

Energy performance certificate (EPC)

57 Warwick Street LEAMINGTON SPA CV32 5JR	Energy rating  C	Valid until: 13 October 2032
		Certificate number: 8052-5965-0908-2844-2981

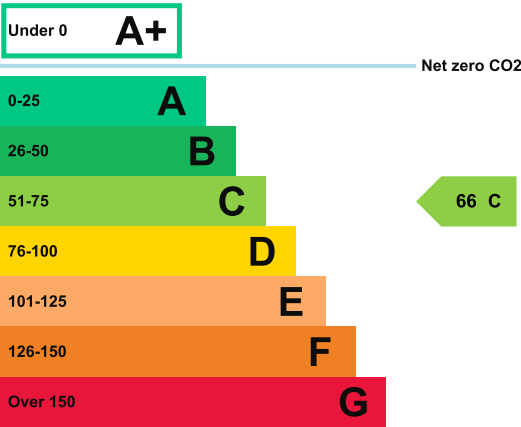
Property type	Retail/Financial and Professional Services
Total floor area	112 square metres

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	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	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	35.28
Primary energy use (kWh/m <sup>2</sup> per year)	365

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5797-8866-0711-7360-8011\)](/energy-certificate/5797-8866-0711-7360-8011).

## 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	James Cutter
Telephone	07920843259
Email	<a href="mailto:james.cutter@e-first.co.uk">james.cutter@e-first.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER500800
Telephone	0161 727 4303
Email	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

### About this assessment

Employer	Reeves Synergy
Employer address	31 Hawker Close, Birmingham, B31 2GU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 October 2022
Date of certificate	14 October 2022