

Energy performance certificate (EPC)

Unit 4 Cloverfield Industrial Estate Lopham Road HARLING NR16 2LT	Energy rating B	Valid until:	3 March 2035
		Certificate number:	3804-3276-2968-3924-6415
Property type		Storage or Distribution	
Total floor area		64 square metres	

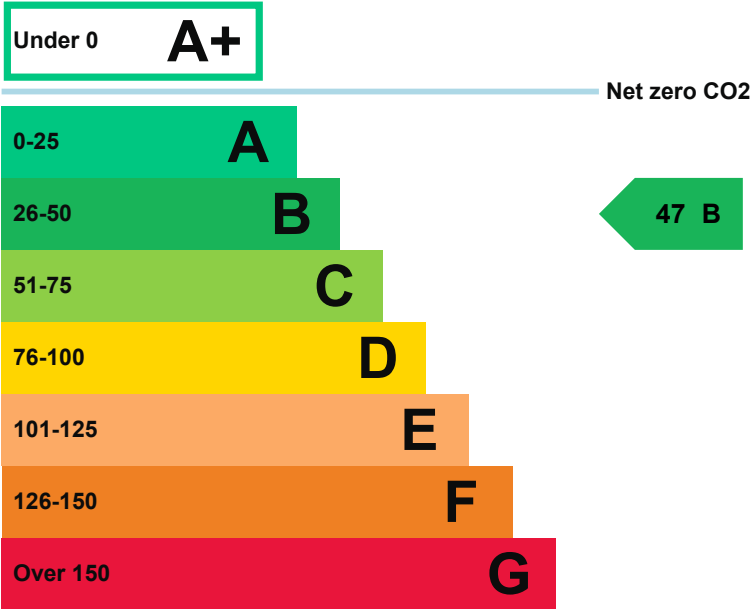
Rules on letting this property

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



If typical of the existing stock

45 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	40.19
Primary energy use (kWh/m ² per year)	419

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1093-8322-2087-6269-7297\)](#).

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	Paul Downing
Telephone	07852334108
Email	paul@foxmoor.co

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028831
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Foxmoor Property Consultants Limited
Employer address	Diss Business Hub, Hopper Way, Diss, Norfolk, IP22 4GT
Assessor's declaration	The assessor is not related to the owner of the property.

Date of assessment

4 March 2025

Date of certificate

4 March 2025

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number[3893-4689-2946-5516-0507 \(/energy-certificate/3893-4689-2946-5516-0507\)](#)**Valid until**

3 March 2035

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