

Energy performance certificate (EPC)

Brooklands House Bailey Street OSWESTRY SY11 1PZ	Energy rating D	Valid until: 29 January 2036
		Certificate number: 2127-7837-5196-4041-5294

Property type	Offices and Workshop Businesses
Total floor area	319 square metres

Rules on letting this property

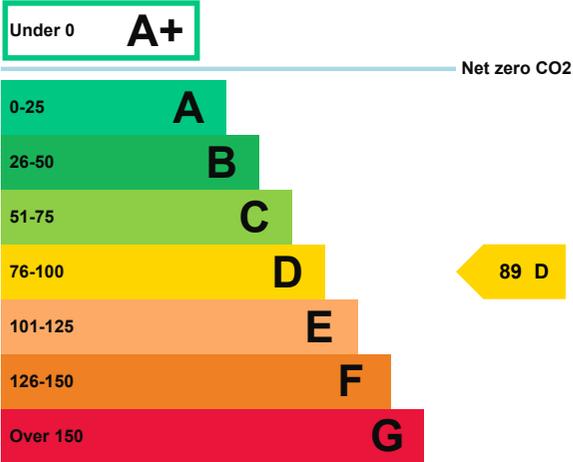
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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	17 A
If typical of the existing stock	66 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 ₂ /m ² per year)	35.34
Primary energy use (kWh/m ² per year)	374

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7025-1423-4627-6935-4928\)](#).

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	Richard Masters MCI0B
Telephone	07907083795
Email	richard.masters@cea-ltd.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/019155
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Commercial Energy Assessments Ltd
Employer address	1 Queen's Park Rd, Handbridge, Chester CH4 7AD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 January 2026
Date of certificate	30 January 2026