



## Unit 5b Limes Court

Conduit Lane, Hoddesdon, EN11 8EP

### Refurbished Open Plan Office

**1,581 sq ft**  
(146.88 sq m)

- Air conditioning
- Exclusive WC's
- Kitchen
- LED lighting
- Allocated car parking

# Unit 5b Limes Court, Conduit Lane, Hoddesdon, EN11 8EP

## Summary

|                |                                                                                                                                                                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 1,581 sq ft                                                                                                                                                                                                                                                         |
| Rent           | £28,950 per annum                                                                                                                                                                                                                                                   |
| Business Rates | According to The Valuation Office Agency website <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> the Rateable Value is £26,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year |
| Service Charge | £5.50 per sq ft                                                                                                                                                                                                                                                     |
| VAT            | Applicable                                                                                                                                                                                                                                                          |
| Legal Fees     | Each party to bear their own costs                                                                                                                                                                                                                                  |
| EPC Rating     | Upon enquiry                                                                                                                                                                                                                                                        |

## Description

The suite comprises an open plan office. The offices benefit from excellent natural daylight, their own WCs and a kitchen.

The suite is air conditioned and there is a raised floor throughout.

## Location

Limes Court is situated just to the east of the High Street to which it has direct pedestrian links.

The High Street offers a range of national and independent retailers, service providers and eateries.

Hoddesdon is situated to the east of the A10 London to Cambridge trunk road 9 miles north of Junction 25 of the M25 orbital motorway.

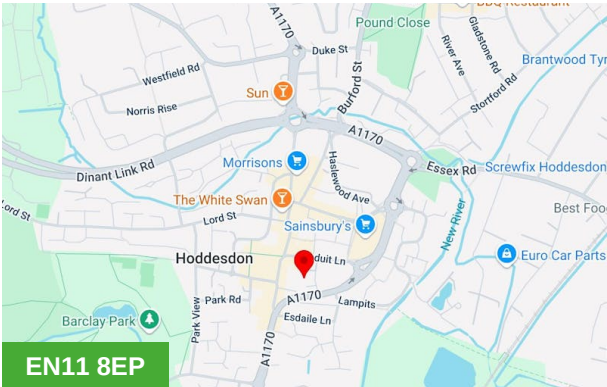
## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m   |
|------|-------|--------|
| 1st  | 1,581 | 146.88 |

## Terms

The Property is available to let on a new effectively fully repairing and insuring lease for a term of years to be agreed.



## Viewing & Further Information



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### IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

### MISREPRESENTATION CLAUSE

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