

# Energy performance certificate (EPC)

FIRST FLOOR - WEST  
Callaghan Square  
CARDIFF  
CF10 5BT

Energy rating

**B**

Valid until: **10 June 2033**

Certificate number: **5773-5077-2345-3609-8023**

Property type

Offices and Workshop Businesses

Total floor area

767 square metres

## Rules on letting this property

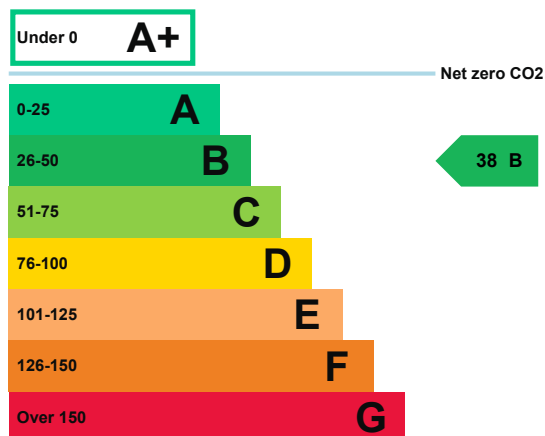
Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is B.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

13 A

If typical of the existing stock

54 C

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## Breakdown of this property's energy performance

Main heating fuel Natural Gas

Building environment Air Conditioning

Assessment level 3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year) 7.81

Primary energy use (kWh/m<sup>2</sup> per year) 78

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3793-0767-1764-5622-9711\)](#).

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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	Christopher J G Breslin
Telephone	07799 825976
Email	<a href="mailto:chrisbreslin15@hotmail.com">chrisbreslin15@hotmail.com</a>

### 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/008819
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Midlands Home & Energy Inspections (MHEI) Limited
Employer address	Midlands Home & Energy Inspections (MHEI) Limited
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 April 2023
Date of certificate	11 June 2023

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