

Energy performance certificate (EPC)

OFFICE 7 Rookery House NEWMARKET CB8 8EQ	Energy rating D	Valid until: 24 September 2030
		Certificate number: 0315-1642-7497-4859-6911

Property type

B1 Offices and Workshop businesses

Total floor area

121 square metres

Rules on letting this property

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

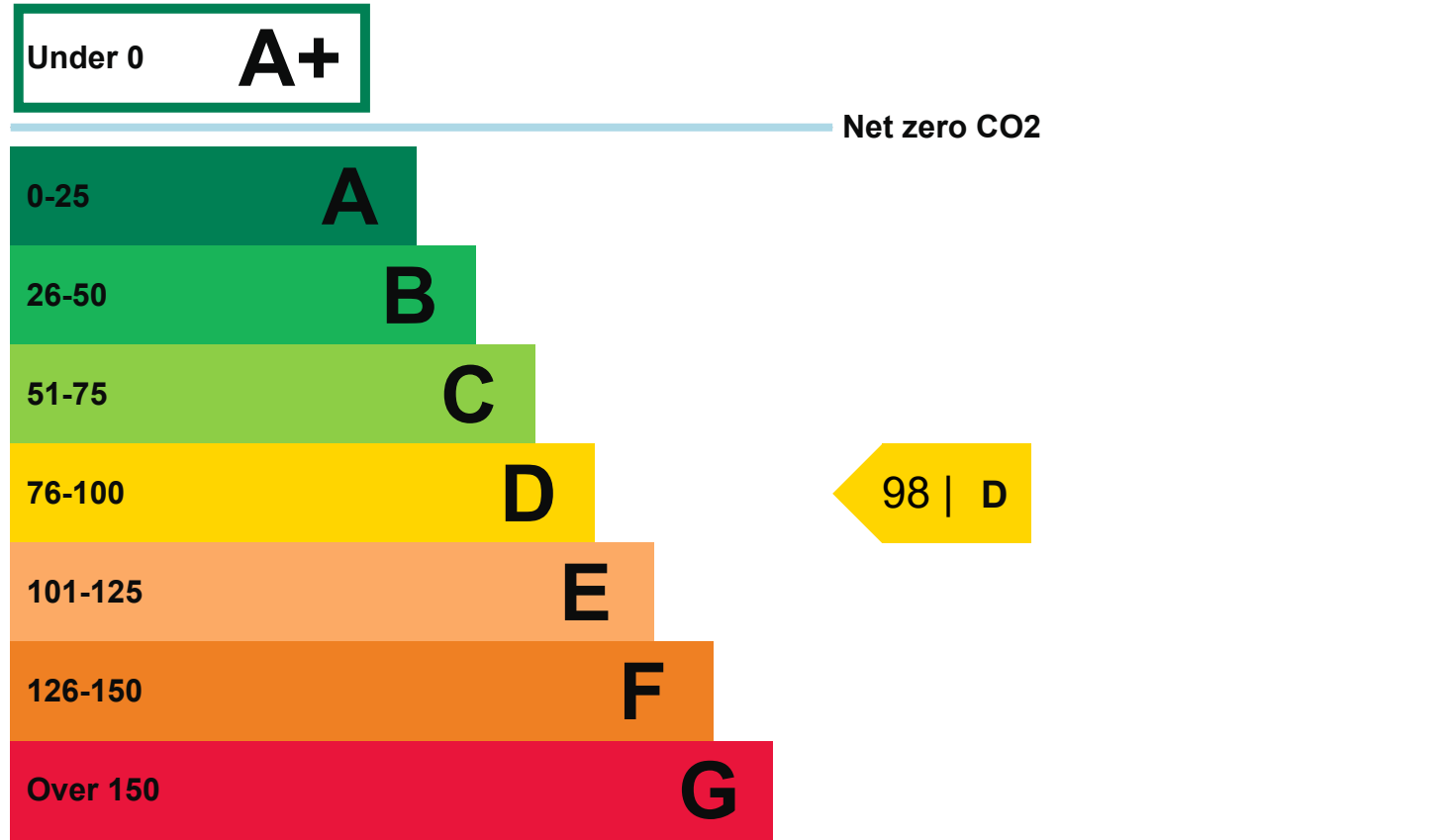
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

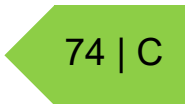
How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)80.8

Primary energy use (kWh/m² per year)471

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2479-7406-1002-5571-7652\)](/energy-certificate/2479-7406-1002-5571-7652).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details**Assessor's name**Sarah Grace

Telephone0333 566 0182

Emailsarah.grace@meessolutions.co.uk

Accreditation scheme contact details**Accreditation scheme**CIBSE Certification Limited

Assessor IDLCEA206144

Telephone020 8772 3649

Emailepc@cibsecertification.org

Assessment details**Employer**WSP

Employer address6 Devonshire Square London EC2M 4YE

Assessor's declarationThe assessor is not related to the owner of the property.

Date of assessment15 September 2020

Date of certificate25 September 2020

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.