

Energy performance certificate (EPC)

Part Second Floor East Southgate House Wood Street CARDIFF CF10 1EW	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>	Valid until: 13 December 2032 Certificate number: 9075-4480-4885-6688-8173
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Property type B1 Offices and Workshop businesses

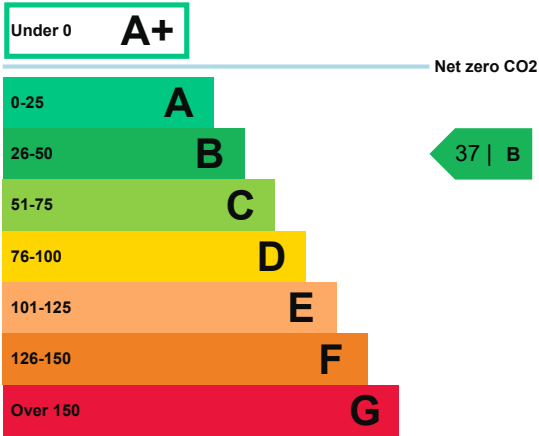
Total floor area 392 square metres

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 also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 19 | A

If typical of the existing stock 62 | C

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

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	26.45
Primary energy use (kWh/m ² per year)	156

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6911-4531-7994-6939-7567\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Lynden Russell Dickson
Telephone	07584083390
Email	l-dickson@sky.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO008317
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Energy Assessors Wales.
Employer address	Third Floor Capital Tower. Greyfriars Rad. Cardiff. CF10 3AZ.
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 December 2022
Date of certificate	14 December 2022
