

# Energy performance certificate (EPC)

Unit 17-17a  
Severn Farm Industrial Estate  
WELSHPOOL  
SY21 7DF

Energy rating

**D**

Valid until:

**19 March 2029**

Certificate number:

**0720-0531-4069-5797-7002**

Property type

B8 Storage or Distribution

Total floor area

330 square metres

## Rules on letting this property

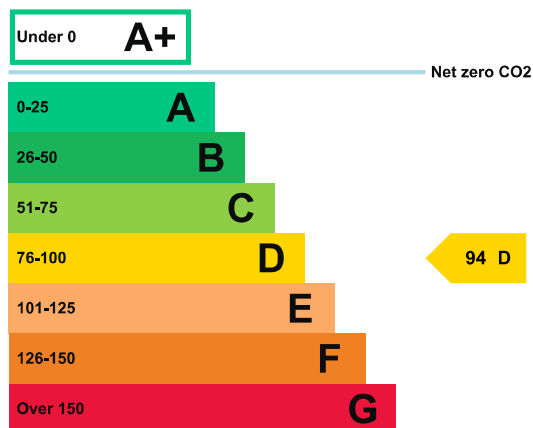
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

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

**89 D**

## 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 <sub>2</sub> /m <sup>2</sup> per year) | 67.9                            |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 398                             |

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0795-9574-6740-7000-2103\)](/energy-certificate/0795-9574-6740-7000-2103).

---

## 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 |
|-----------------|---------------|

### 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        | STRO002630   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | Dragon Energy   |
| Employer address       | 31 Cae Crwn, Machynlleth SY20 8HG                         |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 13 March 2019   |
| Date of certificate    | 20 March 2019   |

---