

# Energy performance certificate (EPC)

|                                                                           |                           |                                                     |
|---------------------------------------------------------------------------|---------------------------|-----------------------------------------------------|
| 36 Oldmedow Road<br>Hardwick Industrial Estate<br>KING'S LYNN<br>PE30 4JJ | Energy rating<br><b>D</b> | Valid until: <b>5 November 2033</b>                 |
|                                                                           |                           | Certificate number: <b>9320-5020-6227-5446-1161</b> |

|               |                                                  |
|---------------|--------------------------------------------------|
| Property type | General Industrial and Special Industrial Groups |
|---------------|--------------------------------------------------|

|                  |                     |
|------------------|---------------------|
| Total floor area | 3,129 square metres |
|------------------|---------------------|

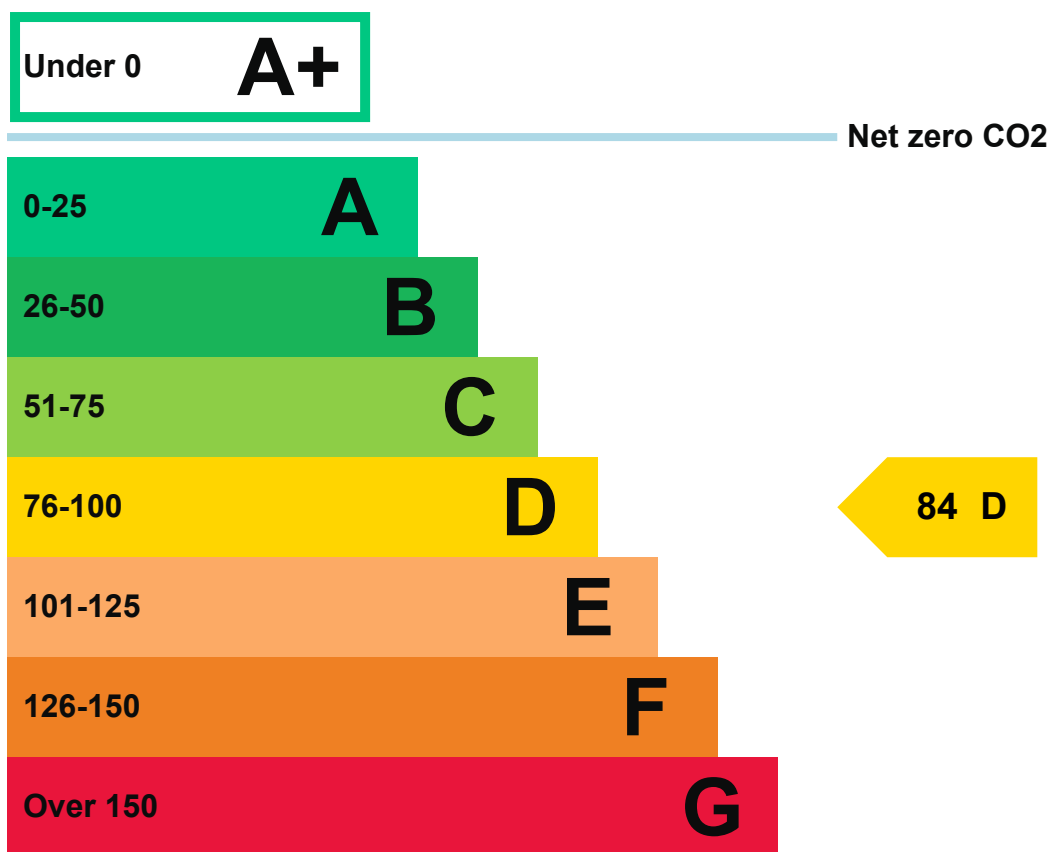
## Rules on letting this property

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

13 A

If typical of the existing stock

51 C

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

|                                                                         |       |
|-------------------------------------------------------------------------|-------|
| <b>Assessment level</b>                                                 | 3     |
| <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b> | 35.02 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 241   |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6893-5083-0891-7281-5079\)](/energy-certificate/6893-5083-0891-7281-5079).

## 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.

|                        |                                                                      |
|------------------------|----------------------------------------------------------------------|
| <b>Assessor's name</b> | Richard Williams                                                     |
| <b>Telephone</b>       | 01485 520523                                                         |
| <b>Email</b>           | <a href="mailto:info@navitas-energy.com">info@navitas-energy.com</a> |

### Contacting the accreditation scheme

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

|                             |                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd                                                        |
| <b>Assessor's ID</b>        | EES/019772                                                                         |
| <b>Telephone</b>            | 01455 883 250                                                                      |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

# About this assessment

Employer

Employer address

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 3 November 2023                                           |
| Date of certificate    | 6 November 2023                                           |

## 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](mailto: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.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

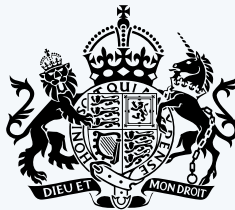
[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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