Energy performance certificate (EPC)

Ground Floor
Crawford House
Wellington Street
NEWMARKET
CB8 0HT

Energy rating
C

| Valid until: | **16 April 2035** |
| Certificate number: | **5223-6903-0727-3046-2697** |

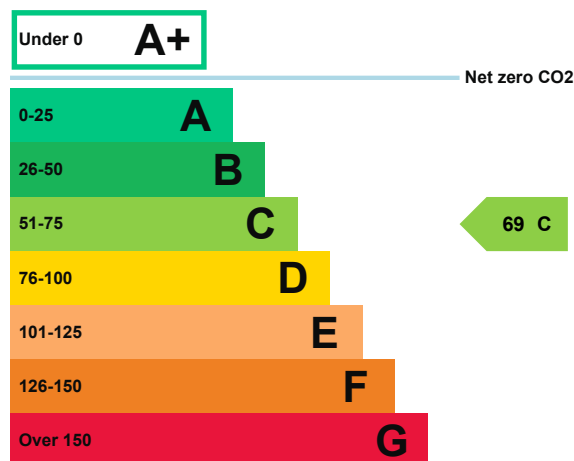| Property type	Retail/Financial and Professional Services
Total floor area	48 square metres

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.

Under 0	**A+**
	Net zero CO2
0-25	**A**
26-50	**B**
51-75	**C** 69 C
76-100	**D**
101-125	**E**
126-150	**F**
Over 150	**G**

How this property compares to others

Properties similar to this one could have ratings:

If newly built	**20 A**
If typical of the existing stock	**81 D**

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	46.82
Primary energy use (kWh/m2 per year)	299

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/5162-5635-5316-6240-7415).

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	William Wyatt
Telephone	01223 269 215
Email	tony.wyatt@beachenergy.co.uk

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/015529
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Beach Energy Limited
Employer address	Future Business Centre, Kings Hedges Road, Cambridge, CB4 2HY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 April 2025
Date of certificate	17 April 2025