

# Energy performance certificate (EPC)

Unit 04 Trade City Kingsway Luton LU1 1FW	Energy rating  A	Valid until: 30 September 2031  Certificate number: 5792-1583-0154-2864-6031
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Property type

B8 Storage or Distribution

Total floor area

588 square metres

## Rules on letting this property

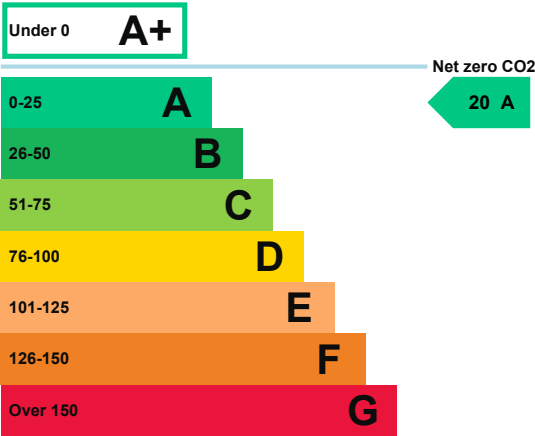
Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is A.

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	27 B
If typical of the existing stock	80 D

## Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	19.63
Primary energy use (kWh/m2 per year)	113

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0856-5121-4487-0715-9576\)](#).

## 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	Julian Leese
Telephone	07778 945 446
Email	<a href="mailto:julian.leese@chb-services.co.uk">julian.leese@chb-services.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	Stroma Certification Ltd
Assessor's ID	STRO000013
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	CHB Design Services T/A CHB Sustainability
Employer address	Northwich Business Centre Meadow Street Northwich CW9 5BF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 October 2021
Date of certificate	1 October 2021

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