

Energy performance certificate (EPC)

|                                                                                            |                               |                                              |
|--------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------------|
| Unit 19 & 19a<br>Deben Mill Business Centre<br>Old Maltings Approach<br>MELTON<br>IP12 1BL | Energy rating<br><div>A</div> | Valid until: 11 February 2036                |
|                                                                                            |                               | Certificate number: 0452-6237-5376-8189-6094 |

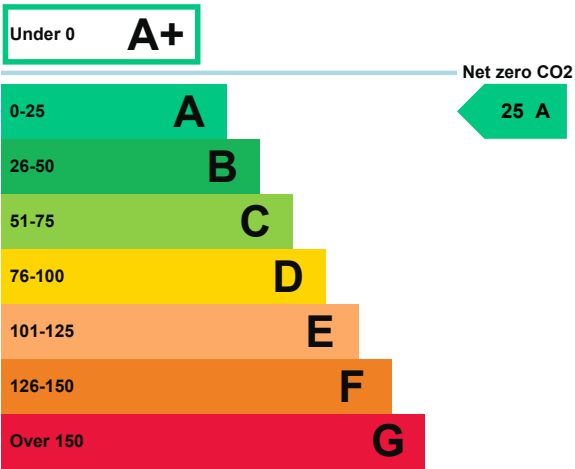
|                  |                                            |
|------------------|--------------------------------------------|
| Property type    | Retail/Financial and Professional Services |
| Total floor area | 178 square metres                          |

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.



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                   | 10 A |
| If typical of the existing stock | 41 B |

## Breakdown of this property's energy performance

|                                                                     |                           |
|---------------------------------------------------------------------|---------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity |
| Building environment                                                | Air Conditioning          |
| Assessment level                                                    | 3                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 11.9                      |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 128                       |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4514-6797-3668-4537-5892\)](/energy-certificate/4514-6797-3668-4537-5892).

## 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 | Mike Redmon                                                      |
| Telephone       | 07540880343                                                      |
| Email           | <a href="mailto:mr@oysterenergy.co.uk">mr@oysterenergy.co.uk</a> |

### 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/028183                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Oyster Energy (NDEA) Ltd                                  |
| Employer address       | Hill House, Red Hill Road, Hadleigh, IP7 6BU              |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 11 February 2026                                          |
| Date of certificate    | 12 February 2026                                          |