

Energy performance certificate (EPC)

First Floor Offices 2-4 St. Fagans Street CAERPHILLY CF83 1FZ	Energy rating E	Valid until: 27 June 2027
		Certificate number: 9542-3096-0432-0300-2025

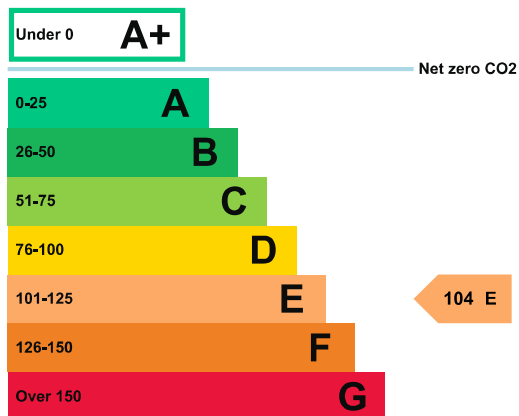
Property type	B1 Offices and Workshop businesses
Total floor area	56 square metres

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 E.



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	20 A
If typical of the existing stock	67 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	85.2
Primary energy use (kWh/m ² per year)	493

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0250-0343-4429-2926-0006\)](/energy-certificate/0250-0343-4429-2926-0006).

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	Ingrid Edwards
-----------------	----------------

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO026040
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	g2a energy Limited
Employer address	25-26 Gold Tops, Newport, South Wales, NP20 4PG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 June 2017
Date of certificate	28 June 2017
