

# Energy performance certificate (EPC)

1 GREAT EASTERN YARD  
PROSPECT PLACE  
FRAMLINGHAM  
WOODBIDGE  
IP13 9EE

Energy rating

**B**

Valid until:

**25 March 2031**

Certificate number:

**0277-3236-9349-3600-2220**

Property type

**B1 Offices and Workshop businesses**

Total floor area

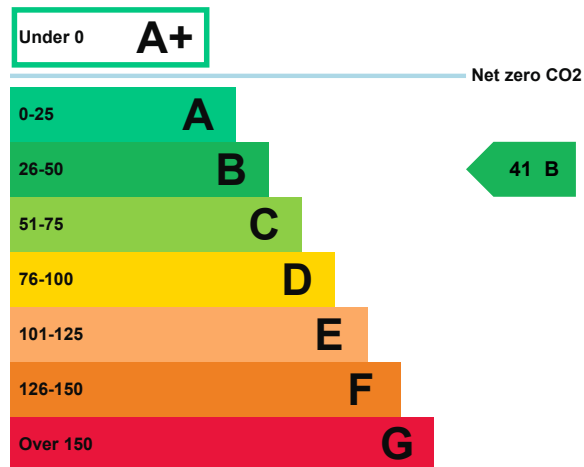
**85 square metres**

## 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 B.



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

**31 B**

If typical of the existing stock

**90 D**

## Breakdown of this property's energy performance

|   |                           |
|---|---------------------------|
| Main heating fuel   | Grid Supplied Electricity |
| Building environment  | Air Conditioning          |
| Assessment level  | 3                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 30.08                     |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 178                       |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2332-4707-9394-2200-6621\)](/energy-certificate/2332-4707-9394-2200-6621).

## 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 Street, Woodbridge, IP12 4NH                |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 26 March 2021   |
| Date of certificate    | 26 March 2021   |