

Energy performance certificate (EPC)

RETAIL/OFFICE UNIT OVER THREE FLOORS
Waterloo House
4 Waterloo Road
WOLVERHAMPTON
WV1 4BL

Energy rating

F

Valid until:

1 April 2028

Certificate number:

0711-0438-7099-8497-2002

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

417 square metres

Rules on letting this property



You may not be able to let this property.

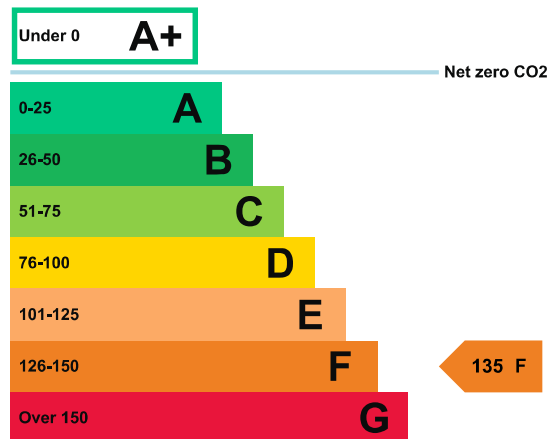
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is F.



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	27 B
If typical of the existing stock	80 D

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 (kgCO2/m2 per year)	114.32
Primary energy use (kWh/m2 per year)	674

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0298-9477-9440-7000-1813\)](/energy-certificate/0298-9477-9440-7000-1813).

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	Grahame Murphy
Telephone	07980852235
Email	gm@grahamechilds.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK302444
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Grahame Childs & Company
Employer address	7 LORDS LANE, STOURBRIDGE, DY7 5PE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 March 2018
Date of certificate	2 April 2018
