

# Energy performance certificate (EPC)

Stoke Gifford  
Fox Den Road  
BRISTOL  
BS34 8RR

Energy rating

**D**

Valid until:

**5 April 2033**

Certificate number:

**2475-6033-6659-6356-9852**

Property type

Offices and Workshop Businesses

Total floor area

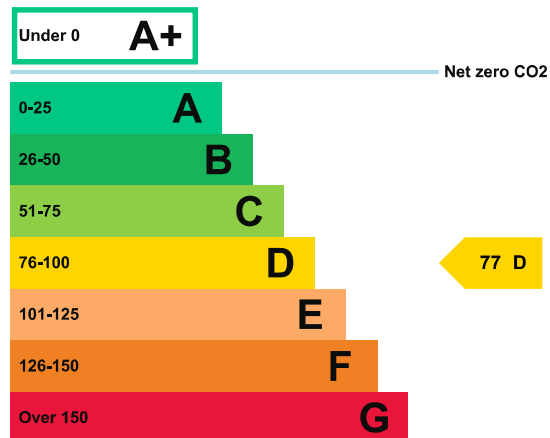
1,703 square metres

## 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 D.



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

**23 A**

If typical of the existing stock

**91 D**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	24.12
Primary energy use (kWh/m <sup>2</sup> per year)	162

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8459-3265-0783-3202-8572\)](/energy-certificate/8459-3265-0783-3202-8572).

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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	Harjit Singh Thind
Telephone	07984 527 566
Email	<a href="mailto:h.thind@hstconsultants.co.uk">h.thind@hstconsultants.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	CIBSE Certification Limited
Assessor's ID	LCEA095959
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Watts Group Limited
Employer address	1 Great Tower Street, London, EC3R 5AA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 March 2023
Date of certificate	6 April 2023

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