

Energy performance certificate (EPC)

Washbrook Service Station Old London Road COPDOCK AND WASHBROOK IP8 3LA	Energy rating D	Valid until: 6 July 2032
		Certificate number: 1328-7432-2002-0203-0906

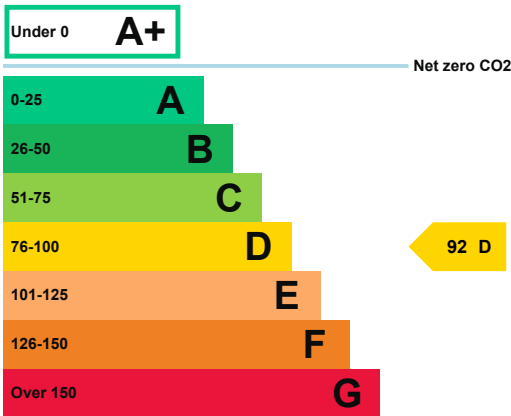
Property type	Offices and Workshop Businesses
Total floor area	174 square metres

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	9 A
If typical of the existing stock	34 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)	36.92
Primary energy use (kWh/m ² per year)	382

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0031-2200-7402-2328-4900\)](/energy-certificate/0031-2200-7402-2328-4900).

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	7 July 2022
Date of certificate	7 July 2022