

Energy performance certificate (EPC)

| | | |
|--|---------------|---|
| 4-6 Clemens Street LEAMINGTON SPA CV31 2DL | Energy rating | Valid until: 26 March 2035 |
| | C | Certificate number: 7932-5536-5355-1420-2248 |

| | |
|------------------|---------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 326 square metres |

Rules on letting this property

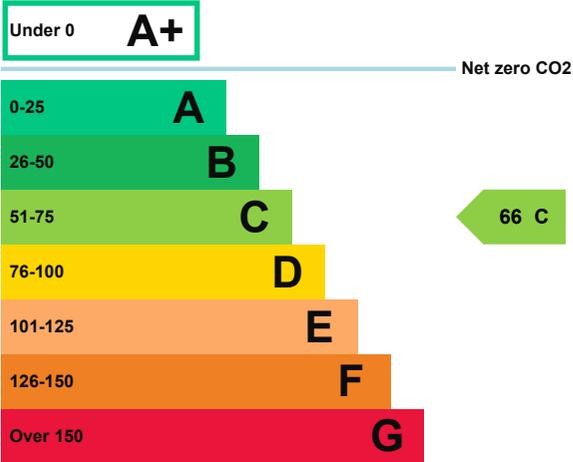
Properties can be let if they have an energy rating from A+ to E.

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.



How this property compares to others

Properties similar to this one could have ratings:

| | |
|----------------------------------|-------------|
| If newly built | 9 A |
| If typical of the existing stock | 36 B |

Breakdown of this property's energy performance

| | |
|---|------------------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Mechanical Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 20.03 |
| Primary energy use (kWh/m ² per year) | 212 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6923-6738-0890-5700-4278\)](/energy-certificate/6923-6738-0890-5700-4278).

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 | Sam Hain |
| Telephone | 07799380910 |
| Email | sam@commercialenergyperformance.co.uk |

Contacting the accreditation scheme

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

| | |
|----------------------|--|
| Accreditation scheme | ECMK |
| Assessor's ID | ECMK305663 |
| Telephone | 0333 123 1418 |
| Email | info@ecmk.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Commercial Energy Performance |
| Employer address | 87 Warwick Street, Leamington Spa, CV32 4RJ |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 20 March 2025 |
| Date of certificate | 27 March 2025 |