

Energy performance certificate (EPC)

Unit 16 Arkwright Road Industrial Estate Arkwright Road Bedford MK42 0LQ	Energy rating D	Valid until: 19 May 2035
		Certificate number: 8018-3345-3580-1215-3629

Property type	Storage or Distribution
Total floor area	414 square metres

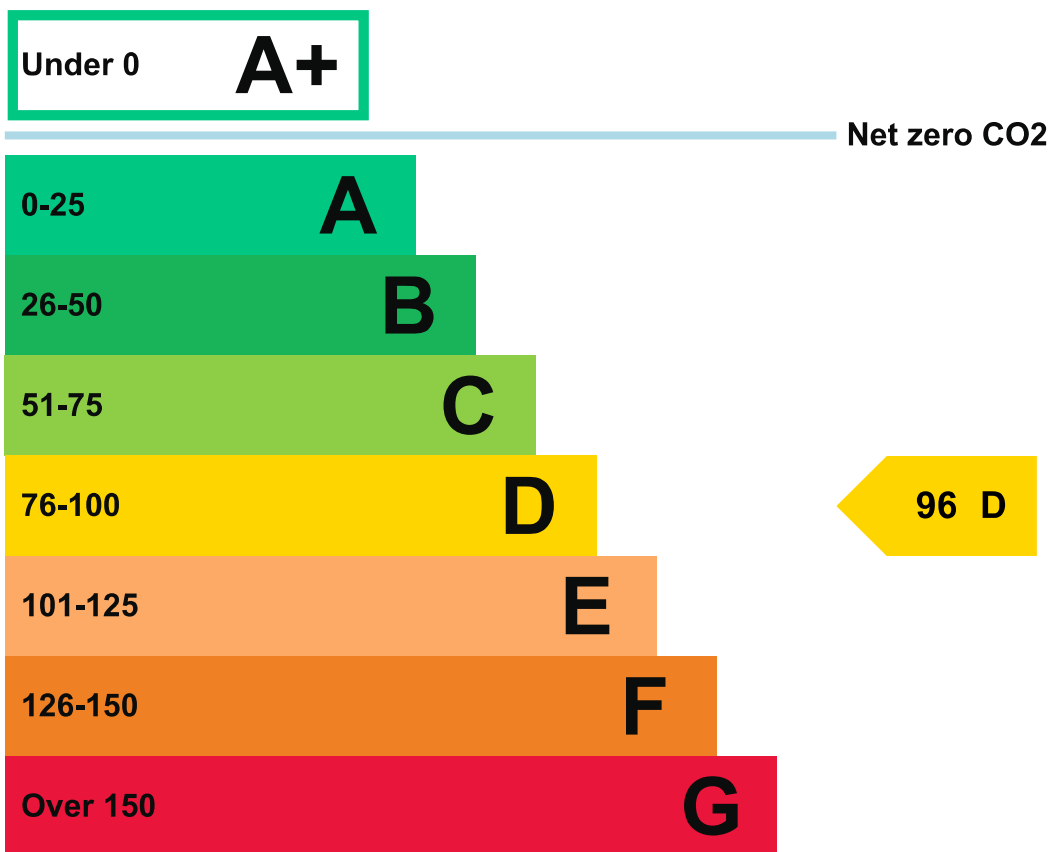
Rules on letting this property

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

27 B

If typical of the existing stock

109 E

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	37.91
Primary energy use (kWh/m² per year)	233

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3069-9686-5248-5312-9708\)](/energy-certificate/3069-9686-5248-5312-9708).

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	Nick Cushing
Telephone	07786248943
Email	nick.cushing@tudoredward.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/001944
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Hagen Building Consultancy Ltd
Employer address	11 Brindley Place Brunswick Square Birmingham B1 3LP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 May 2025
Date of certificate	20 May 2025

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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