



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

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

Bright and spacious refurbished office space, located just off Hoddesdon high street, with allocated parking available



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

## Summary

- Rent: £28,950 per annum
- Business rates: According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the Rateable Value is £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

## Further information

- [View details on our website](#)

## 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. 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	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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