

## Energy performance certificate (EPC)

134 Edmund Street  
Birmingham  
B3 2ES

Energy rating

**A**

Valid until:

**9 September 2034**

Certificate number:

**9138-2337-5709-9140-3939**

Property type

Offices and Workshop Businesses

Total floor area

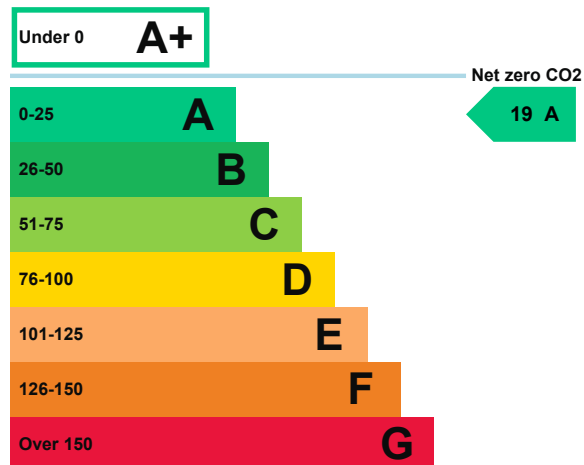
11,433 square metres

### 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 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

**14 A**

If typical of the existing stock

**57 C**

## Breakdown of this property's energy performance

|   |                           |
|---|---------------------------|
| Main heating fuel   | Grid Supplied Electricity |
| Building environment  | Air Conditioning          |
| Assessment level  | 5                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 3.74                      |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 41                        |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0240-9143-8864-5128-5773\)](/energy-certificate/0240-9143-8864-5128-5773).

## 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 | Nicolas Walker   |
| Telephone       | 0114 308 2038  |
| Email           | <a href="mailto:nick@walkeranalysis.com">nick@walkeranalysis.com</a> |

### 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        | LCEA185238   |
| Telephone            | 020 8772 3649  |
| Email                | <a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a> |

### About this assessment

|                        |  |
|------------------------|--|
| Employer               | Walker Energy Analysis Ltd   |
| Employer address       | Unit 15, Neepsend Triangle Business Centre, 1 Burton Road, Sheffield, S3 8BW |
| Assessor's declaration | The assessor is not related to the owner of the property.                    |
| Date of assessment     | 9 September 2024   |
| Date of certificate    | 10 September 2024  |