

Energy performance certificate (EPC)

82 Hotwell Road Hotwells BRISTOL BS8 4UB	Energy rating D	Valid until: 16 February 2035
		Certificate number: 2212-2832-4635-2927-9060

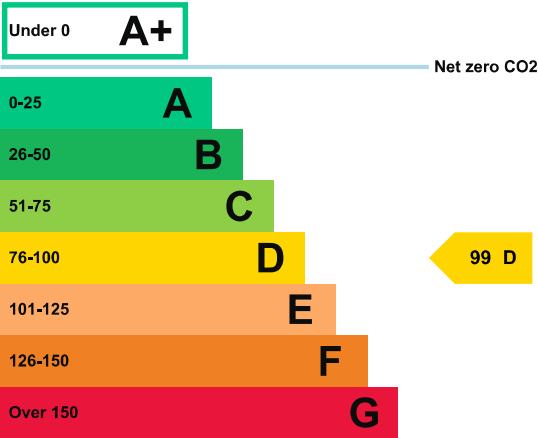
Property type	Offices and Workshop Businesses
Total floor area	120 square metres

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 D.



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	20 A
If typical of the existing stock	82 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	30.86
Primary energy use (kWh/m ² per year)	210

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8759-3186-0596-0753-6945\)](#).

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	Terry Russell
Telephone	07800581240
Email	terry@estatesurveys.co.uk

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/001322
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Estate Surveys Ltd
Employer address	Knapp Farm Crossways Lane Thornbury Bristol BS35 3UE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 February 2025
Date of certificate	17 February 2025