

# Energy performance certificate (EPC)

Unit 4, Russel Centre  
Coniston Road  
Flitwick  
BEDFORD  
MK45 1QY

Energy rating

**E**

Valid until:

**8 August 2029**

Certificate  
number:

**0570-0431-6909-9508-  
6002**

Property type

**B1 Offices and Workshop businesses**

Total floor area

**98 square metres**

## Rules on letting this property

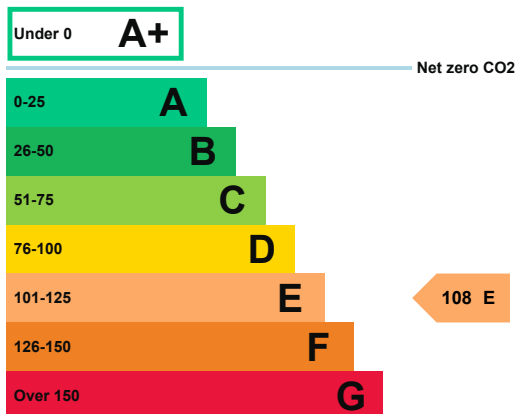
Properties can be let if they have an energy rating from A+ to E.

## 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	34 B
If typical of the existing stock	100 D

## Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	60.84
Primary energy use (kWh/m2 per year)	360

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0699-0486-0540-5900-7103\)](/energy-certificate/0699-0486-0540-5900-7103).

## 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	Shahran Mirdha
Telephone	07419400067
Email	<a href="mailto:shahranmirdha@gmail.com">shahranmirdha@gmail.com</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/023466
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Carbon Profile LTD
Employer address	Unit 2 Long Leys Farm, Ley Road Oxford OX2 9AG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 August 2019
Date of certificate	9 August 2019

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