

## Energy performance certificate (EPC)

4-6 Clemens Street  
LEAMINGTON SPA  
CV31 2DL

Energy rating

C

Valid until:

26 March 2035

Certificate number:

7932-5536-5355-1420-2248

Property type

Offices and Workshop Businesses

Total floor area

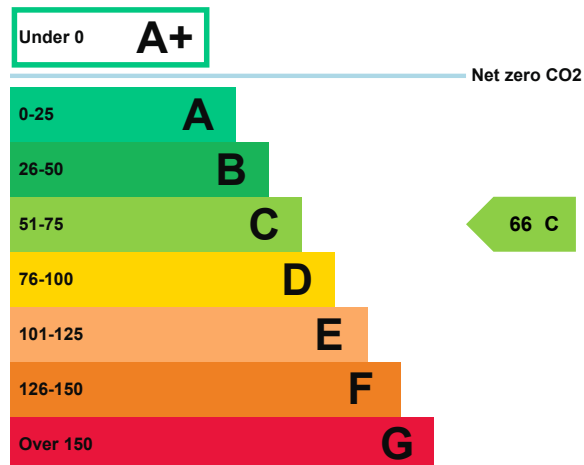
326 square metres

### 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 <sub>2</sub> /m <sup>2</sup> per year)	20.03
Primary energy use (kWh/m <sup>2</sup> 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	<a href="mailto:sam@commercialenergyperformance.co.uk">sam@commercialenergyperformance.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	ECMK
Assessor's ID	ECMK305663
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### 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