

Energy performance certificate (EPC)

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| 100 Hagley Road Edgbaston BIRMINGHAM B16 8QQ | Energy rating | Valid until: 21 October 2029 |
| | D | Certificate number: 9900-8944-0351-5650-7020 |

Property type B1 Offices and Workshop businesses

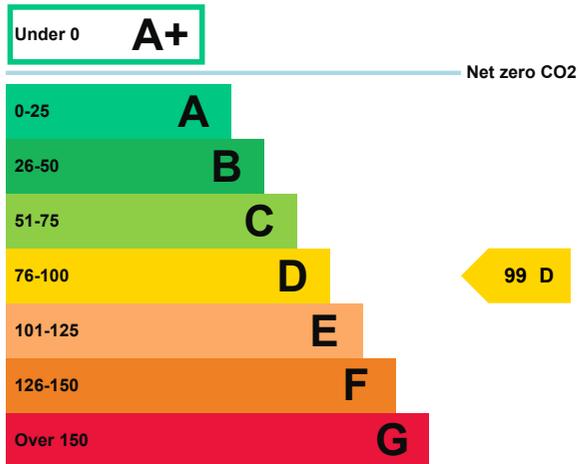
Total floor area 4,007 square metres

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 D.



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

35 B

If typical of the existing stock

102 E

Breakdown of this property's energy performance

| | |
|---|------------------|
| Main heating fuel | Natural Gas |
| Building environment | Air Conditioning |
| Assessment level | 4 |
| Building emission rate (kgCO ₂ /m ² per year) | 68.41 |
| Primary energy use (kWh/m ² per year) | 402 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9852-4050-0415-0790-6491\)](/energy-certificate/9852-4050-0415-0790-6491).

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.

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|-----------------|--|
| Assessor's name | Alexander Smith |
| Telephone | |
| Email | alex.smith@wensleylawz.com |

Contacting the accreditation scheme

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

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| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/018265 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

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|------------------------|--|
| Employer | Wensley & Lawz Ltd |
| Employer address | National Westminster Building 116-118 Walsgrave Road Coventry CV2 4ED |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 16 October 2019 |
| Date of certificate | 22 October 2019 |