

Energy performance certificate (EPC)

Woodlands
Manton Lane
Manton Industrial Estate
BEDFORD
MK41 7LW

Energy rating

E

Valid until: 26 July 2026

Certificate number: 0210-0336-9679-6823-7002

| | |
|------------------|------------------------------------|
| Property type | B1 Offices and Workshop businesses |
| Total floor area | 11,132 square metres |

Rules on letting this property

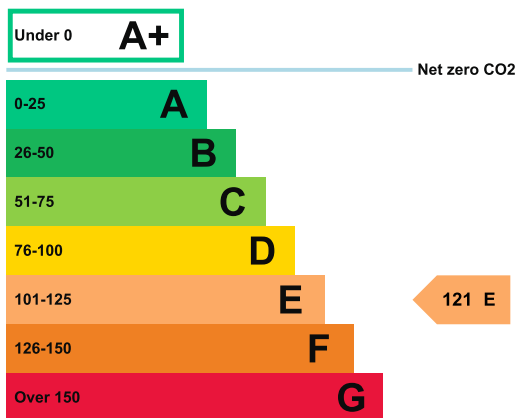
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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 | 32 B |
| If typical of the existing stock | 95 D |

Breakdown of this property’s energy performance

| | |
|--|--|
| Main heating fuel | Natural Gas |
| Building environment | Mixed-mode with Mechanical Ventilation |
| Assessment level | 4 |
| Building emission rate (kgCO2/m2 per year) | 80.59 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0796-2339-7840-2600-1603\)](#).

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 | Doug Whiffen |
| Telephone | 02476 233144 |
| Email | doug.whiffen@wensleylawz.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/007512 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Wensley & Lawz Ltd |
| Employer address | 116 Walsgrave Road Coventry CV2 4ED |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 22 July 2016 |
| Date of certificate | 27 July 2016 |
