

Energy performance certificate (EPC)

Uzella House
Launceston Road, Callywith Gate Industrial
Estate
BODMIN
PL31 2RQ

Energy rating

C

Valid until: 18 February 2029

Certificate number: 0870-0831-1869-6192-7006

Property type

B1 Offices and Workshop businesses

Total floor area

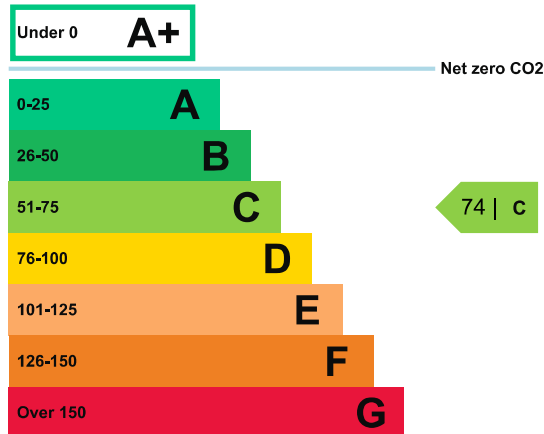
594 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 | A

If typical of the existing stock

72 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	56.18
Primary energy use (kWh/m ² per year)	326

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0920-7987-0461-1810-8060\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Mr Adam Freeman
Telephone	07510090633
Email	adam@cbem-uk.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/017715
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Easy EPC
Employer address	12 Albion Street Brighton East Sussex BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 February 2019
Date of certificate	19 February 2019
