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Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy efficiency rating for this property
- How this property compares to others
- Breakdown of this property's energy performance
- Recommendation report
- Contacting the assessor and accreditation scheme
- Other certificates for this property

Watermoor Point
Watermoor Road
Cirencester
GL7 1LF

Energy rating

C

Valid until
10 February 2032

Certificate number
8789-8725-5267-6437-2796

Property type	B8 Storage or Distribution
Total floor area	13718 square metres

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Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is C.

Energy efficiency chart This property's current energy rating is C with a score of 56.

```
.letter { font-size: 40px; font-family: sans-serif; fill: #0b0c0c; font-weight: bold; }
.current-potential-number { font-size: 22px; font-family: sans-serif; fill: #000; line-height: 50px; margin-top: 100px; }
.small-letter { font-size: 19px; font-family: sans-serif; fill: #0b0c0c; font-weight: bold; text-align: center; }
.small { font-size: 16px; font-family: sans-serif; fill: #0b0c0c; line-height: 50px; margin-top: 100px; font-weight: bold; }
.c02-line { stroke: lightblue; stroke-width: 4; }
.band-a+{ fill: }
.band-a{ fill: #008054 }
.band-b{ fill: #19b459 }
.band-c{ fill: #8dce46 }
.band-d{ fill: #ffd500 }
.band-e{ fill: #fcaa65 }
.band-f{ fill: #ef8023 }
.band-g{ fill: #e9153b }
.band-a-plus-score{ fill: #008054 }
.band-a-score{ fill: #008054 }
.band-b-score{ fill: #19b459 }
.band-c-score{ fill: #8dce46 }
.band-d-score{ fill: #ffd500 }
.band-e-score{ fill: #fcaa65 }
.band-f-score{ fill: #ef8023 }
.band-g-score{ fill: #e9153b }
.band-a-plus-score { stroke-width: 5; stroke: #008054; fill: white; }
.band-a+
```

{ fill: #008054; } Net zero CO2 A+ A B C D E F G Under 0 0-25 26-50 51-75 76-100 101-125 126-150 Over 150 56 | C

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	23 A
If typical of the existing stock	68 C

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)	53.49

Primary energy use 319
(kWh/m2 per year)

► [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#).

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 T Davis

Telephone 07766 737280

Email	tim@cotswold-energy.co.uk
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Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/013393
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Cotswold Energy Consultants Ltd
Employer address	magnolias Buckstone Close Mile End Coleford GL16 7QG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 February 2022
Date of certificate	11 February 2022

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

mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

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