

## Energy performance certificate (EPC)

4 Callaghan Square  
CARDIFF  
CF10 5BT

Energy rating

**D**

Valid until: **21 August 2034**

Certificate number: **7441-8241-2518-6985-4583**

Property type **Offices and Workshop Businesses**

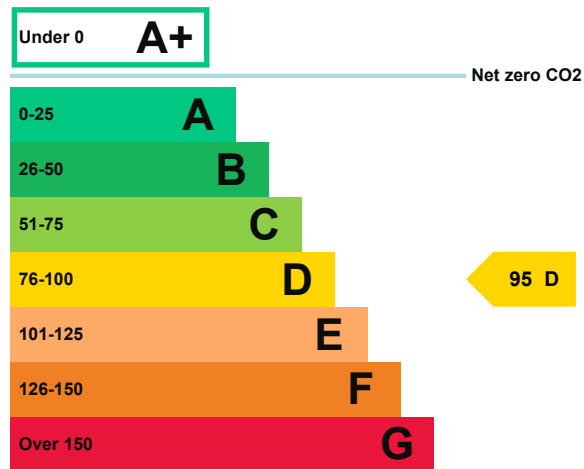
Total floor area **8,543 square metres**

### 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 D.



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

**14 A**

If typical of the existing stock

**63 C**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	15.57
Primary energy use (kWh/m <sup>2</sup> per year)	128

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6856-6842-6133-0910-7616\)](#).

## 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	Richard Masters
Telephone	02076229555
Email	<a href="mailto:richard.masters@malcolmhollis.com">richard.masters@malcolmhollis.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019155
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Hollis Global
Employer address	The Lexicon Manchester m2 5nt
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 September 2023
Date of certificate	22 August 2024