

Energy performance certificate (EPC)

Unit 14 Oakwood Business Park Old Great North Road Sawtry PE28 5XN	Energy rating C	Valid until: 11 October 2035
		Certificate number: 9066-2600-2371-8287-9533

Property type Offices and Workshop Businesses

Total floor area 361 square metres

Rules on letting this property

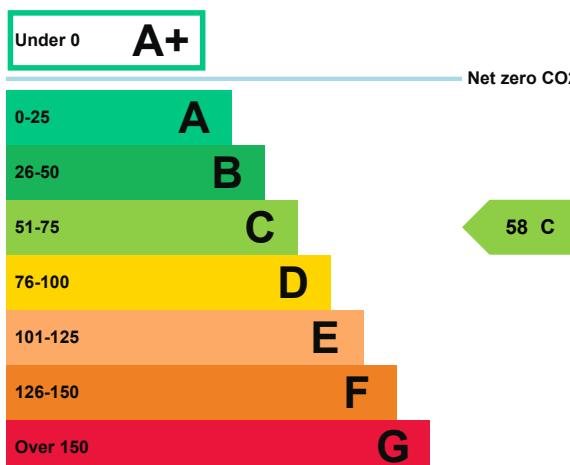
Properties can be let if they have an energy rating from A+ to E.

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

5 A

If typical of the existing stock

20 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m ² per year)	30.61
Primary energy use (kWh/m ² per year)	321

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0647-1202-8761-4644-2947\)](#).

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	Malcolm Watkins
Telephone	07875379417
Email	malcolmwatkins@falconcommercial.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/012792
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Falcon Commercial
Employer address	7 High Street Little Paxton PE19 6HA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 October 2025
Date of certificate	12 October 2025

Energy performance certificate (EPC)

Unit 15 Oakwood Business Park Old Great North Road Sawtry PE28 5XN	Energy rating B	Valid until: 4 September 2035
		Certificate number: 4277-6861-3100-8957-6891

Property type Offices and Workshop Businesses

Total floor area 389 square metres

Rules on letting this property

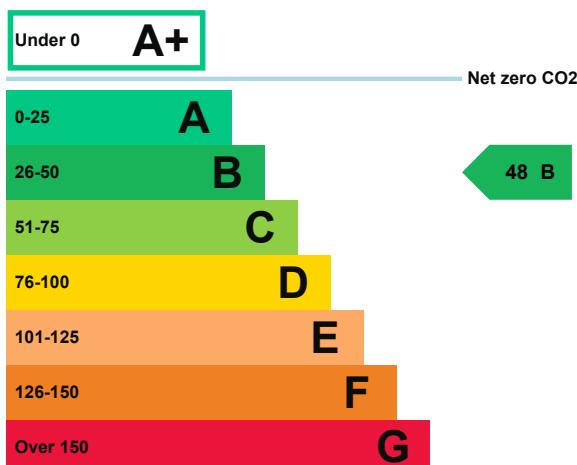
Properties can be let if they have an energy rating from A+ to E.

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

0 A

If typical of the existing stock

73 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m ² per year)	11.77
Primary energy use (kWh/m ² per year)	124

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7811-2348-4027-9776-0109\)](#).

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	Malcolm Watkins
Telephone	07875379417
Email	malcolmwatkins@falconcommercial.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/012792
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Falcon Commercial
Employer address	7 High Street Little Paxton PE19 6HA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 September 2025
Date of certificate	5 September 2025

Energy performance certificate (EPC)

Unit 16 Oakwood Business Park Old Great North Road Sawtry PE28 5XN	Energy rating B	Valid until: 4 September 2035
		Certificate number: 0309-8952-6162-7947-5639

Property type Offices and Workshop Businesses

Total floor area 395 square metres

Rules on letting this property

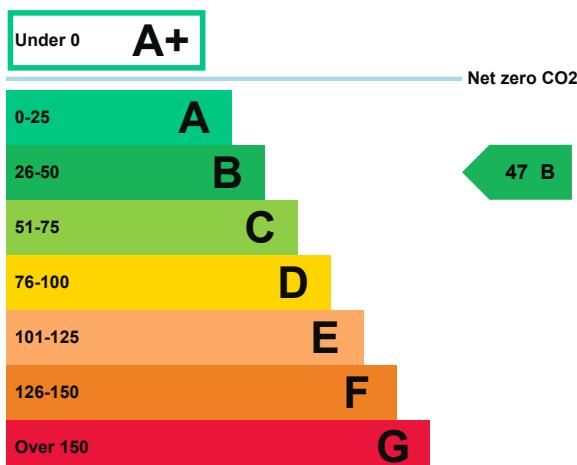
Properties can be let if they have an energy rating from A+ to E.

