

Energy performance certificate (EPC)

Unit 5 Patches Yard
Cavendish Lane
Glemsford
SUDBURY
CO10 7PZ

Energy rating

C

Valid until: 19 May 2029

Certificate number: 0660-0731-7739-4595-4006

Property type	B1 Offices and Workshop businesses
Total floor area	58 square metres

Rules on letting this property

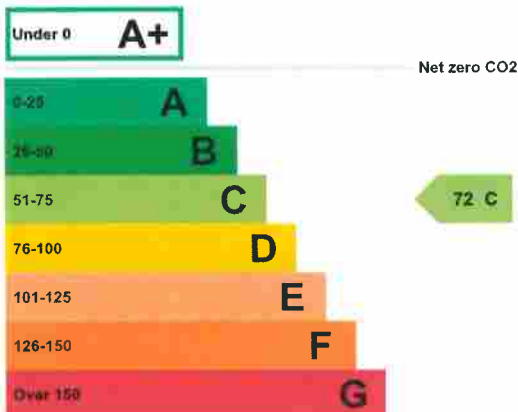
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is 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.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

33 B

If typical of the existing stock

96 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	26.79
Primary energy use (kWh/m ² per year)	158

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0950-6974-0431-7650-7040\)](#).

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	Michael Robeson
Telephone	01473 829672
Email	robesonm@energy-evaluations.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/008329
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Evaluations & Solutions Ltd
Employer address	Hadleigh Business Centre, Crockatt Road, Hadleigh, Ipswich, IP7 6RH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 May 2019
Date of certificate	20 May 2019

Unit 5, Patches Yard, Cavendish Lane, Glemsford, Sudbury, Suffolk, CO10 7PZ

Valuation

Current rateable value (1 April 2023 to present)

£2,950

CURRENT 1 April 2023 to present 1 April 2023 £2,950

PREVIOUS 1 April 2017 to 31 March 2023 1 April 2017 £2,850

The Valuation Office Agency (VOA) uses a 'rental' method to value offices.

The VOA gathers information about rents paid for offices. It analyses the information and works out a price per square metre for each floor area. It also considers things like rent free periods and improvements made by the tenant.

The price per square metre is multiplied by the property floor area to get the rateable value.

Features such as air conditioning and lifts may be shown separately in the valuation.

Offices floor areas

Description	Area m²/unit	£ per m²/unit	Value Help with Value
Ground floor office	54.9	£54.63	£2,999
Total	54.9		£2,999

Valuation

Total value **£2,999**

Rateable value (rounded down) **£2,950**

