

Energy Performance Certificate

Non-Domestic Building



1ST FLOOR- EAST SUITE

Broadway House

4-6 The Broadway

BEDFORD

MK40 2TE

Certificate Reference Number:

0805-3052-0213-0491-4005

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **93**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

Total useful floor area (m²): 202

Building complexity

(NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

65

If newly built

126

If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: Lifespan SBEM v3.4.a using calculation engine SBEM v3.4.a

Property Reference: 853204500001

Assessor Name: Mr Stuart Holton

Assessor Number: RICS300114

Accreditation Scheme: Royal Institution of Chartered Surveyors

Employer/Trading Name: Stuart Holton

Employer/Trading Address: 81, Crosshall Road, Eaton Ford, St.Neots, Cambridgeshire, PE19 7AB

Issue Date: 08 Dec 2009

Valid Until: 07 Dec 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0481-0441-0230-5502-0096

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**