Energy performance certificate (EPC)		
3 Callaghan Square CARDIFF CF10 5BT	Energy rating	Valid until: 12 March 2027 Certificate number: 0780-2992-0356-4080-3084
Property type		B1 Offices and Workshop businesses

Total floor area

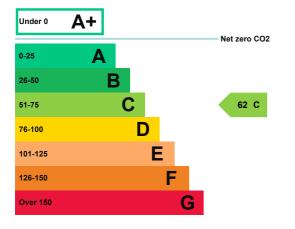
4,957 square metres

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.

How this property compares to others

Properties similar to this one could have ratings:



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 <u>recommendation</u> <u>report (/energy-certificate/9248-4088-0965-0300-0275)</u>.

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	<u>ndady@evoraglobal.com</u>

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	epc@cibsecertification.org

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