

# Energy performance certificate (EPC)

35 Bank Road  
Dawley Bank  
TELFORD  
TF4 2AZ

Energy rating

C

Valid until:

19 October 2032

Certificate number:

3015-7132-2002-0220-7296

Property type

Retail/Financial and Professional Services

Total floor area

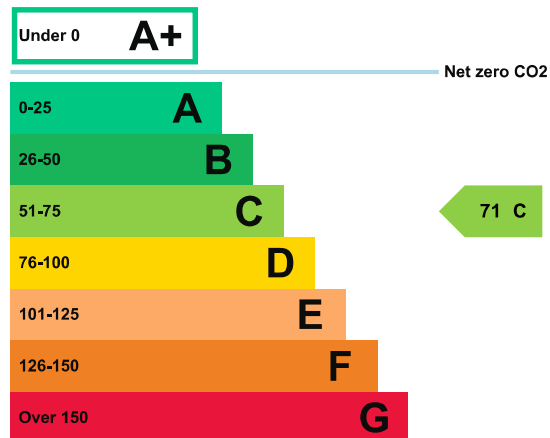
48 square metres

## 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

18 A

If typical of the existing stock

71 C

## 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)	30.54
Primary energy use (kWh/m <sup>2</sup> per year)	227

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9203-1207-7402-2025-1200\)](/energy-certificate/9203-1207-7402-2025-1200).

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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	Daniel Patak
Telephone	0203 397 8220
Email	<a href="mailto:hello@propcert.co.uk">hello@propcert.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	Quidos Limited
Assessor's ID	QUID206065
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	ECO Approach Ltd
Employer address	182a High Street, Beckenham, BR3 1EW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 October 2022
Date of certificate	20 October 2022

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