

# Energy performance certificate (EPC)

SECOND FLOOR  
43-44 BEDFORD PLACE  
SOUTHAMPTON  
SO15 2DG

Energy rating

E

Valid until:

6 June 2031

Certificate number:

3293-1617-7452-7660-0329

Property type

B1 Offices and Workshop businesses

Total floor area

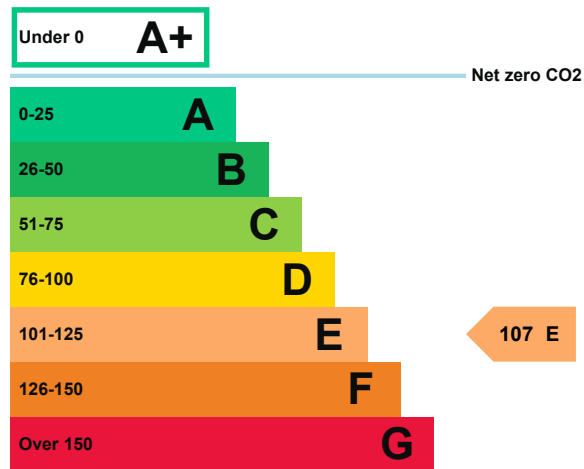
112 square metres

## 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

20 A

If typical of the existing stock

58 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	94.36
Primary energy use (kWh/m <sup>2</sup> per year)	558

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5452-8159-9725-1335-2879\)](/energy-certificate/5452-8159-9725-1335-2879).

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## 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	Tom Pope
Telephone	0148 988 3231
Email	<a href="mailto:tom@energyreport.co.uk">tom@energyreport.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA123342
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Energy Report - <a href="http://www.energyreport.co.uk">www.energyreport.co.uk</a>
Employer address	25 Barnes Wallis Road Fareham PO15 5TT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 June 2021
Date of certificate	7 June 2021

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