

Energy performance certificate (EPC)

Unit 7B
A30 Business Park
Lodge Way
Indian Queens
St Columb
TR9 6FZ

Energy rating

A

Valid until:

19 February 2033

Certificate number: **0146-6775-8331-6599-6781**

Property type **B1 Offices and Workshop businesses**

Total floor area **264 square metres**

Rules on letting this property

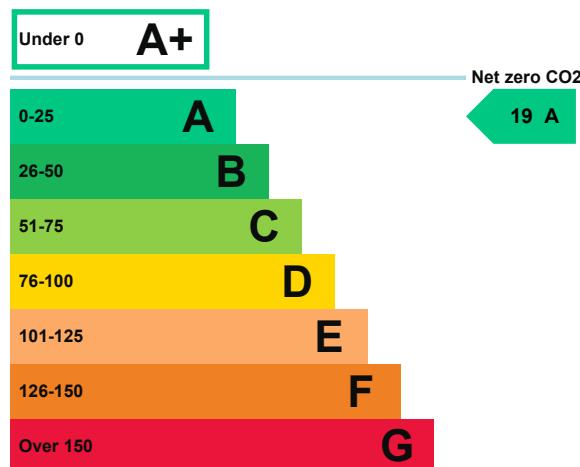
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.

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

25 A

If typical of the existing stock

74 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	8.39
Primary energy use (kWh/m ² per year)	50

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0805-5069-6807-9776-8397\)](#).

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	Raj Chall
Telephone	01412551360
Email	info@scottishenergyservices.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/022620
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Scottish Energy Services
Employer address	34 (Suite 1/1) St Enoch Square Glasgow G1 4DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 February 2023
Date of certificate	20 February 2023