



This property is being advertised on behalf of



## Fairhive



**\*EMAIL ENQUIRIES ONLY\***

This property is being advertised on behalf of Fairhive Homes.

Please do not call us. Please email your enquiry and we will pass this on to Fairhive and they will contact you directly.

The floorplan is an example and for guidance only

**Live-Work Unit**

If you run your own small business, and are looking to rent a home with some dedicated business space, this could be the solution with this innovative commercial let.

This Live/Work unit in Aylesbury allows a business to lease a two-person, one bedroom flat, with an attached room that will serve as a workshop, studio or office and has direct independent access for customers. The accommodation will suit a wide variety of small businesses.

The property is a short drive from Aylesbury town centre, and in close to a thriving parade of shops and community facilities on the doorstep, making it an ideal place to run your small business.

**£800 Per Calendar Month**

**51 Walton Court Centre, Aylesbury, Bucks HP21 8TJ**

Work Space

18'10 x 8'11

Lounge

16'10 x 8'11

Kitchen

14'1 x 7'9

Bedroom

15'6 x 8'11

Bathroom

7'9 x 6'10



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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