

# Energy performance certificate (EPC)

Suite 3 Second Floor 2 Callaghan Square Cardiff CF10 5BT	Energy rating	Valid until: <b>19 September 2034</b>
	<b>A</b>	Certificate number: <b>2670-8068-7156-7711-2295</b>

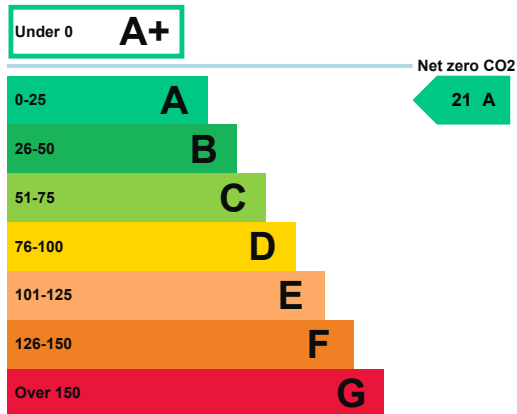
Property type	Offices and Workshop Businesses
Total floor area	535 square metres

## 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 A.



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	<b>5 A</b>
If typical of the existing stock	<b>23 A</b>

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	4.18
Primary energy use (kWh/m <sup>2</sup> per year)	45

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6523-0004-9183-3978-8146\)](/energy-certificate/6523-0004-9183-3978-8146).

## 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	Graham Carr
Telephone	02920 352 450
Email	<a href="mailto:graham.carr@mccannp.com">graham.carr@mccannp.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	CIBSE Certification Limited
Assessor's ID	LCEA153798
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	McCann & Partners Ltd
Employer address	Faraday House, Terra Nova Way, Penarth Marina, Cardiff. CF64 1SA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 September 2024
Date of certificate	20 September 2024