

Energy performance certificate (EPC)

Castlebridge 4
Cowbridge Road East
CARDIFF
CF11 9AU

Energy rating

B

Valid until: **20 March 2033**

Certificate number: **1900-7505-6273-1560-5115**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	2,816 square metres

Rules on letting this property

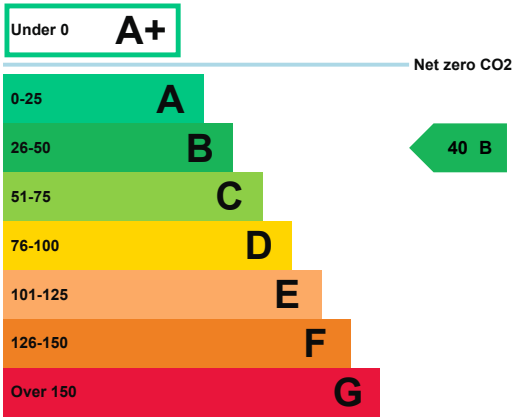
Properties can be let if they have an energy rating from A+ to E.

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	19 A
If typical of the existing stock	55 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)	34.97
Primary energy use (kWh/m2 per year)	205

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9627-8068-1304-8170-7153\)](#).

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	Mark Hawthorne
Telephone	0779 314 0000
Email	hawthorneconsultants@gmail.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	STRO005385
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Hawthorne Energy Consultants
Employer address	1, Partridge Close, Apley, Telford. Shropshire. TF1 6WF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 March 2023
Date of certificate	21 March 2023
