

# Energy performance certificate (EPC)

44A High Street  
Pelsall  
WALSALL  
WS3 4LT

Energy rating

C

Valid until: **31 August 2032**

Certificate number: **4626-1156-2318-3862-5248**

## Property type

Offices and Workshop Businesses

## Total floor area

82 square metres

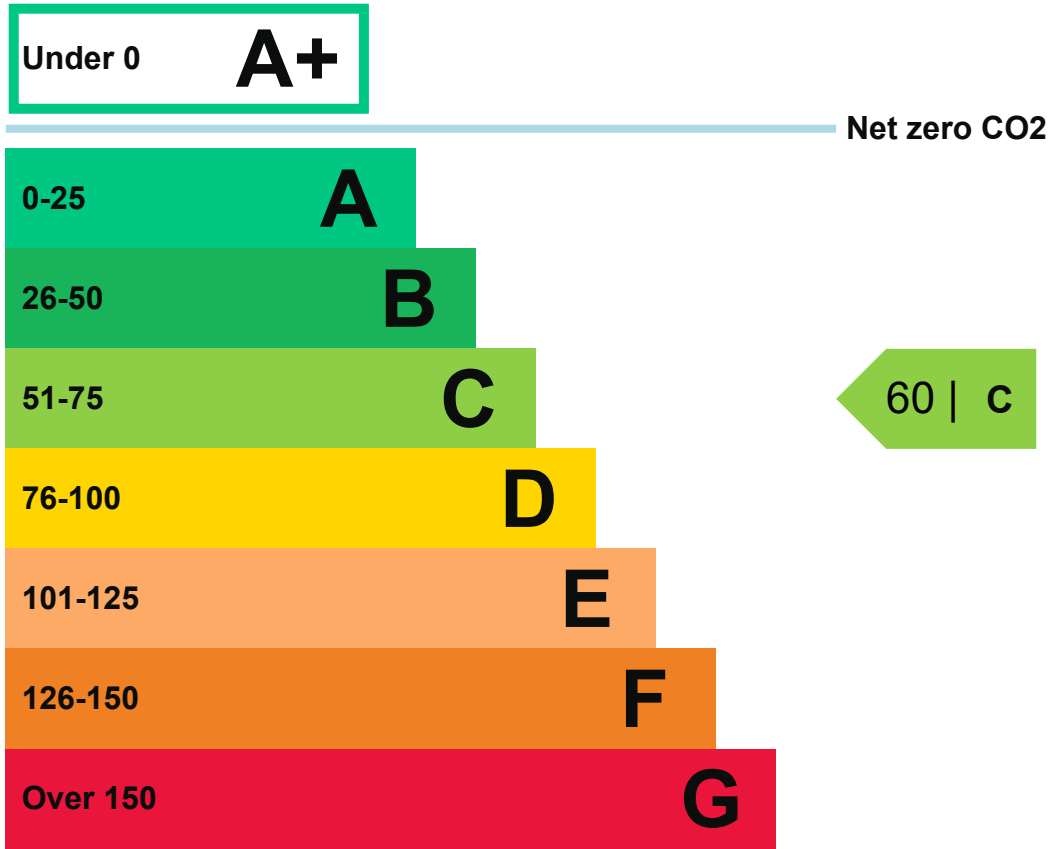
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

#### If newly built

10 | A

#### If typical of the existing stock

40 | B

### Breakdown of this property's energy performance

#### Main heating fuel

Grid Supplied Electricity

#### Building environment

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

19.64

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## Primary energy use (kWh/m<sup>2</sup> per year)

203

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▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4858-4027-7801-1736-4850\)](/energy-certificate/4858-4027-7801-1736-4850).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Jonathan Parkes

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### Telephone

01922 898171

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### Email

[jonathan@midlandassessenergy.co.uk](mailto:jonathan@midlandassessenergy.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/005659

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**Telephone**

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**Assessment details****Employer**

Midland Assess Energy

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**Employer address**

c/o LBParkes, Town Wharf Business Park, 16-18 Station Street, Walsall, WS2 9JZ

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Date of assessment**

25 August 2022

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**Date of certificate**

1 September 2022

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**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.