

Energy performance certificate (EPC)

Unit B44
Severn Road
Avonmouth
Bristol
BS10 7SB

Energy rating

B

Valid until: **4 October 2032**

Certificate number: **7584-8065-9369-5880-9237**

Property type

B8 Storage or Distribution

Total floor area

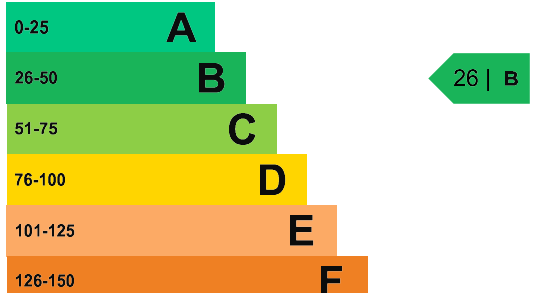
4250 square metres

Rules on letting this property

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

Energy efficiency rating for this property

Under 0 **A+** is current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 |

If typical of the existing stock

79 |

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

4

Building emission rate (kgCO2/m2 per year)

36.13

Primary energy use (kWh/m2 per year)

210

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(energy-certificate/7975-1040-5058-9650-2264\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Darren Baker
Telephone	0845 094 1593
Email	darren@melinconsultants.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA125299
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	Melin Consultants
Employer address	The Beacon, Llanelli, SA14 8LQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 June 2022
Date of certificate	5 October 2022
