

Energy performance certificate (EPC)

Part First Floor
Rowan House
Sheepen Road
Colchester
CO3 3WG

Energy rating

B

Valid until: **26 April 2036**

Certificate number: **9374-7800-4665-7907-6256**

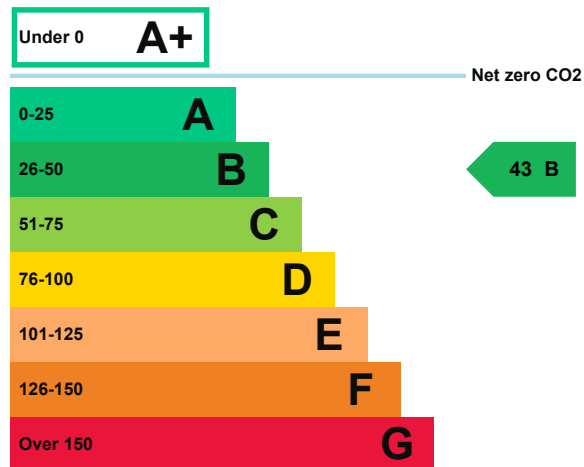
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|------------------|---------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 507 square metres |

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 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

62 C

Breakdown of this property's energy performance

| | |
|---|---------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Air Conditioning |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 12.9 |
| Primary energy use (kWh/m ² per year) | 141 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9203-3075-4511-3143-5325\)](#).

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.

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|-----------------|--|
| Assessor's name | Raymond Hutchins |
| Telephone | 0789 2681 495 |
| Email | ray.epc@gmail.com |

Contacting the accreditation scheme

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

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|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/019803 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Benchmark Surveys. |
| Employer address | Croft, Tenpenny Hill, Thorrington, Colchester, CO7 8JG |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 15 April 2026 |
| Date of certificate | 27 April 2026 |