

Energy performance certificate (EPC)

3-8 DRAKE WALK
WATERFRONT 2000
CARDIFF
CF10 4LG

Energy rating

C

Valid until:

7 August 2031

Certificate number:

8930-8027-5938-2092-2168

Property type

B1 Offices and Workshop businesses

Total floor area

1,300 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.

The figure shows a horizontal bar chart representing the energy rating scale. The bars are color-coded and labeled with ratings and score ranges. A green arrow points to the 'C' rating bar, which has a score of 73.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO2 is indicated at the top of the scale.

<https://find-energy-certificate.service.gov.uk/energy-certificate/8930-8027-5938-2092-2168?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	21 A
If typical of the existing stock	69 C

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	47.24
Primary energy use (kWh/m2 per year)	278

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2618-8715-4449-0288-9171\)](#).

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	Lynden Russell Dickson
Telephone	07584083390
Email	l-dickson@sky.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO008317
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Energy Assessors Wales.
Employer address	Third Floor. Capital Tower. Greyfriars Road. Cardiff. CF10 3AZ.
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 August 2021
Date of certificate	8 August 2021