

Energy performance certificate (EPC)

Bedford Street Studios 76-86 The Parade Royal Leamington Spa CV32 4DA	Energy rating B	Valid until: 16 August 2033 Certificate number: 7653-2641-4047-5781-1317
Property type	Offices and Workshop Businesses	
Total floor area	8,981 square metres	

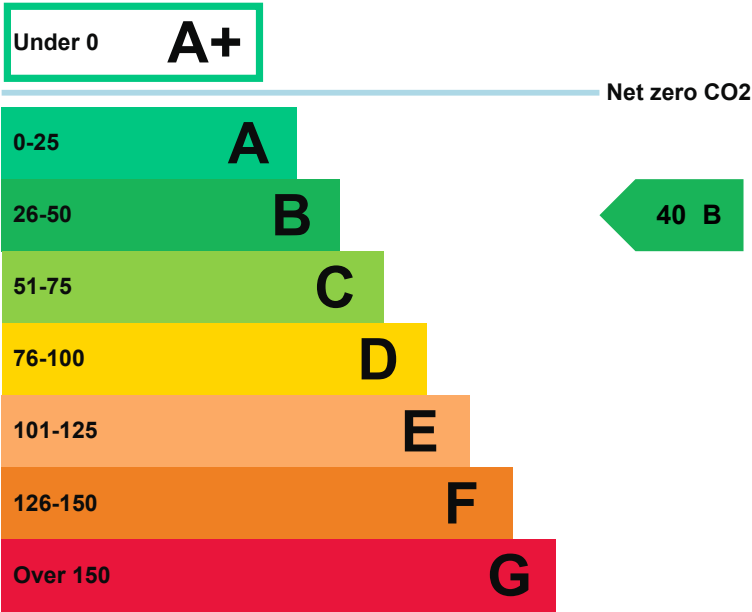
Rules on letting this property

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 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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

15 A

If typical of the existing stock

59 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	9.17
Primary energy use (kWh/m ² per year)	97

[▶ About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6148-4555-9351-9342-2121\)](#).

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	Theodoros Charitidis
Telephone	07491 548 885
Email	theo@verteltd.com

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	LCEA177309
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Verte Ltd
Employer address	27 Dingley Place, London
Assessor's declaration	The assessor is not related to the owner of the property.

Date of assessment

26 April 2023

Date of certificate

17 August 2023

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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