

Energy performance certificate (EPC)

Ground floor
Beach house
Breckland
Linford Wood
Milton Keynes
MK14 6ES

Energy rating

B

Valid until: **20 November 2032**

Certificate number: **2066-9328-9094-9940-9618**

Property type

Offices and Workshop Businesses

Total floor area

1,149 square metres

Rules on letting this property

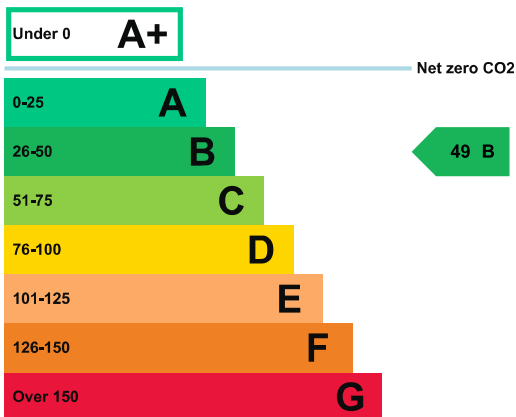
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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	9 A
If typical of the existing stock	35 B

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)	11.14
Primary energy use (kWh/m2 per year)	106

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5750-9397-1714-2763-8297\)](#).

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	Julian Clarke
Telephone	01924669940
Email	jclarke@compliance365.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO037008
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Compliance 365
Employer address	6 Mariner Court
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 November 2022
Date of certificate	21 November 2022
