

# Energy performance certificate (EPC)

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

Property type	Offices and Workshop Businesses
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Total floor area	529 square metres
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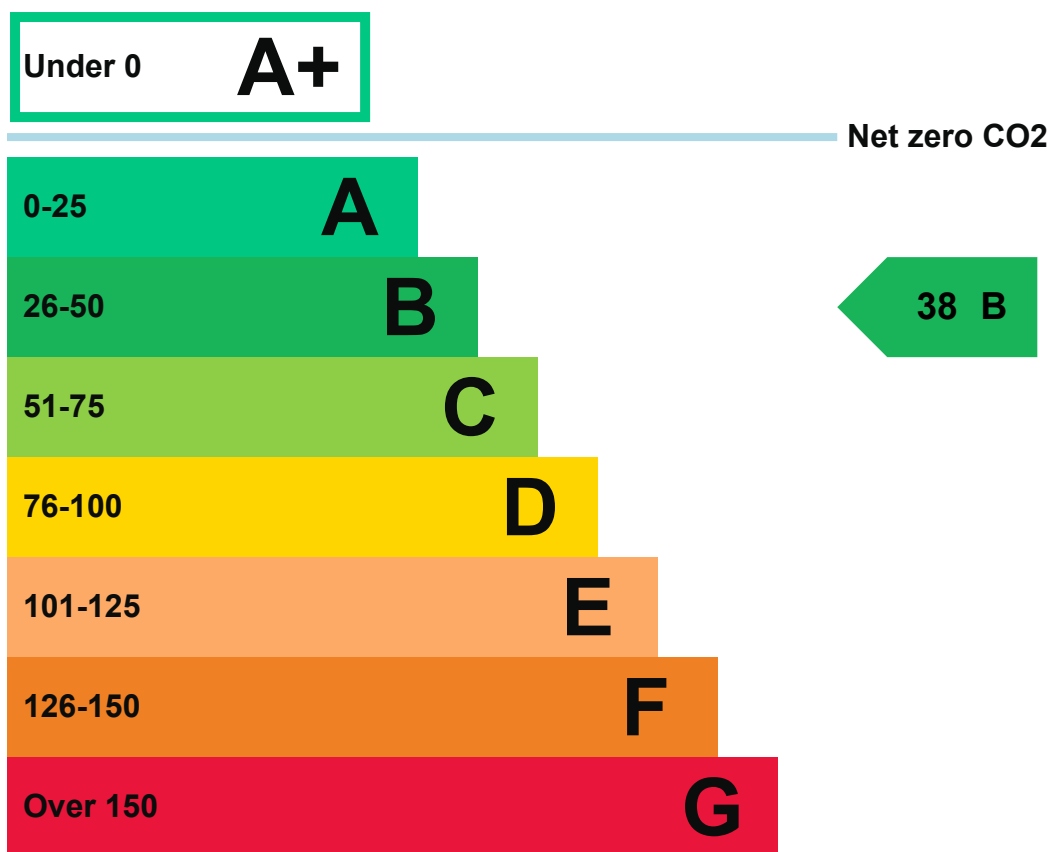
## Rules on letting this property

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.



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 \(/energy-certificate/3419-7324-8806-5187-7865\)](/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

Employer	Greenleaf Commercial Ltd
Employer address	Brook House, Middleton Tyas, Richmond. DL10 6RP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 July 2024
Date of certificate	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 \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

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

**OGI**

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