

Energy performance certificate (EPC)

Ground Floor Office Harbour House Harbour Road Wadebridge PL27 7AH	Energy rating	Valid until:	11 March 2036
	B	Certificate number:	2678-8716-3297-6746-6934

Property type Retail/Financial and Professional Services

Total floor area 111 square metres

Rules on letting this property

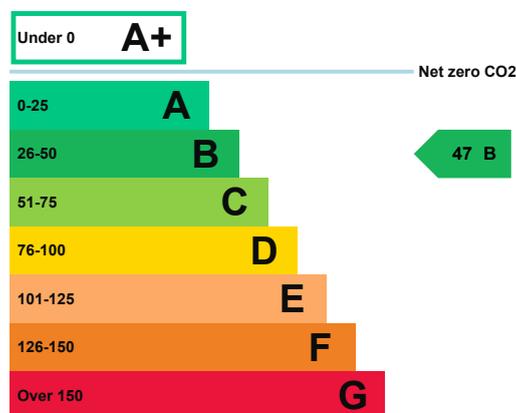
Properties can be let if they have an energy rating from A+ to E.

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

14 A

If typical of the existing stock

57 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	19.13
Primary energy use (kWh/m ² per year)	141

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4551-2696-6003-3029-1638\)](/energy-certificate/4551-2696-6003-3029-1638).

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	Andrew Nunn
Telephone	01872870800
Email	aadnunn@btinternet.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/012361
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	AADNUNN Energy Assessors
Employer address	1 Bellevue Terrace Perranwell Station TRURO TR3 7LE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 March 2026
Date of certificate	12 March 2026