

# Energy performance certificate (EPC)

Pathways Warehouse 56/57 Bergen Way North Lynn Industrial Estate KING's LYNN PE30 2JG	Energy rating  <b>A</b>	Valid until:	<b>16 January 2032</b>
		Certificate number:	<b>1615-4192-1609-3106-5321</b>

Property type	B1 Offices and Workshop businesses
Total floor area	504 square metres

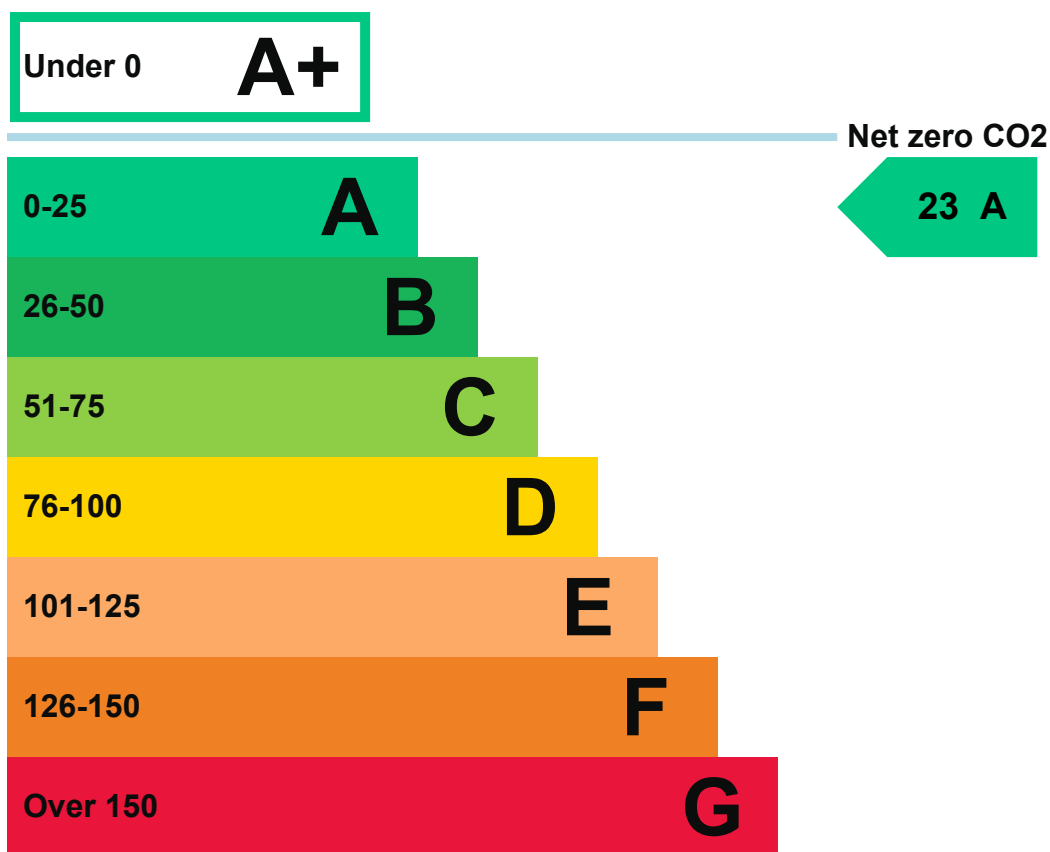
## Rules on letting this property

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 A.



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

29 B

If typical of the existing stock

86 D

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

<b>Assessment level</b>	4
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	15.91
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	94

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4778-0673-1954-4808-1057\)](/energy-certificate/4778-0673-1954-4808-1057).

## 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>	James Robinson
<b>Telephone</b>	01455883250
<b>Email</b>	<a href="mailto:james.robinson@queensberrydesign.co.uk">james.robinson@queensberrydesign.co.uk</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/014339
<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

23 September 2020

---

Date of certificate

17 January 2022

---

## 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 \(/cookies\)](#)

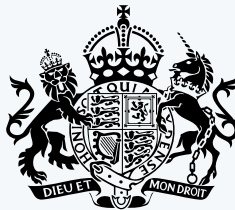
[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

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

## OGI

All content is available under the [Open Government](#)

[Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



© Crown copyright (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/>)