

Energy performance certificate (EPC)

TBF Traffic Unit 6 Maitland Road Lion Barn Industrial Estate Needham Market IPSWICH IP6 8NZ	Energy rating C	Valid until: 3 September 2032
		Certificate number: 8409-3568-9723-1179-4563

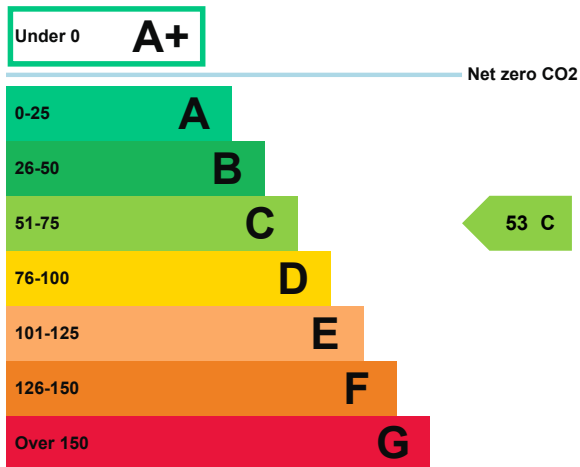
Property type	General Industrial and Special Industrial Groups
Total floor area	295 square metres

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

16 A

If typical of the existing stock

63 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	16.79
Primary energy use (kWh/m ² per year)	178

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3545-3942-7269-7035-6167\)](https://energy-certificate/3545-3942-7269-7035-6167).

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	Mike Redmon
Telephone	07540880343
Email	mr@oysterenergy.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	Stroma Certification Ltd
Assessor's ID	STRO001663
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Oyster Energy
Employer address	Hill House, Redhill Rd, Hadleigh, IP7 6BU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 September 2022
Date of certificate	4 September 2022