

Energy performance certificate (EPC)

First Floor Right
St James House
26 Anchorage Avenue
SHREWSBURY
SY2 6FG

Energy rating

B

Valid until:

21 March 2034

Certificate
number:

9461-4990-7103-5776-
2355

Property type	Offices and Workshop Businesses
Total floor area	94 square metres

Rules on letting this property

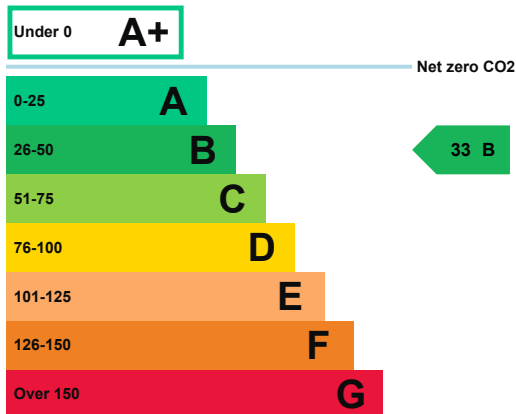
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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

9 A

If typical of the existing stock

36 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	12.89
Primary energy use (kWh/m ² per year)	141

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6165-5450-3251-3298-6916\)](#).

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	Jacinta Walton
Telephone	07791529405
Email	jacinta@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/022049
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	IDEA Ingham Energy Ltd
Employer address	Bank House, Longden, Shrewsbury, Shropshire, SY5 8ES
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 March 2024
Date of certificate	22 March 2024