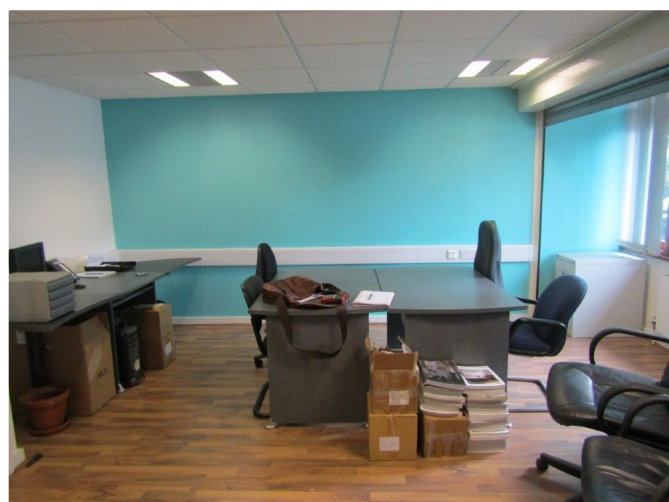


**13 LIMES COURT, CHARLTON WAY,  
HODDESDON, EN11 8EP**



**QUALITY SELF CONTAINED  
BUSINESS & OFFICE BUILDING  
TOWN CENTRE LOCATION**

**972 SQ FT**

**TO LET**

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**LOCATION:**

Limes Court represents the single largest office development in Hoddesdon standing right in the very heart of the town centre just off the eastern side of the High Street opposite Barclays Bank and to the rear of 66 High Street. There is a short pedestrian walkway linking directly through to the High Street.

Vehicular access is from Charlton Way to the rear of Asda or from Conduit Lane adjacent to Sainsburys.

Hoddesdon is a strong market town standing just off the A10 approximately 6 miles to the north of junction 25 of the M25. The A414 skirts the town to the north providing eastward Harlow and M11 connections and westward A1M/M1 connections at Hatfield and beyond.

Other significant retailers within the town centre include Morrisons, Poundstretcher, Aldi, Peacocks and Boots.

British Rail is provided from both Rye Park and Broxbourne, the latter with a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

**DESCRIPTION:**

Number 13 is a fully self contained office building offering light, bright, open plan accommodation over 3 floors.

Limes Court is just 50 yards from the central High Street.

Ground Floor	-	224 sq ft
First Floor	-	307 sq ft
Second Floor	-	441 sq ft
<b>Total</b>	-	<b>972 sq ft</b>

All dimensions and floor areas are approximate.

- \* Light and bright open plan accommodation
- \* Gas fired central heating serving radiators
- \* Suspended ceilings with inset lighting
- \* Wood effect flooring
- \* Perimeter trunking
- \* Communication points and comms room (untested)
- \* Separate male and female WC's including 1 x disabled at ground floor
- \* Kitchen
- \* Small power points
- \* Security and fire alarms (untested)
- \* Inner roller shutter security grill to ground floor windows and doors
- \* Horizontal window blinds
- \* Allocated parking



<b>TERMS:</b>	To let on a new full repairing and insuring lease.
<b>RENTAL:</b>	£18,000 per annum exclusive.
<b>SERVICE CHARGE:</b>	TBA.
<b>RATEABLE VALUE:</b>	We are advised upon a rateable value of £16,750 with effect 1 April 2023. Interested parties are advised to verify this information at <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> .
<b>VAT:</b>	Applicable.
<b>LEGAL COSTS:</b>	Each party are to be responsible for their own legal costs.
<b>VIEWING:</b>	Strictly by appointment through Aaran Forbes ( <a href="mailto:aaran@pwco.biz">aaran@pwco.biz</a> ) or Tracey Gidley ( <a href="mailto:tracey@pwco.biz">tracey@pwco.biz</a> ) at Paul Wallace Commercial on 01992 440744.

**C4512.13**

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