

Energy performance certificate (EPC)

Larch House Breckland Linford Wood MILTON KEYNES MK14 6FG	Energy rating C	Valid until:	25 January 2032
		Certificate number:	1725-5058- 7891-4776- 7671

Property type	B1 Offices and Workshop businesses
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Total floor area 1,851 square metres

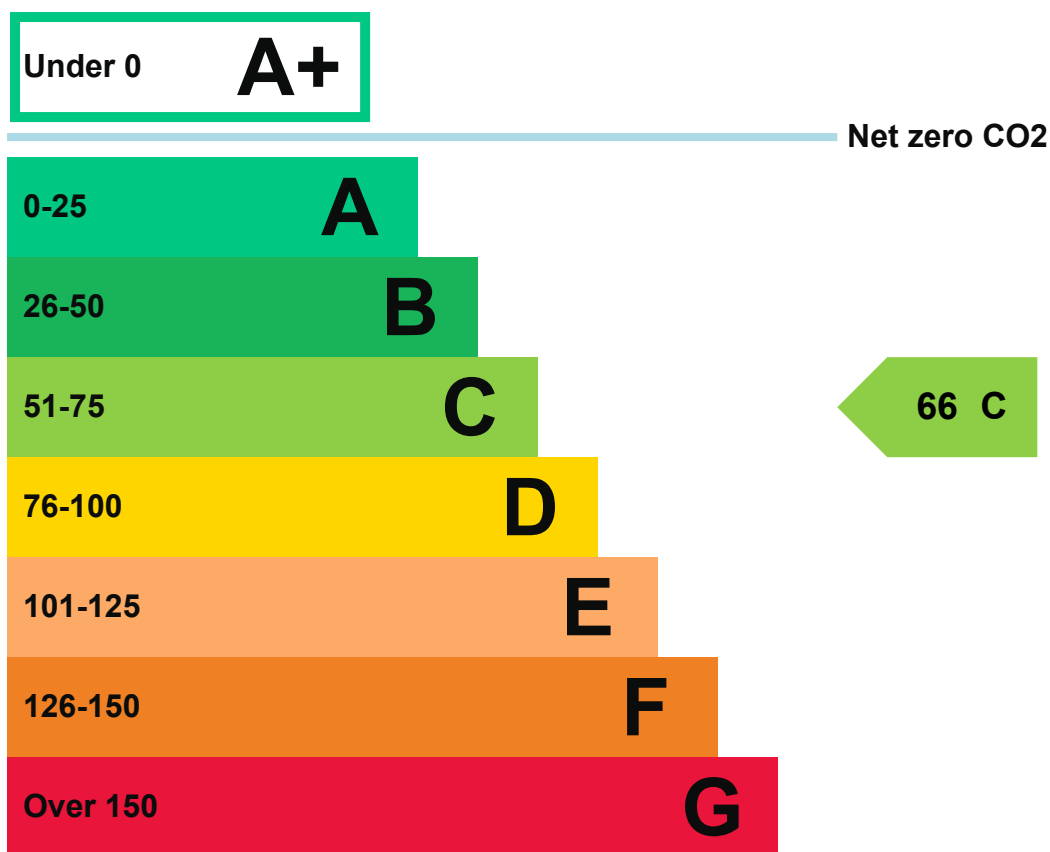
Rules on letting this property

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 C.



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

31 B

If typical of the existing stock

91 D

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level	3
Building emission rate (kgCO₂/m² per year)	33.95
Primary energy use (kWh/m² per year)	201

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3179-0715-8008-9812-1204\)](/energy-certificate/3179-0715-8008-9812-1204).

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	Joseph Lund
Telephone	01865865403
Email	joe@carbonprofile.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	STRO035074
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Carbon Profile Ltd
Employer address	Laser House 132-140 Goswell Road London EC1V 7DY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 January 2022
Date of certificate	26 January 2022

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).

Certificate number	0193-3052-0917-0300-1305 (/energy-certificate/0193-3052-0917-0300-1305)
Expired on	19 April 2019



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