

Energy performance certificate (EPC)

2-4 De Grey Square De Grey Road COLCHESTER CO4 5YQ	Energy rating	Valid until: 30 August 2033
	C	Certificate number: 7345-4558-4523-0660-9314

Property type **Offices and Workshop Businesses**

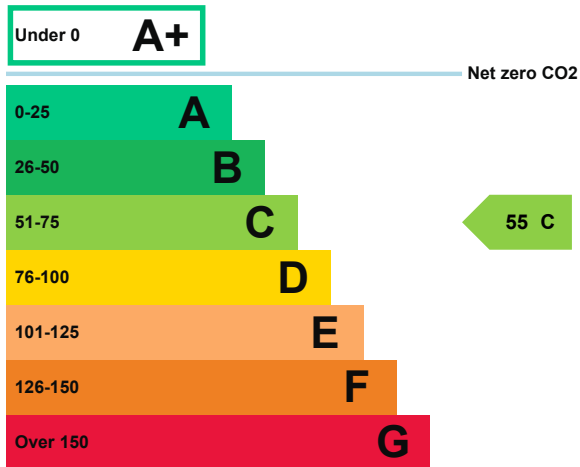
Total floor area **411 square metres**

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 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

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	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	16.14
Primary energy use (kWh/m ² per year)	170

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2234-3441-0791-4000-9652\)](#).

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	Matthew Larner
Telephone	07969283896
Email	mjlarner@hotmail.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/028109
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Matthew Larner
Employer address	110 Sherwood Gardens, London, E14 9WW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 August 2023
Date of certificate	31 August 2023