

Energy performance certificate (EPC)

Keith Avis Printers
68 High Street
Hadleigh
IPSWICH
IP7 5EF

Energy rating

C

Valid until:

7 February 2033

Certificate number:

7106-3039-0904-2140-5404

Property type	Offices and Workshop Businesses
Total floor area	206 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale is divided into seven color-coded bands: A+ (light blue, Under 0), A (teal, 0-25), B (green, 26-50), C (light green, 51-75), D (yellow, 76-100), E (orange, 101-125), F (red-orange, 126-150), and G (red, Over 150). A green arrow points to the C band, which is labeled with the score 73. A vertical line indicates the Net zero CO2 target at the 0-25 boundary.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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	38 B

<https://find-energy-certificate.service.gov.uk/energy-certificate/7106-3039-0904-2140-5404?print=true>

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Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	24.54
Primary energy use (kWh/m ² per year)	178

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1780-9426-9125-2893-6269\)](#).

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	3 February 2023
Date of certificate	8 February 2023

Energy performance certificate (EPC)

68 High Street
HADLEIGH
IP7 5EF

Energy rating

D

Valid until:

7 February 2033

Certificate number:

7903-6907-3296-7994-5976

Property type

Retail/Financial and Professional Services

Total floor area

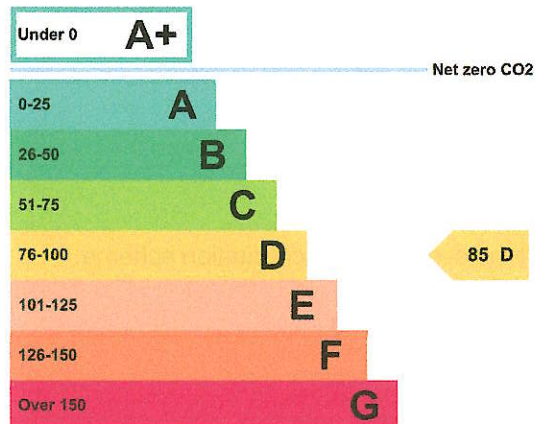
242 square metres

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 D.



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

14 A

If typical of the existing stock

56 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	19.95
Primary energy use (kWh/m ² per year)	160

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2186-8077-7604-7334-3616\)](#).

Who to contact about this certificate

Contacting the assessor

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