

Energy performance certificate (EPC)

TRADE COUNTER BUILDING
THE YARD
SOMERSHAM ROAD
BRAMFORD
IPSWICH
IP8 4NS

Energy rating

C

Valid until: 22 February 2034

Certificate number: 6772-8234-4942-4022-7602

Property type Offices and Workshop Businesses

Total floor area 92 square metres

Rules on letting this property

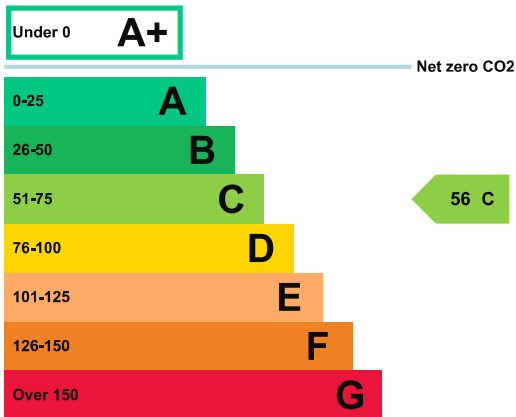
Properties can be let if they have an energy rating from A+ to E.

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

7 A

If typical of the existing stock

29 B

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)	31.14
Primary energy use (kWh/m ² per year)	321

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6724-2224-4046-7908-7423\)](/energy-certificate/6724-2224-4046-7908-7423).

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	Mike Simpson
Telephone	(0)7770 580 902
Email	mike@epcmarketing.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	Quidos Limited
Assessor's ID	QUID201186
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	EPC Marketing Ltd
Employer address	36B Bredfield St., Woodbridge, IP12 4NH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 February 2024
Date of certificate	23 February 2024
