Stimpsons

Modern Industrial/Warehouse Unit

Unit B Valley Park

Olds Approach, Watford, WD18 9TL

Light Industrial, Warehouse

TO LET

8,491 sq ft

(788.84 sq m)

- 7.4m minimum eaves height
- 1 level loading door
- 3 phase power
- Fenced yard for storage/parking
- Available Spring 2026
- Adjoining Howdens and Travis Perkins

Unit B Valley Park, Olds Approach, Watford, WD18 9TL

Summary

Available Size	8,491 sq ft
Rent	£152,838 per annum
Business Rates	To be assessed
VAT	Applicable
EPC Rating	Upon enquiry

Description

A modern warehouse unit with 1 level loading door and a fenced yard to the front for storage/parking. This unit will be adjacent to Howdens and close to Travis Perkins.

The unit is being created by subdividing a larger unit and will be available in Spring 2026.

Location

Valley Park is located in Olds Approach just off Tolpits Lane (A4145) approximately 2 1/2 miles from Watford and Rickmansworth town centre.

Junction 18 of the M25 is within 4 miles and Junction 5 of the M1 is within 5 miles.

Accommodation

The accommodation comprises the following approximate areas (to be re-measured when the unit has been subdivided)

Name	sq ft	sq m
Ground - Warehouse	8,491	788.84
Total	**8,491**	**788.84**

Viewings

Strictly by appointment via sole agents.

Terms

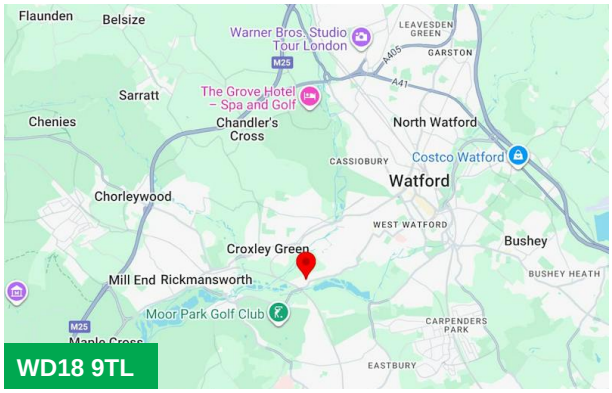
Available on a new full repairing and insuring lease for a term to be agreed with rent reviews set for 26th January 2028 and January 2033.

VAT

VAT will be charged on the rent and service charge.

Service Charge

A service charge is payable towards the maintenance of common areas of the estate.



Viewing & Further Information

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