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

0 A

If typical of the existing stock

73 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m ² per year)	11.74
Primary energy use (kWh/m ² per year)	124

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4962-9255-7269-8941-0452\)](#).

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	Malcolm Watkins
Telephone	07875379417
Email	malcolmwatkins@falconcommercial.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/012792
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Falcon Commercial
Employer address	7 High Street Little Paxton PE19 6HA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 September 2025
Date of certificate	5 September 2025

Energy performance certificate (EPC)

Unit 17 Oakwood Business Park Old Great North Road Sawtry PE28 5XN	Energy rating B	Valid until: 4 September 2035
		Certificate number: 3421-2214-7490-5568-7137

Property type Offices and Workshop Businesses

Total floor area 371 square metres

Rules on letting this property

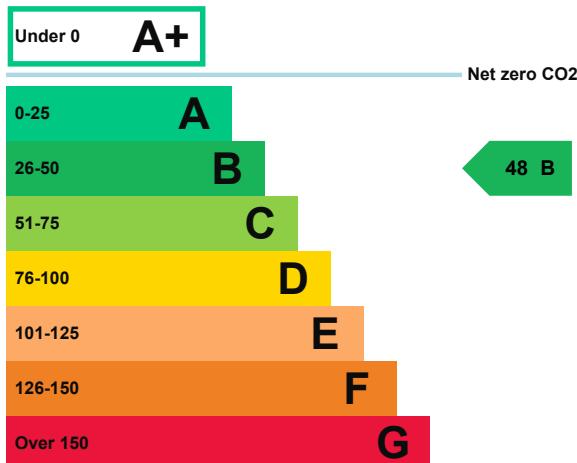
Properties can be let if they have an energy rating from A+ to E.

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

0 A

If typical of the existing stock

74 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m ² per year)	12.11
Primary energy use (kWh/m ² per year)	128

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5510-8090-3965-1146-8435\)](#).

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	Malcolm Watkins
Telephone	07875 379417
Email	malcolmwatkins@falconcommercial.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/012792
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Falcon Commercial
Employer address	7 High Street Little Paxton PE19 6HA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 September 2025
Date of certificate	5 September 2025

Energy performance certificate (EPC)

Unit 18 Oakwood Business Park Old Great North Road Sawtry PE28 5XN	Energy rating A	Valid until: 25 August 2035
		Certificate number: 0718-9828-2561-3645-3089

Property type Offices and Workshop Businesses

Total floor area 454 square metres

Rules on letting this property

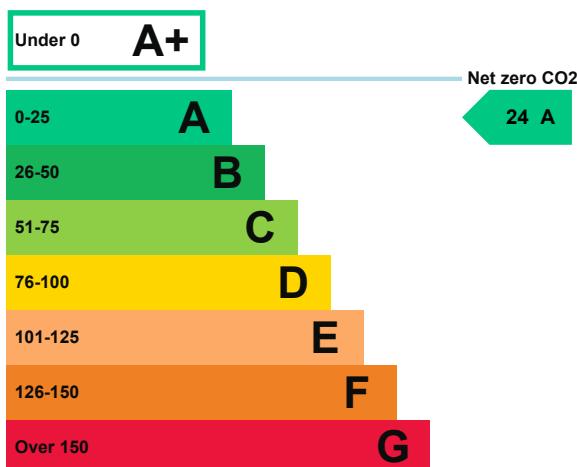
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.

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

44 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m ² per year)	6.77
Primary energy use (kWh/m ² per year)	73

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2027-6932-5103-5311-0624\)](#).

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	Malcolm Watkins
Telephone	07875379417
Email	malcolmwatkins@falconcommercial.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/012792
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Falcon Commercial
Employer address	7 High Street Little Paxton PE19 6HA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 August 2025
Date of certificate	26 August 2025