

# Energy performance certificate (EPC)

|                                           |                                  |                                                                 |                                           |
|-------------------------------------------|----------------------------------|-----------------------------------------------------------------|-------------------------------------------|
| 2 Bryggen Road<br>KING'S LYNN<br>PE30 2HZ | Energy<br>rating<br><br><b>D</b> | Valid until:                                                    | <b>20 November<br/>2029</b>               |
|                                           |                                  | Certificate<br>number:                                          | <b>0220-0231-<br/>6909-3999-<br/>6092</b> |
| <b>Property type</b>                      |                                  | B2 to B7 General Industrial<br>and Special Industrial<br>Groups |                                           |
| <b>Total floor area</b>                   |                                  | 292 square metres                                               |                                           |

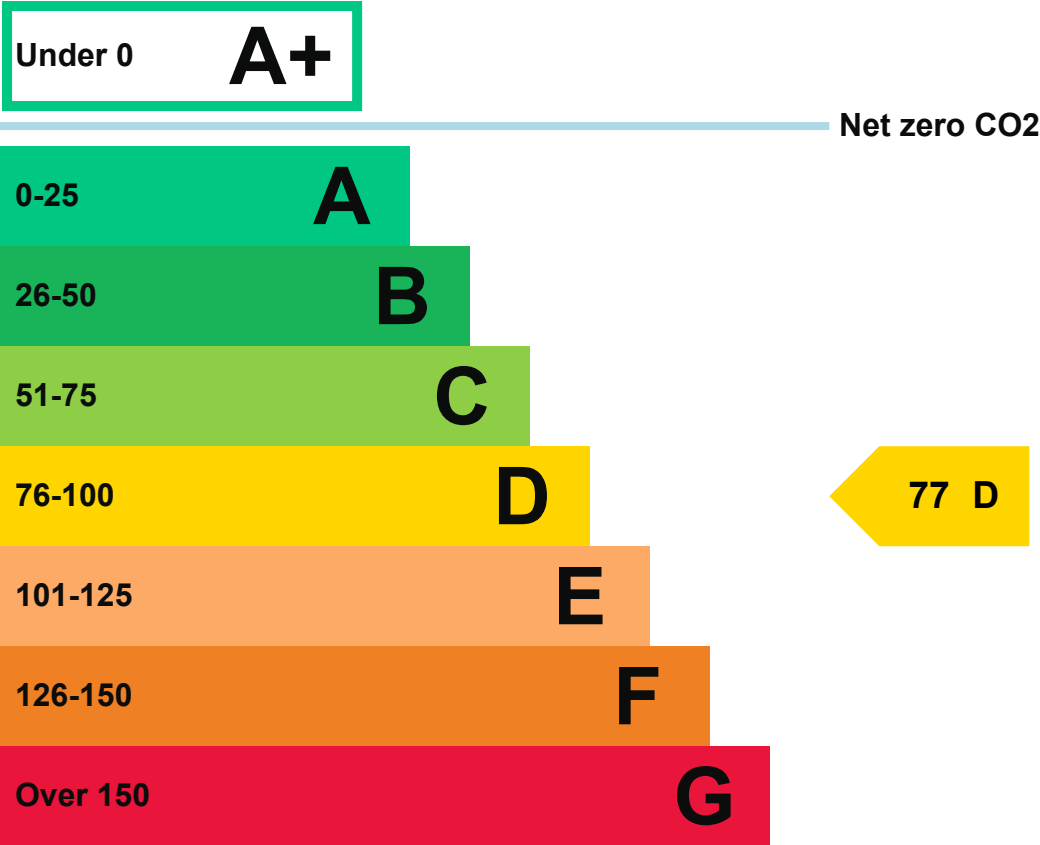
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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                   | 28 B |
| If typical of the existing stock | 82 D |

# Breakdown of this property’s energy performance

|                      |                                 |
|----------------------|---------------------------------|
| Main heating fuel    | Natural Gas                     |
| Building environment | Heating and Natural Ventilation |

|                                                                         |       |
|-------------------------------------------------------------------------|-------|
| <b>Assessment level</b>                                                 | 3     |
| <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b> | 73.28 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 425   |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0693-9296-0940-2990-2103\)](/energy-certificate/0693-9296-0940-2990-2103).

## 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.

|                        |                                                              |
|------------------------|--------------------------------------------------------------|
| <b>Assessor's name</b> | Richard Williams                                             |
| <b>Telephone</b>       | 01775 761161                                                 |
| <b>Email</b>           | <a href="mailto:epc@sholland.gov.uk">epc@sholland.gov.uk</a> |

### Contacting the accreditation scheme

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

|                             |                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd                                                        |
| <b>Assessor's ID</b>        | EES/014976                                                                         |
| <b>Telephone</b>            | 01455 883 250                                                                      |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

## About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | South Holland Building Consultancy                        |
| Employer address       | Priory Road Spalding PE11 2XE                             |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 12 November 2019                                          |
| Date of certificate    | 21 November 2019                                          |

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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