

# Energy performance certificate (EPC)

Smart Garden Rooms - Front Building  
Church Road  
Thurston  
Bury St Edmunds  
Suffolk  
IP31 3RN

Energy rating

C

Valid until: 27 March 2035

Certificate number: 4653-9956-1347-1042-9556

Property type

Offices and Workshop Businesses

Total floor area

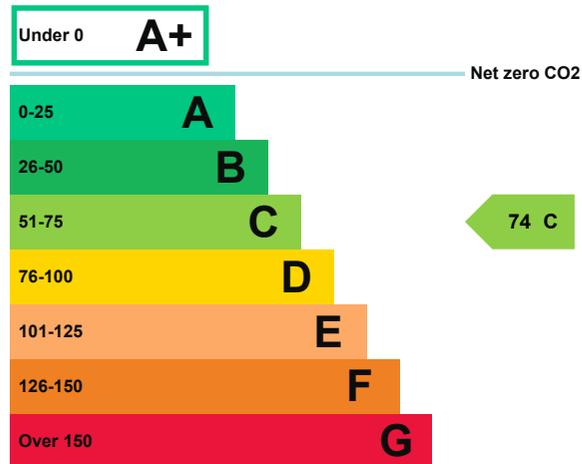
829 square metres

## 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

0 A

If typical of the existing stock

47 B

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## 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)	16.54
Primary energy use (kWh/m <sup>2</sup> per year)	174

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8883-6601-8414-9189-4889\)](/energy-certificate/8883-6601-8414-9189-4889).

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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	Nathan Redmon
Telephone	07492370142
Email	<a href="mailto:nathan@energyready.co.uk">nathan@energyready.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/023838
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Energy Ready Ltd
Employer address	Hill House, Redhill Road, Hadleigh, IP7 6BU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 March 2025
Date of certificate	28 March 2025

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