

# Energy performance certificate (EPC)

Unit 7  
Just Nice House  
Millers Road  
WARWICK  
CV34 5AE

Energy rating

**B**

Valid until:

17 May 2034

Certificate  
number:

4560-9002-1450-8924-  
3560

Property type	Retail/Financial and Professional Services
Total floor area	269 square metres

## Rules on letting this property

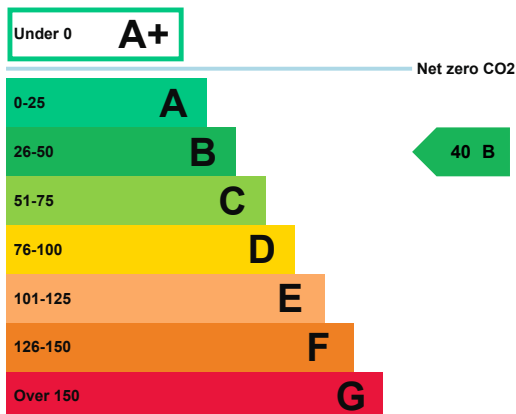
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

9 A

If typical of the existing stock

38 B

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	14.01
Primary energy use (kWh/m <sup>2</sup> per year)	127

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3002-8155-9737-7715-8953\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Sam Hain
Telephone	07799380910
Email	<a href="mailto:sam@commercialenergyperformance.co.uk">sam@commercialenergyperformance.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK305663
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Employer	Commercial Energy Performance
Employer address	87 Warwick Street, Leamington Spa, CV32 4RJ
Assessor's declaration	The assessor is employed by the organisation dealing with the property transaction.
Date of assessment	17 May 2024
Date of certificate	18 May 2024