

# Energy performance certificate (EPC)

First & Second Floor Offices 4 King Street BAKEWELL DE45 1DZ	Energy rating <b>D</b>	Valid until: <b>22 November 2032</b>
		Certificate number: <b>0167-5157-7495-7704-6799</b>

## Property type

Offices and Workshop Businesses

## Total floor area

228 square metres

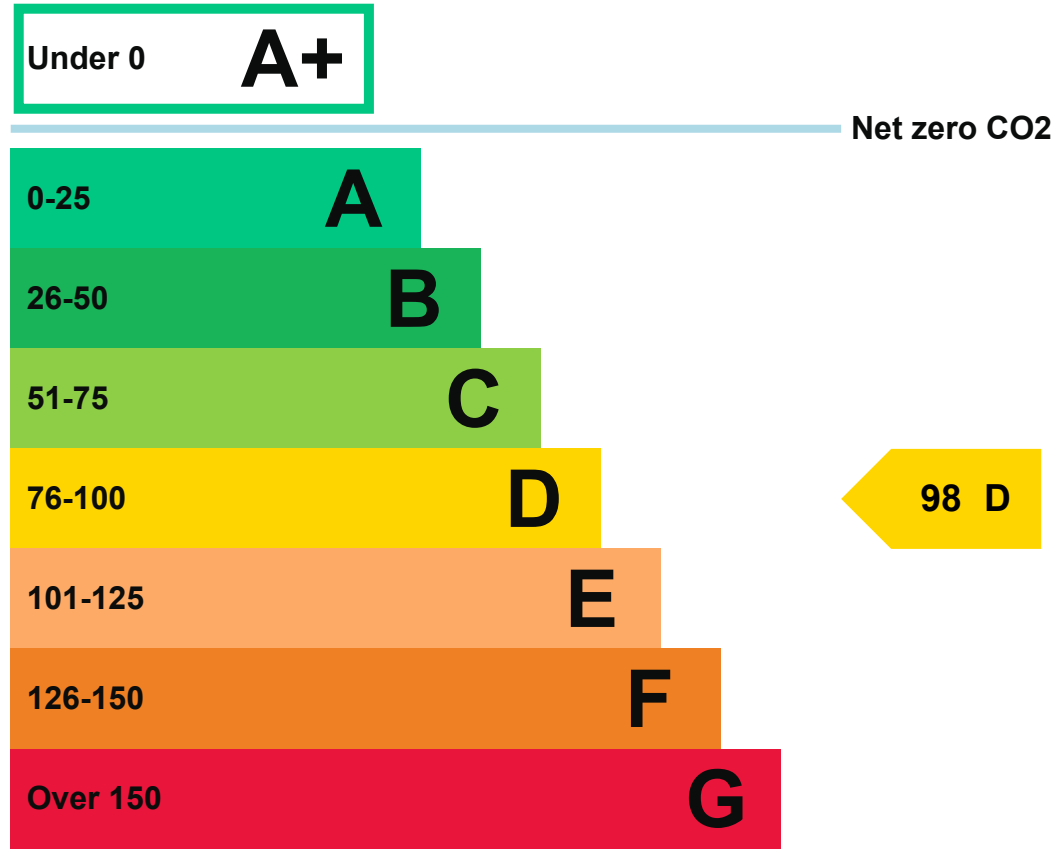
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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

Grid Supplied Electricity

#### Building environment

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

25.96

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

270

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▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5363-8353-4389-7597-5251\)](/energy-certificate/5363-8353-4389-7597-5251).

## 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

Danny Hopkinson

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### Telephone

07426 081187

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### Email

[danny@homes-property.co.uk](mailto:danny@homes-property.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Quidos Limited

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### Assessor ID

QUID204810

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### Telephone

01225 667 570

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### Email

[info@quidos.co.uk](mailto:info@quidos.co.uk)

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## Assessment details

### Employer

Homes Property & Energy Assessments

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### Employer address

The Gate House, Matlock Green, Matlock, DE4 3BT

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### Assessor's declaration

The assessor is not related to the owner of the property.

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### Date of assessment

22 November 2022

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### Date of certificate

23 November 2022

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### 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.