

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

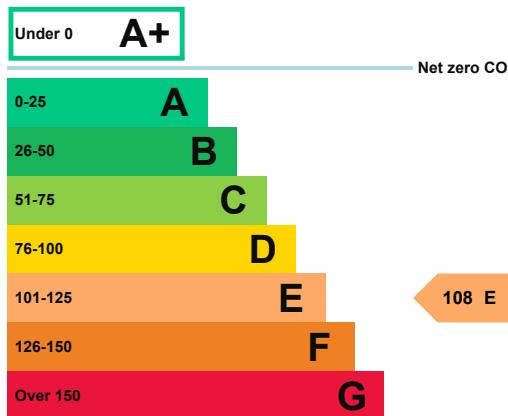
Properties can be let if they have an energy rating from A+ to E.

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 (kgCO ₂ /m ² per year)	60.84
Primary energy use (kWh/m ² per year)	360

Recommendation report

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

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	shahranmirdha@gmail.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/023466
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

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