

# Energy performance certificate (EPC)

Unit Q3  
Cherrycourt Way  
LEIGHTON BUZZARD  
LU7 4UH

Energy rating

C

Valid until: 17 April 2033

Certificate number: 2642-6862-5299-9219-9099

Property type Offices and Workshop Businesses

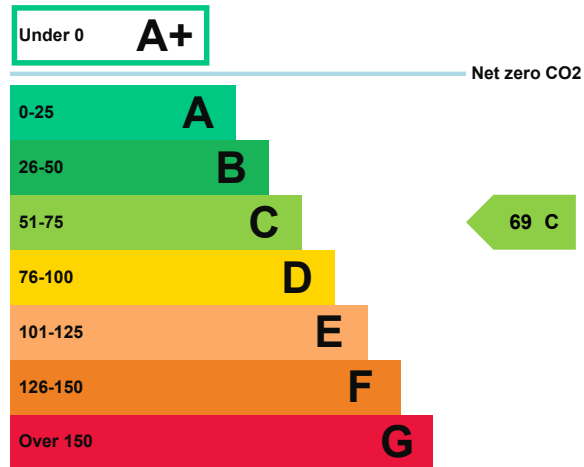
Total floor area 441 square metres

## 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 C.



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

37 B

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	8.45
Primary energy use (kWh/m <sup>2</sup> per year)	90

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7679-3789-1869-9027-2967\)](/energy-certificate/7679-3789-1869-9027-2967).

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## 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	Joseph Lund
Telephone	01865865403
Email	<a href="mailto:joe@carbonprofile.co.uk">joe@carbonprofile.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	Stroma Certification Ltd
Assessor's ID	STRO035074
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Carbon Profile Ltd
Employer address	Unit 2 Long Leys Farm Leys Road Oxford OX2 9QG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 January 2023
Date of certificate	18 April 2023

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