

Energy performance certificate (EPC)

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| 4 Hadenham Road LOWESTOFT NR33 7NF | Energy rating D | Valid until: 29 October 2033 <hr/> Certificate number: 2266-3080-8576-5192-5121 |
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| Property type | General Industrial and Special Industrial Groups |
| Total floor area | 2,025 square metres |

Rules on letting this property

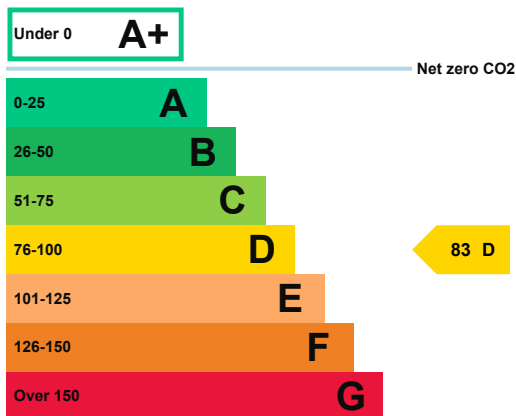
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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

15 A

If typical of the existing stock

61 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) | 20.79 |
| Primary energy use (kWh/m ² per year) | 163 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0522-8147-6562-6820-1592\)](#).

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 | Justin Clements |
| Telephone | 08001701201 |
| Email | customercare@easyepc.org |

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 | Quidos Limited |
| Assessor's ID | QUID210136 |
| Telephone | 01225 667 570 |
| Email | info@quidos.co.uk |

About this assessment

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|------------------------|---|
| Employer | EASY EPC |
| Employer address | 12 Albion Street Brighton BN2 9NE |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 25 October 2023 |
| Date of certificate | 30 October 2023 |