

Energy performance certificate (EPC)

2 Harbour Avenue
PLYMOUTH
PL4 0BJ

Energy rating

C

Valid until:

28 October 2031

Certificate number:

6945-6978-6206-3271-6723

Property type	B1 Offices and Workshop businesses
Total floor area	510 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 C.

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.

The figure shows a staircase-like energy rating scale. The steps are labeled A+, A, B, C, D, E, F, and G from top to bottom. Each step has a corresponding score range: A+ (Under 0), A (0-25), B (26-50), C (51-75), D (76-100), E (101-125), F (126-150), and G (Over 150). A horizontal line labeled 'Net zero CO2' is positioned between A+ and A. A grey arrow points to the 'C' rating, which has a score of 68.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

How this property compares to others

Properties similar to this one could have ratings:

If newly built	29 B
If typical of the existing stock	85 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/6945-6978-6206-3271-6723?print=true>

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Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	47.84
Primary energy use (kWh/m ² per year)	283

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6045-7049-9908-4886-3694\)](/energy-certificate/6045-7049-9908-4886-3694).

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	Andrew Ling
Telephone	07767895320
Email	andrewjling@hotmail.com

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/008701
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Andrew Ling
Employer address	3 The Crescent, Salisbury, Wilts, SP2 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 October 2021
Date of certificate	29 October 2021