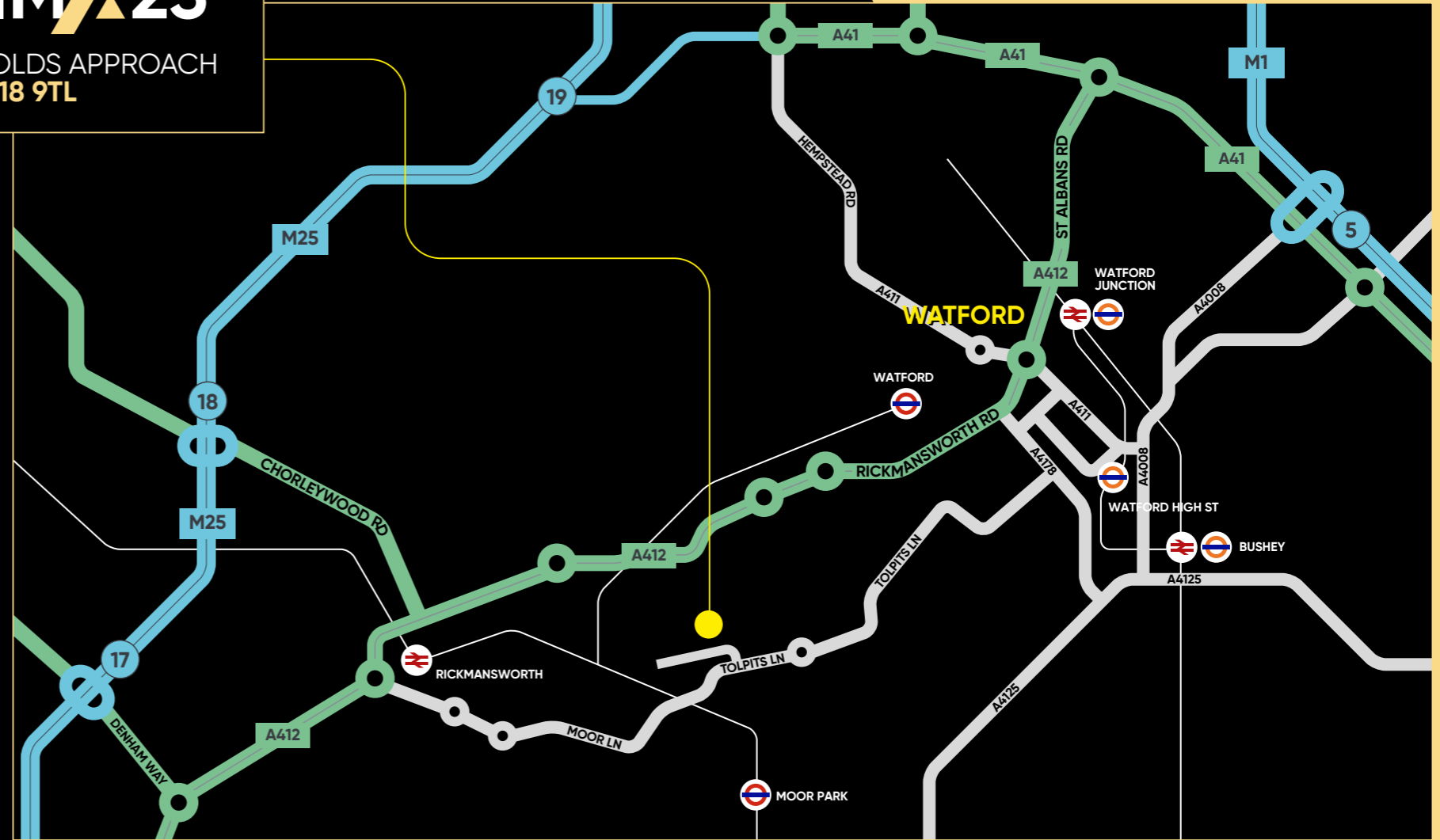
M25
JUNCTION 18
(4 MILES)



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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).

SAT NAV:
WD18 9TL

 **spicy.deck.square**

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

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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