

Energy performance certificate (EPC)

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|---|---------------------------|---|
| 2 Plough Road Wellington TELFORD TF1 1ET | Energy rating C | Valid until: 15 July 2034 |
| | | Certificate number: 0965-3100-4759-7437-6118 |

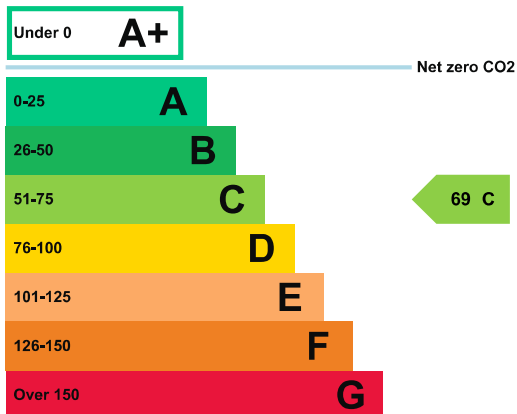
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|------------------|--|
| Property type | Retail/Financial and Professional Services |
| Total floor area | 212 square metres |

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 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 | 19 A |
| If typical of the existing stock | 75 C |

Breakdown of this property's energy performance

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|---|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 30.99 |
| Primary energy use (kWh/m ² per year) | 192 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0315-8254-8831-0786-0065\)](/energy-certificate/0315-8254-8831-0786-0065).

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.

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|-----------------|--|
| Assessor's name | Mark Hawthorne |
| Telephone | 07793 140 000 |
| Email | mark@hawthorneconsultants.co.uk |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/016736 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Hawthorne Energy Consultants Limited |
| Employer address | 14 Shaw Avenue, Kidderminster DY10 3YX |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 9 July 2024 |
| Date of certificate | 16 July 2024 |
