

# Energy performance certificate (EPC)

Smithfield Works  
Shrewsbury Road  
OSWESTRY  
SY11 4JE

Energy rating

**E**

Valid until:

**11 March 2034**

Certificate number:

**9795-0792-0054-9403-8615**

Property type

General Industrial and Special Industrial Groups

Total floor area

838 square metres

## Rules on letting this property

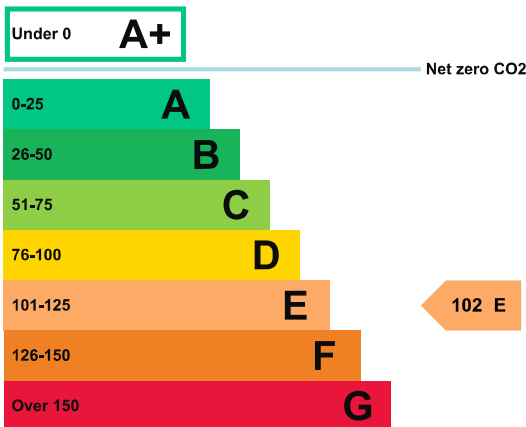
Properties can be let if they have an energy rating from A+ to E.

## 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

**27 B**

If typical of the existing stock

**106 E**

## Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	53.53
Primary energy use (kWh/m <sup>2</sup> per year)	248

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7219-3275-5747-9808-5521\)](/energy-certificate/7219-3275-5747-9808-5521).

## 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	Ieuan Stevens
Telephone	07828 639998
Email	<a href="mailto:info@dragon-energy.co.uk">info@dragon-energy.co.uk</a>

### 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/018839
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Dragon Energy
Employer address	13a Pencaemawr, Penegoes, Machynlleth SY20 8PF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 February 2024
Date of certificate	12 March 2024