

# 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

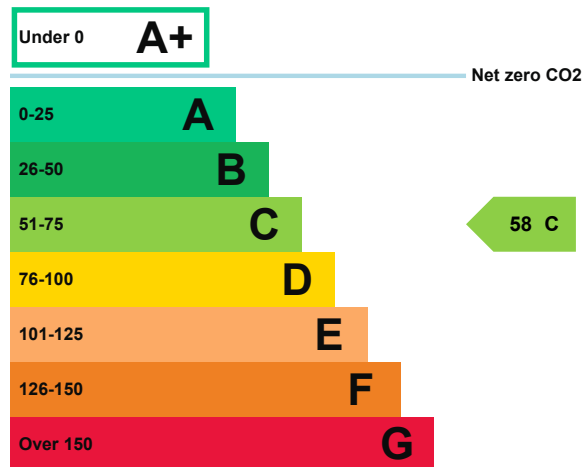
361 square metres

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	30.61
Primary energy use (kWh/m <sup>2</sup> per year)	321

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## Recommendation report

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

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## 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	<a href="mailto:malcolmwatkins@falconcommercial.co.uk">malcolmwatkins@falconcommercial.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/012792
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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

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# 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

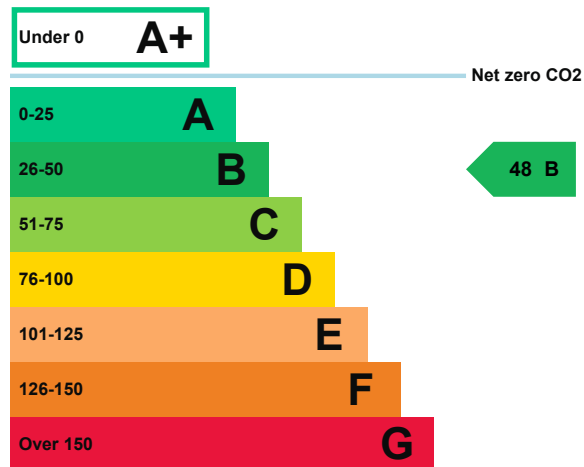
389 square metres

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	11.77
Primary energy use (kWh/m <sup>2</sup> per year)	124

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## Recommendation report

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

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## 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	<a href="mailto:malcolmwatkins@falconcommercial.co.uk">malcolmwatkins@falconcommercial.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/012792
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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

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# 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

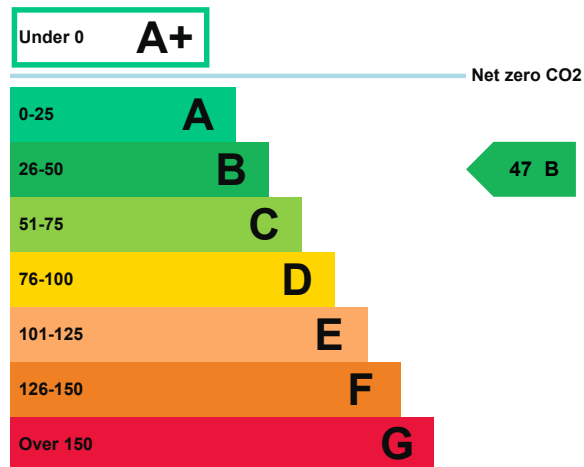
395 square metres

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	11.74
Primary energy use (kWh/m <sup>2</sup> per year)	124

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4962-9255-7269-8941-0452\)](/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	<a href="mailto:malcolmwatkins@falconcommercial.co.uk">malcolmwatkins@falconcommercial.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/012792
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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

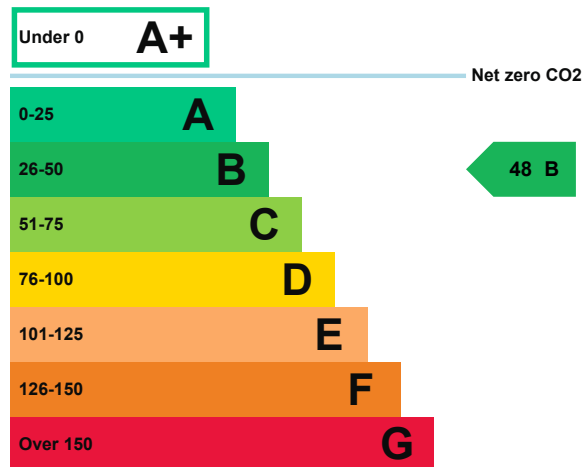
371 square metres

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	12.11
Primary energy use (kWh/m <sup>2</sup> per year)	128

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## Recommendation report

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

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## 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	<a href="mailto:malcolmwatkins@falconcommercial.co.uk">malcolmwatkins@falconcommercial.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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Assessor's ID	EES/012792
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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

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# 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

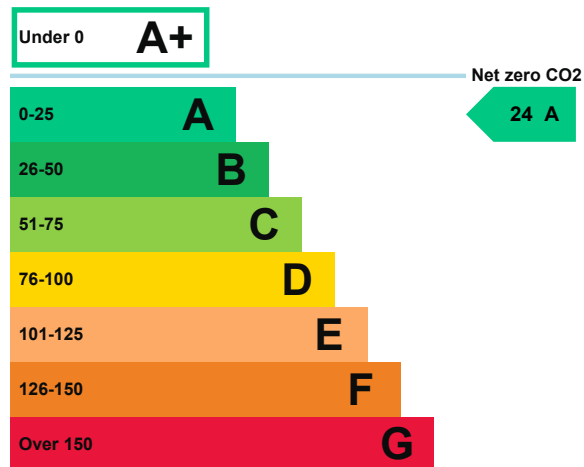
454 square metres

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	6.77
Primary energy use (kWh/m <sup>2</sup> per year)	73

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## Recommendation report

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

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## 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	<a href="mailto:malcolmwatkins@falconcommercial.co.uk">malcolmwatkins@falconcommercial.co.uk</a>

### Contacting the accreditation scheme

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Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/012792
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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

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