

# Energy performance certificate (EPC)

Treerange House Isis Way LYNCH WOOD PE2 6QR	Energy rating <b>B</b>	Valid until: <b>13 March 2033</b>
		Certificate number: <b>6624-8929-1460-9711-2494</b>

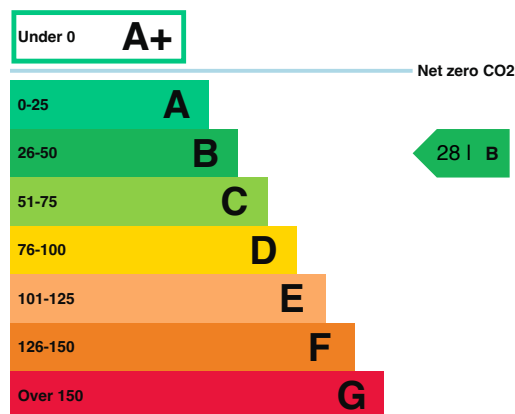
Property type	Offices and Workshop Businesses
Total floor area	488 square metres

## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is B.



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 **10 | A**

If typical of the existing stock **40 | B**

Properties are given a rating from A+ (most

## 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)	10.77
Primary energy use (kWh/m <sup>2</sup> per year)	118

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1061-1203-7553-4777-3755\)](/energy-certificate/1061-1203-7553-4777-3755).

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## 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	Michael D Boughton
Telephone	07713 160121
Email	<a href="mailto:mike@mikeboughton.com">mike@mikeboughton.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019532
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	<insert Employer/Trading Name>
Employer address	<insert Employer/Trading Address>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 March 2023
Date of certificate	14 March 2023