

Energy performance certificate (EPC)

Unit 4a Edward Park
Grange Way
Colchester
CO2 8FZ

Energy rating

C

Valid until: 8 April 2032

Certificate number: 9705-3360-5448-5608-8715

Property type

B1 Offices and Workshop businesses

Total floor area

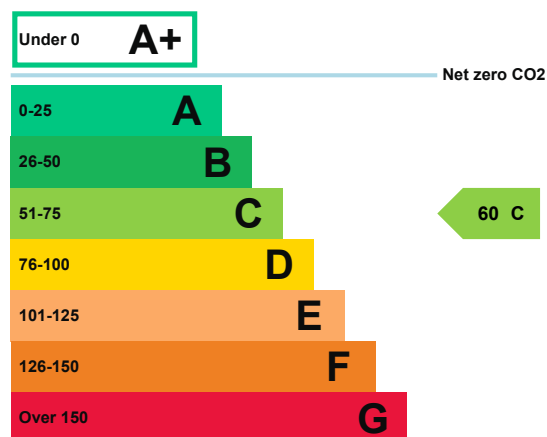
137 square metres

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

22 A

If typical of the existing stock

64 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)

30.34

Primary energy use (kWh/m² per year)

177

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2443-7512-8921-3967-5135\)](#).

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	Charly Laikin
Telephone	07795681649
Email	charlylaikin@epcenergyassessor.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	STRO033087
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	E R Heritage
Employer address	Swanfield Road, Waltham Cross, EN8
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 March 2022
Date of certificate	9 April 2022
