Energy performance certificate (EPC)

Unit A Commercial Road LOWESTOFT NR32 2TD	Energy rating **B**	Valid until:	**2 October 2027**
		Certificate number:	**9642-3061-0134-0500-8795**

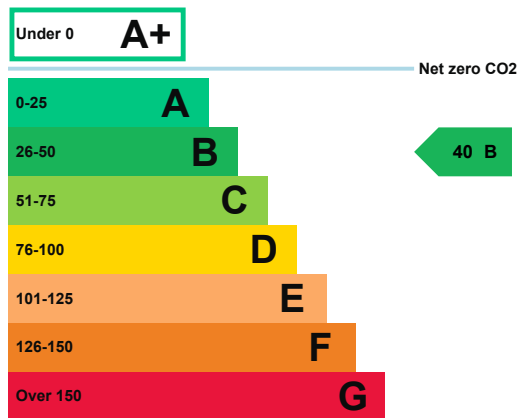| Property type	A1/A2 Retail and Financial/Professional services
Total floor area	1,145 square metres

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 B.

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.

Under 0	**A+**

Net zero CO2

0-25	**A**
26-50	**B**
51-75	**C**
76-100	**D**
101-125	**E**
126-150	**F**
Over 150	**G**

40 B

How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 A

If typical of the existing stock

66 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	49.86
Primary energy use (kWh/m2 per year)	295

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0860-0543-4149-2691-7006).

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	Benjamin Morris
Telephone	01604 676005
Email	ben@bakerlile.com

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/019671
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bakerlile www.epcpartnership.com
Employer address	BakerLile 10 The Choakles Wootton Northampton NN4 6AP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 September 2017
Date of certificate	3 October 2017