

## Energy performance certificate (EPC)

Unit 40  
Shire Hill  
SAFFRON WALDEN  
CB11 3AQ

Energy rating

**D**

Valid until:

29 June 2028

Certificate number:

0480-0738-2699-3296-3002

Property type

B2 to B7 General Industrial and Special Industrial Groups

Total floor area

209 square metres

### Rules on letting this property

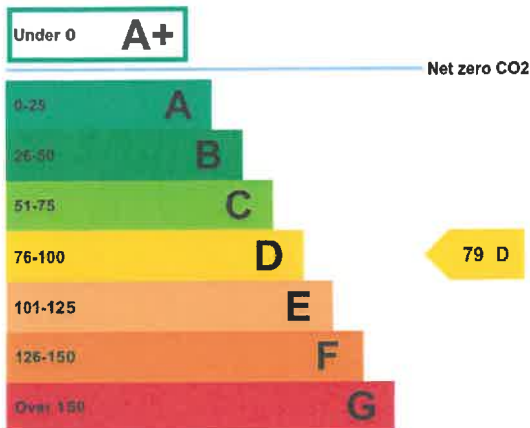
Properties can be let if they have an energy rating from A+ to E.

### 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                   | 28 B |
| If typical of the existing stock | 82 D |

## Breakdown of this property’s energy performance

|                                            |                                 |
|--------------------------------------------|---------------------------------|
| Main heating fuel                          | Natural Gas                     |
| Building environment                       | Heating and Natural Ventilation |
| Assessment level                           | 3                               |
| Building emission rate (kgCO2/m2 per year) | 74.02                           |
| Primary energy use (kWh/m2 per year)       | 429                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0393-9762-9240-4600-8803\)](/energy-certificate/0393-9762-9240-4600-8803).