Energy performance certificate (EPC)

| Detached Warehouse/Workshop Unit 11 Mile Oak Industrial Estate Maesbury Road Oswestry SY10 8GA | Energy rating **C** | Valid until: **3 December 2033** Certificate number: **1086-4608-0685-2486-6144** |

Property type	Offices and Workshop Businesses
Total floor area	772 square metres

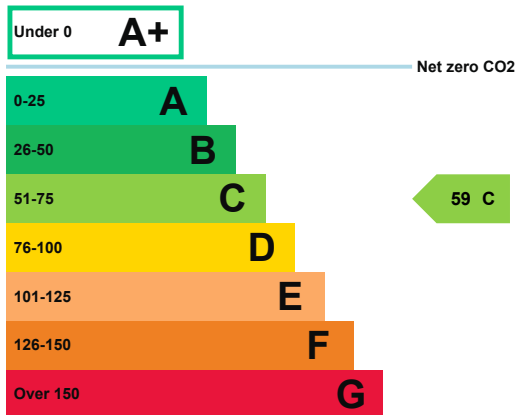## Rules on letting this property

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

Energy rating and score

This property's current 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

59 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

| 1 | A |

If typical of the existing stock

| 3 | A |

Breakdown of this property's energy performance

Main heating fuel	LPG
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	15.67
Primary energy use (kWh/m2 per year)	106

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0067-0313-7206-5168-8653).

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	Sebastian Ingham
Telephone	07817728156
Email	sebastian@idea-ingham.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/022597
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	IDEA Ingham Energy Ltd.
Employer address	Bank House, Longden, Shrewsbury, SY5 8ES
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 December 2023
Date of certificate	4 December 2023