Energy performance certificate (EPC)

The Former Police Station
3-5 Argyle Road
SWANAGE
BH19 1HZ

Energy rating

D

Valid until: **27 March 2034**

Certificate number: **4975-4039-0718-9478-0433**

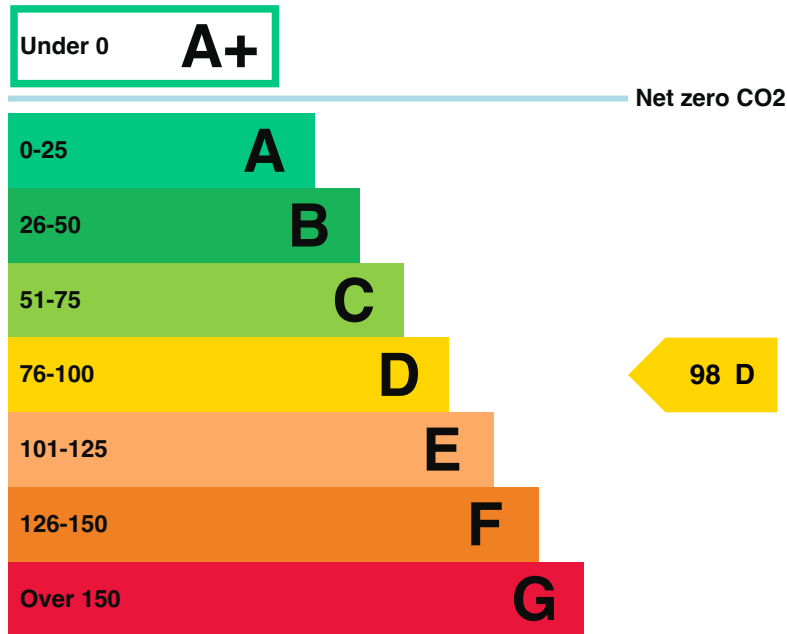|	
Property type	Offices and Workshop Businesses
Total floor area	381 square metres

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 D.

Under 0	**A+**
	Net zero CO2
0-25	**A**
26-50	**B**
51-75	**C**
76-100	**D** — 98 D
101-125	**E**
126-150	**F**
Over 150	**G**

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

17 A

If typical of the existing stock

69 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	49.88
Primary energy use (kWh/m2 per year)	353

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/7198-5952-1025-0399-6885).

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	Hyman Mark Glazer
Telephone	01202 759 780
Email	mark_glazer@yahoo.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015316
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Mark Glazer Chartered Surveyor
Employer address	38 Alyth Road Bournemouth BH3 7DG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 March 2024
Date of certificate	28 March 2024