

Energy performance certificate (EPC)

LARGE FIRST FLOOR OFFICE
37, Friars Street
SUDBURY
CO10 2AG

Energy rating

D

Valid until: **14 June 2028**

Certificate number: **0960-3902-0368-7724-6094**

| | |
|------------------|--|
| Property type | A1/A2 Retail and Financial/Professional services |
| Total floor area | 21 square metres |

Rules on letting this property

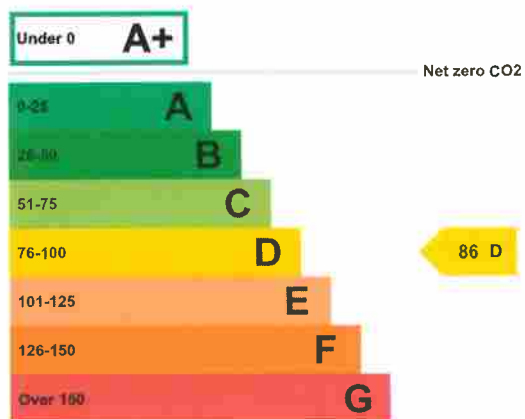
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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 | 22 A |
| If typical of the existing stock | 66 C |

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) | 86.94 |
| Primary energy use (kWh/m2 per year) | 503 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9379-4026-0086-0604-7295\)](#).

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 | Mike Redmon |
| Telephone | 07540880343 |
| Email | mr@oysterenergy.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 | STRO001663 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|---|
| Employer | Oyster Energy |
| Employer address | Hill House, Redhill Rd, Hadleigh, IP7 6BU |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 13 June 2018 |
| Date of certificate | 15 June 2018 |

