

Energy performance certificate (EPC)

Unit 7
Library Avenue
Harwell Oxford
DIDCOT
OX11 0SG

Energy rating

B

Valid until: **23 May 2032**

Certificate number: **2071-3405-2020-2408-7121**

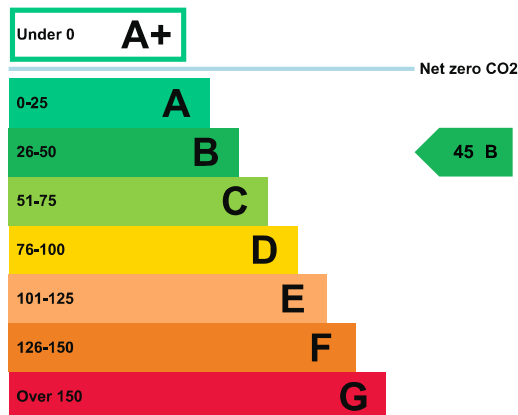
Property type	B1 Offices and Workshop businesses
Total floor area	212 square metres

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 B.



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	28 B
If typical of the existing stock	81 D

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)	25.81
Primary energy use (kWh/m ² per year)	150

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4708-2442-7002-1025-1202\)](/energy-certificate/4708-2442-7002-1025-1202).

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	Richard Weaver
Telephone	07812 050385
Email	richard.weaver@enercert.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	Quidos Limited
Assessor's ID	QUID201584
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Enercert
Employer address	328 Bath Road, Worcester WR5 3EX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 May 2022
Date of certificate	24 May 2022
