

Energy performance certificate (EPC)

12-14 Brooklands
Woburn Road Industrial Estate
Kempston
BEDFORD
MK42 7UH

Energy rating

C

Valid until: 13 January 2031

Certificate number: 7287-3328-0714-8619-7585

Property type

B2 to B7 General Industrial and Special Industrial Groups

Total floor area

687 square metres

Rules on letting this property

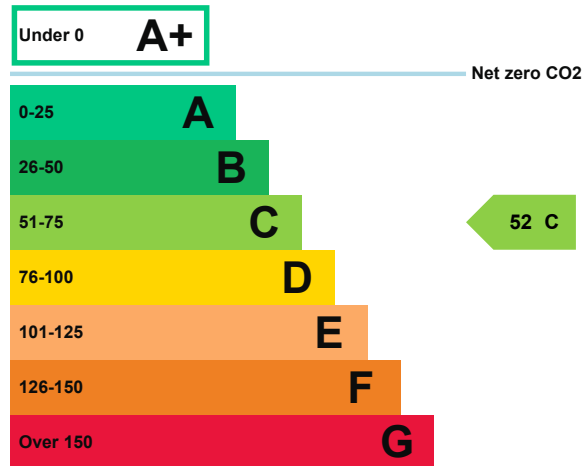
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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	30 B
If typical of the existing stock	89 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	53.9
Primary energy use (kWh/m2 per year)	315

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7893-5488-6949-9438-6659\)](#).

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	Glen Baynes
Telephone	01582 793525
Email	info@1stclassenergy.co.uk

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/008154
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	1st Class Energy Ltd
Employer address	Lords Meadow Redbourn Herts AL3 7BX 01582 793525
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 January 2021
Date of certificate	14 January 2021
