

Energy performance certificate (EPC)

The Annex Manor Farm Business Centre Gussage St. Michel WIMBORNE BH21 5HT	Energy rating C	Valid until: 23 January 2030
		Certificate number: 0624-2093-6630-4700-7003

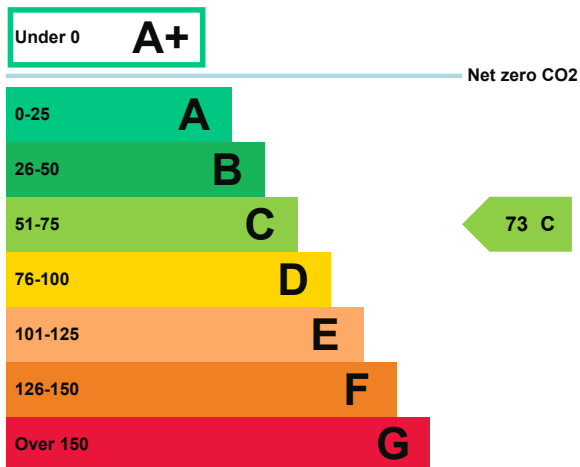
Property type	B1 Offices and Workshop businesses
Total floor area	43 square metres

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

32 B

If typical of the existing stock

93 D

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 ₂ /m ² per year)	49.99
Primary energy use (kWh/m ² per year)	296

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0290-7276-0460-3460-0044\)](/energy-certificate/0290-7276-0460-3460-0044).

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	Olivia Garran
Telephone	07867 788 037
Email	3eassessment@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO003750
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	3e Assessment
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 January 2020
Date of certificate	24 January 2020