

Energy performance certificate (EPC)

Unit 1 23-25 Gwydir Street CAMBRIDGE CB1 2LG	Energy rating E	Valid until: 15 January 2033
		Certificate number: 2007-0136-0733-0990-7505

Property type

Offices and Workshop Businesses

Total floor area

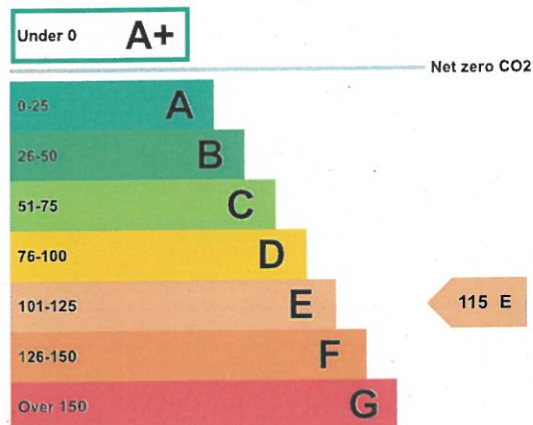
85 square metres

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 E.



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

17 A

If typical of the existing stock

69 C

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)	52.91
Primary energy use (kWh/m ² per year)	320

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0372-1397-9004-0540-6013\)](#).

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	William Tony Wyatt
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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	STRO022885
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Beach Energy Limited
Employer address	Future Business Centre, Kings Hedges Road, Cambridge, CB4 2HY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 December 2022
Date of certificate	16 January 2023