

Energy performance certificate (EPC)

4 Woolgate Court
St Benedicts Street
NORWICH
NR2 4AP

Energy rating

C

Valid until: 21 January 2032

Certificate number: 6596-3271-6824-5706-4839

Property type B1 Offices and Workshop businesses

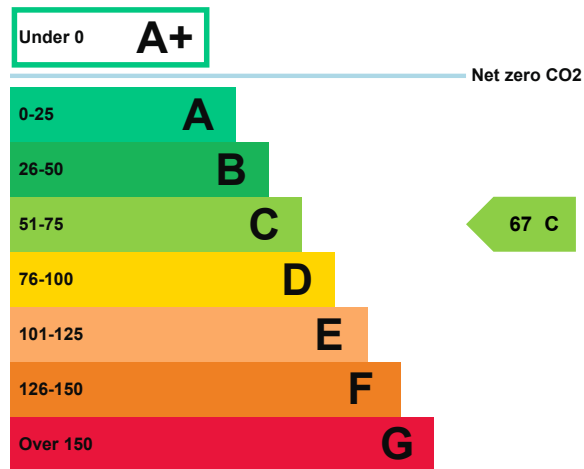
Total floor area 279 square metres

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

24 A

If typical of the existing stock

71 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	52.89
Primary energy use (kWh/m ² per year)	308

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2594-9057-8658-7250-1992\)](/energy-certificate/2594-9057-8658-7250-1992).

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	Ian Blanchard
Telephone	01493 667 335
Email	ian@epcenergysurveys.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015116
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Energy Surveys.co.uk
Employer address	Weismain Burgh Road Great Yarmouth NR31 9EG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 January 2022
Date of certificate	22 January 2022
