



Unit 7b Limes Court

Conduit Lane, Hoddesdon, EN11 8EP

Refurbished Open Plan Office

600 sq ft
(55.74 sq m)

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

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Head Office
01279 620 200
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Summary

Available Size	600 sq ft
Rent	£12,950 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £12,250. 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 with one private meeting room. 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.

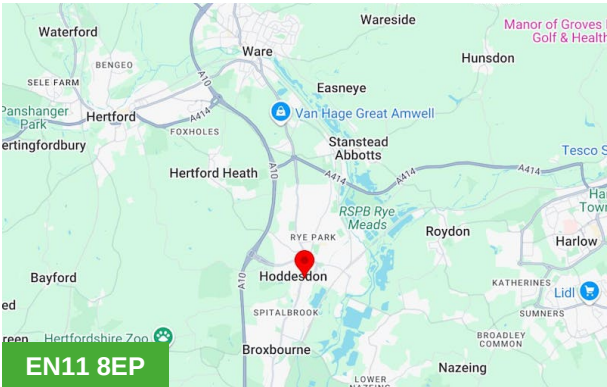
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	600	55.74

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

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
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(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 06/08/2025