

Energy performance certificate (EPC)

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| Unit 39 Aberaman Park Industrial Estate Aberdare CF44 6DA | Energy rating C | Valid until: 24 May 2033 |
| | | Certificate number: 0664-0452-2552-0339-0497 |

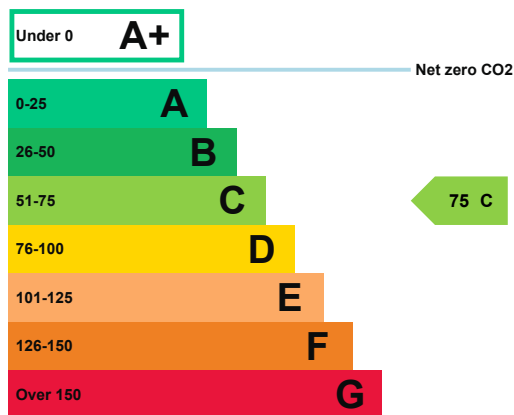
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| Property type | B8 Storage or Distribution |
| Total floor area | 213 square metres |

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

26 B

If typical of the existing stock

87 D

Breakdown of this property's energy performance

| | |
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| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 4 |
| Building emission rate (kgCO2/m2 per year) | 77.41 |
| Primary energy use (kWh/m2 per year) | 453 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0336-3457-1134-3843-0536\)](/energy-certificate/0336-3457-1134-3843-0536).

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.

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| Assessor's name | Darren Baker |
| Telephone | 0845 094 1593 |
| Email | darren@melinconsultants.co.uk |

Contacting the accreditation scheme

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

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|----------------------|--|
| Accreditation scheme | CIBSE Certification Limited |
| Assessor's ID | LCEA125299 |
| Telephone | 020 8772 3649 |
| Email | epc@cibsecertification.org |

About this assessment

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|------------------------|---|
| Employer | Melin Consultants |
| Employer address | The Beacon, Llanelli, SA14 8LQ |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 25 May 2023 |
| Date of certificate | 25 May 2023 |