

# Energy performance certificate (EPC)

Anda House  
3 Links Court  
Fortran Road  
St. Mellons  
CARDIFF  
CF3 0LT

Energy rating

C

Valid until:

14 September 2031

Certificate number: 6701-4587-4551-3840-2776

Property type

B1 Offices and Workshop businesses

Total floor area

850 square metres

## Rules on letting this property

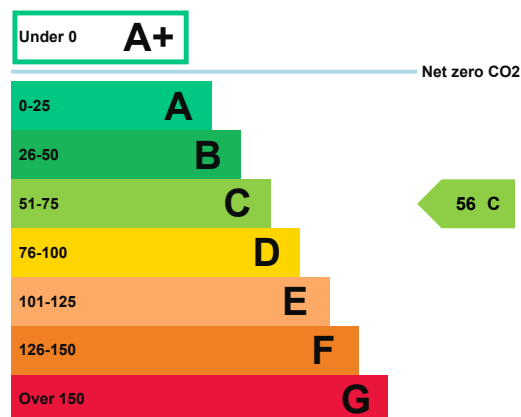
Properties can be let if they have an energy rating from A+ to E.

## 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.



## 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	71 C

## Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	37.93
Primary energy use (kWh/m2 per year)	224

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4380-8078-7283-9738-0414\)](#).

## 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	Sam Parkes
Telephone	07795211521
Email	<a href="mailto:sam@p2ltd.co.uk">sam@p2ltd.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/001713
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	P2 Surveyors Ltd
Employer address	Orchard House, Rendcomb
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 September 2021
Date of certificate	15 September 2021