

Energy performance certificate (EPC)

Unit W/1 Flitcham Barns Abbey Road Flitcham KING'S LYNN PE31 6BT	Energy rating D	Valid until: 12 August 2028
		Certificate number: 0796-0181-4030-1700-4803

Property type	B1 Offices and Workshop businesses
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Total floor area	68 square metres
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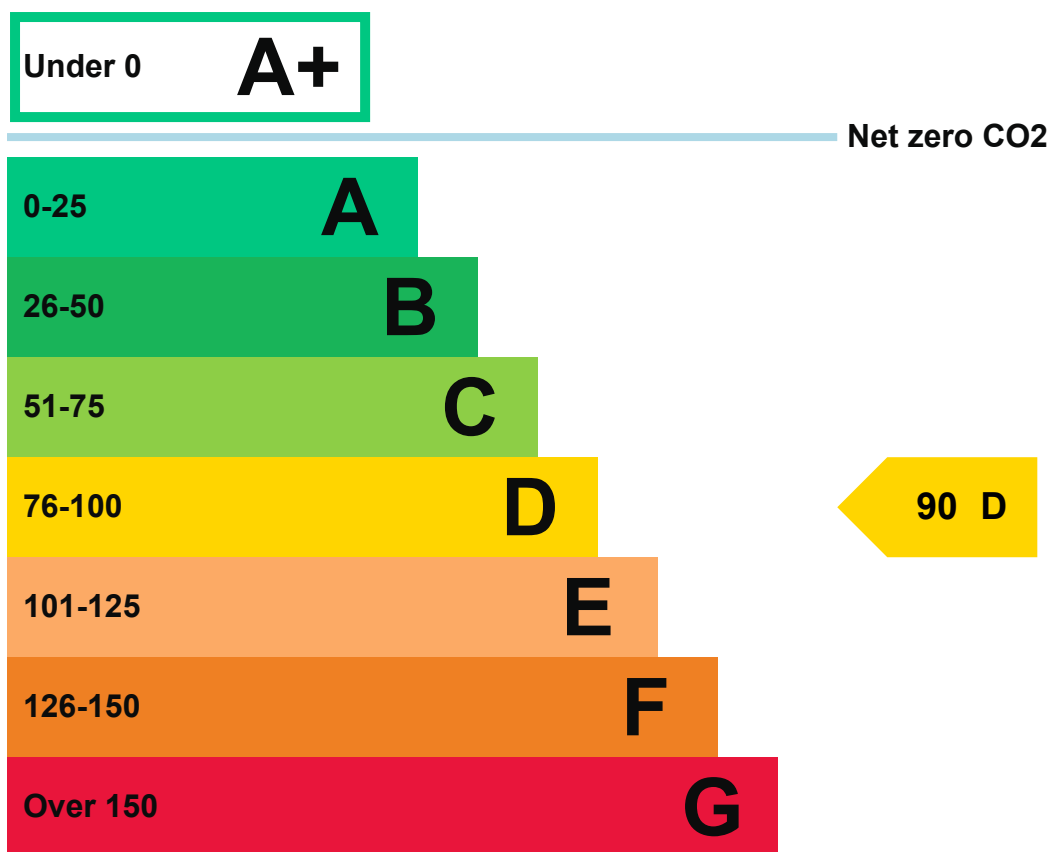
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

36 B

If typical of the existing stock

106 E

Breakdown of this property's energy performance

Main heating fuel

Oil

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	133.27
Primary energy use (kWh/m² per year)	592

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0080-4977-0448-1100-1064\)](/energy-certificate/0080-4977-0448-1100-1064).

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	Richard Williams
Telephone	01775 761161
Email	epc@sholland.gov.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/014976
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	South Holland Building Consultancy
Employer address	Priory Road Spalding PE11 2XE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 August 2018
Date of certificate	13 August 2018

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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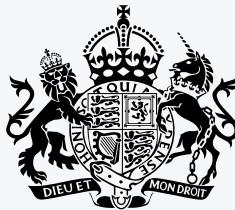
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