

Energy performance certificate (EPC)

Melbury House
1-3 Oxford Road
BOURNEMOUTH
BH8 3ES

Energy rating

B

Valid until: **20 July 2033**

Certificate number: **7151-1059-0496-5448-3962**

Property type **Offices and Workshop Businesses**

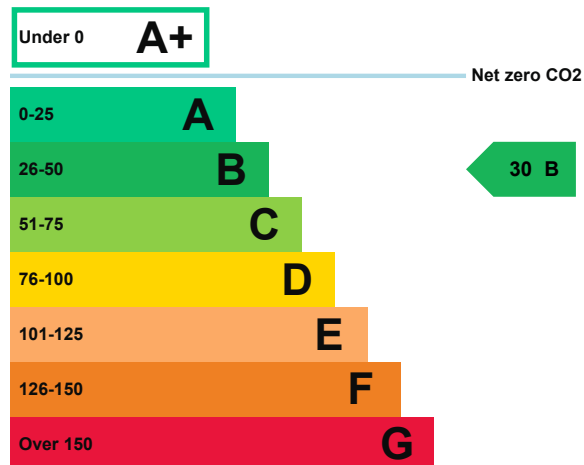
Total floor area **2,921 square metres**

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

11 A

If typical of the existing stock

43 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	7.69
Primary energy use (kWh/m ² per year)	83

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8841-8635-3037-3281-8745\)](/energy-certificate/8841-8635-3037-3281-8745).

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	Martin Zambrano
Telephone	01335 300928
Email	dawn@luisandbell.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/022871
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Luis and Bell Surveyors Ltd
Employer address	Ashbourne Business Centre Dig Street AshbourneDE6 1GF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 July 2023
Date of certificate	21 July 2023