

# Energy performance certificate (EPC)

THE WAREHOUSE  
THE YARD  
SOMERSHAM ROAD  
BRAMFORD  
IPSWICH  
IP8 4NS

Energy rating

**D**

Valid until:

25 February 2034

Certificate  
number:

0224-6287-2364-5649-  
1670

Property type

Retail/Financial and Professional Services

Total floor area

188 square metres

## Rules on letting this property

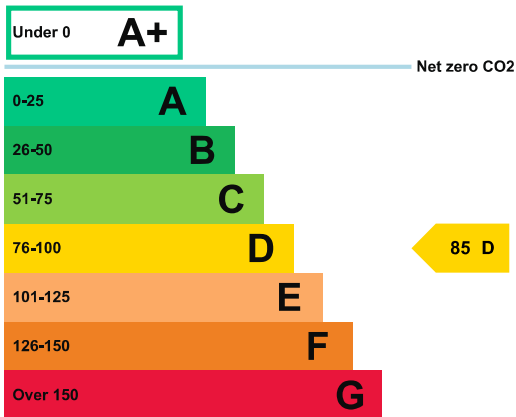
Properties can be let if they have an energy rating from A+ to E.

## 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

5 A

If typical of the existing stock

21 A

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## 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 <sub>2</sub> /m <sup>2</sup> per year)	52.65
Primary energy use (kWh/m <sup>2</sup> per year)	547

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2657-4442-2846-6109-6721\)](/energy-certificate/2657-4442-2846-6109-6721).

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## 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	<a href="mailto:mike@epcmarketing.co.uk">mike@epcmarketing.co.uk</a>

### 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	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### 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	26 February 2024
Date of certificate	26 February 2024

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