

Energy performance certificate (EPC)

12 Arm And Sword Lane
HATFIELD
AL9 5EH

Energy rating

A

Valid until:

20 August 2033

Certificate number:

4851-7228-1442-6722-8167

Property type	Offices and Workshop Businesses
Total floor area	201 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 A.

The figure shows a horizontal bar chart representing the energy rating scale. The ratings are A+, A, B, C, D, E, F, and G, each with a corresponding color and CO2 emissions range. A+ is 'Under 0', A is '0-25', B is '26-50', C is '51-75', D is '76-100', E is '101-125', F is '126-150', and G is 'Over 150'. A green arrow points to the 'A' rating, labeled 'Net zero CO2' and '20 A'.

Rating	CO2 Emissions Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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	8 A
If typical of the existing stock	32 B

<https://find-energy-certificate.service.gov.uk/energy-certificate/4851-7228-1442-6722-8167?print=true>

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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 ₂ /m ² per year)	9.59
Primary energy use (kWh/m ² per year)	102

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2593-7778-3761-9803-3524\)](/energy-certificate/2593-7778-3761-9803-3524).

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	Chris Loveys
Telephone	07711 601053
Email	chris@hertspro.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/019656
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	HertsPro Ltd
Employer address	2 Douglas Way, Welwyn Garden City AL7 2LZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 May 2023
Date of certificate	21 August 2023