



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

Office To Let | £28,950 per annum | 1,581 sq ft

Refurbished office space

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

## Summary

- Rent: £28,950 per annum
- Business rates: Rateable Value from April 2026 circa £17.71 psf. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for their individual circumstances.
- Service charge: £5.50 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs

## Contact & Viewings

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## Key Points

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

## Description

The suite comprises an open plan office which has recently been refurbished to a high standard.

The office benefit from excellent natural daylight and air conditioning and raised flooring.

Limes Court has a bright and open planned reception area and the development is home to variety of vibrant small businesses.

The suite would suit a business of a head count of approximately 10 - 15 members of staff comfortably and can be used for a wide range of uses, subject to the Landlords approval.

Flexible lease terms can be discussed (subject to the Landlords approval).



## 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 with good levels of local parking all within a short walk of the property.

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.

Excellent train links from mainline stations Broxbourne, Rye House and Roydon, with a maximum journey time into London Liverpool Street of circa 38 minutes.

## Accommodation

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.

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