

Energy performance certificate (EPC)

Ground Floor Office Suite
2 Avalon House
Marcham Road
ABINGDON
OX14 1TZ

Energy rating

C

Valid until:

25 January 2034

Certificate number:

0094-9266-4324-8788-2880

Property type	Offices and Workshop Businesses
Total floor area	296 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each representing a rating from A+ to G. The bars are arranged in descending order of rating. A green arrow points to the 'C' rating bar, which is labeled with the score '52 C'. A horizontal line labeled 'Net zero CO2' is positioned above the 'A+' rating bar.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

<https://find-energy-certificate.service.gov.uk/energy-certificate/0094-9266-4324-8788-2880?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	37 B
If typical of the existing stock	149 F

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	14.68
Primary energy use (kWh/m2 per year)	108

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2988-4489-4642-8208-7601\)](#).

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	Ross Pickering
Telephone	0203 325 7148
Email	ross@braithwaiteenergy.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	QUID208353
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Braithwaite Energy
Employer address	Kemp House 152 City Road London EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 January 2024
Date of certificate	26 January 2024