

# Energy performance certificate (EPC)

FIRST FLOOR SOUTH Matrix House 2 North Fourth Street MILTON KEYNES MK9 1NJ	Energy rating <b>B</b>	Valid until: <b>30 July 2034</b>
		Certificate number: <b>6690-0652-8403-6967-7804</b>

**Property type** Offices and Workshop Businesses

**Total floor area** 529 square metres

## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is B.

Under 0

**A+**

Net zero CO2

0-25

**A**

26-50

**B**

38 **B**

51-75

**C**

76-100

**D**

101-125

**E**

126-150

**F**

Over 150

**G**

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

12 **A**

If typical of the existing stock

50 **B**

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

---

<b>Assessment level</b>	4
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	7.91
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	88

---

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3419-7324-8806-5187-7865\)](#).

## 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.

---

<b>Assessor's name</b>	Ian Bonham
<b>Telephone</b>	07946 547 367
<b>Email</b>	<a href="mailto:ian@bonhamepcs.co.uk">ian@bonhamepcs.co.uk</a>

---

### Contacting the accreditation scheme

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

---

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/018836
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

---

## About this assessment

<b>Employer</b>	Greenleaf Commercial Ltd
<b>Employer address</b>	Brook House, Middleton Tyas, Richmond. DL10 6RP
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	23 July 2024
<b>Date of certificate</b>	31 July 2024

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(<https://forms.office.com/e/KX25htGMX5>\)](#)

[Service performance \(/service-performance\)](#)

**OGL**

All content is available under the [Open Government Licence v3.0 \(<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>\)](#), except where otherwise stated



