

Energy performance certificate (EPC)

38 Station Road QUEENSFERRY CH5 1SX	Energy rating E	Valid until: 25 July 2033
		Certificate number: 9214-5751-6156-2349-7458

Property type

Offices and Workshop Businesses

Total floor area

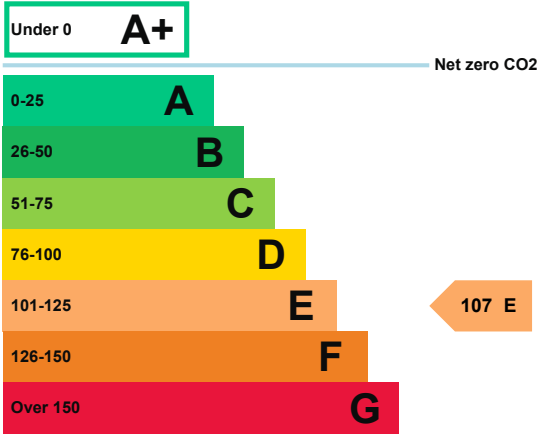
215 square metres

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 E.



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	26 B
If typical of the existing stock	121 E

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 (kgCO2/m2 per year)	40.75
Primary energy use (kWh/m2 per year)	424

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6100-9249-2606-1756-7225\)](/energy-certificate/6100-9249-2606-1756-7225).

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	Timothy Havard
Telephone	07580978368
Email	oakbrookconsultants@gmail.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/010360
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	The Oakbrook Consultancy Ltd
Employer address	6 Burjen Way, Crewe, Cheshire, CW1 3TP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 May 2023
Date of certificate	26 July 2023
