

Energy performance certificate (EPC)

40 Manasty Road
Orton Southgate
Peterborough
PE2 6UP

Energy rating

B

Valid until:

19 March 2034

Certificate number:

3833-3785-8111-7043-8842

Property type	Storage or Distribution
Total floor area	287 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 B.

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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each representing a rating from A+ to G. The bars are arranged in a descending staircase pattern from left to right. A green arrow points to the 'B' rating bar, which is labeled with the score '29 B'. A vertical line labeled 'Net zero CO2' is positioned between the 'A' and 'B' rating bars.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

<https://find-energy-certificate.service.gov.uk/energy-certificate/3833-3785-8111-7043-8842?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	0 A
If typical of the existing stock	84 D

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	7.46
Primary energy use (kWh/m2 per year)	71

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5878-4172-5384-7333-8961\)](#).

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	Sushil Pathak
Telephone	0134 462 8821
Email	sushil.pathak@cuddbentley.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA089352
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Cudd Bentley Consulting Ltd
Employer address	Ashurst Manor, Church Lane, Sunninghill, SL5 7 DD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 March 2024
Date of certificate	20 March 2024