

# Energy performance certificate (EPC)

3 Callaghan Square  
CARDIFF  
CF10 5BT

Energy rating

C

Valid until:

12 March 2027

Certificate number:

0780-2992-0356-4080-3084

Property type

B1 Offices and Workshop businesses

Total floor area

4,957 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 current 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 scale consists of seven colored bars, each representing a rating from A+ to G. The bars are arranged in descending order of rating. A green arrow points to the 'C' rating bar, which is labeled with the score '62 C'. A horizontal line labeled 'Net zero CO2' is positioned above the 'A+' rating bar.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0780-2992-0356-4080-3084?print=true>

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## How this property compares to others

Properties similar to this one could have ratings:

If newly built	36 B
If typical of the existing stock	106 E

## Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	47.25

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9248-4088-0965-0300-0275\)](#).

## 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	Neil Dady
Telephone	01743 341 903
Email	<a href="mailto:ndady@evoraglobal.com">ndady@evoraglobal.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA124070
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	EVORA EDGE Ltd
Employer address	Suite J, 2nd Floor, The Pump House, Coton Hill, Shrewsbury, SY1 2DY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 August 2016
Date of certificate	13 March 2017

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