



## Unit 7b Limes Court, Conduit Lane, Hoddesdon, EN11 8EP

Office To Let | £12,950 per annum | 600 sq ft

Refurbished Open Plan Office, ideally suited for a small office user.

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### Summary

- Rent: £12,950 per annum
- Business rates: According to The Valuation Office Agency website [www.voa.gov.uk](http://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

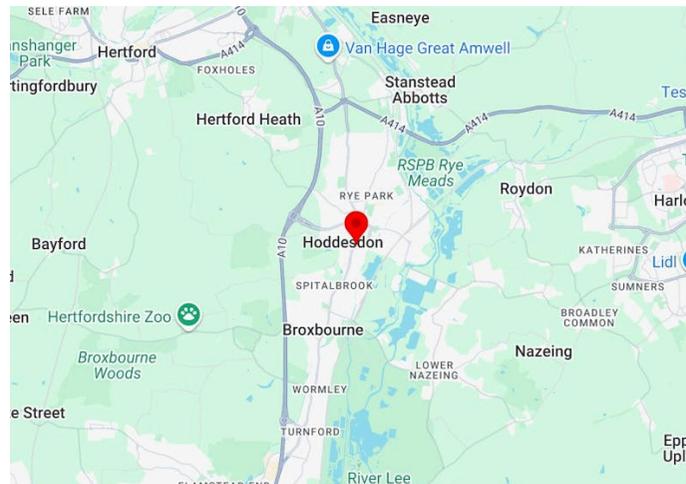
### Further information

- [View details on our website](#)

### Contact & Viewings

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### Key Points

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

### 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

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.

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