Energy performance certificate (EPC)

2 Dedham Vale Business Centre Manningtree Road Dedham COLCHESTER CO7 6BL	Energy rating **B**	Valid until:	**9 February 2033**
		Certificate number:	**9097-0871-9042-8705-2156**

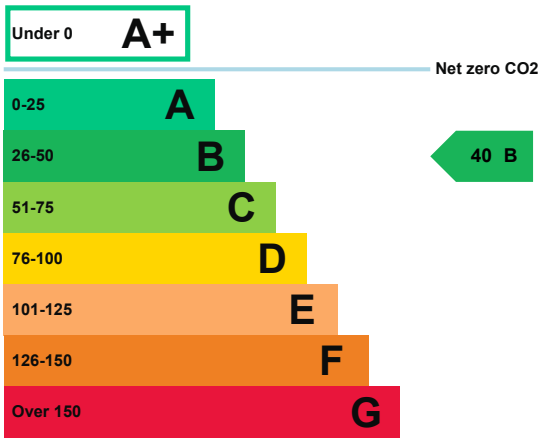
Property type	Offices and Workshop Businesses
Total floor area	175 square metres

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	12 A
If typical of the existing stock	49 B

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)	10.17
Primary energy use (kWh/m2 per year)	111

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/5305-8707-6663-7253-7907).

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	Raymond Hutchins
Telephone	0789 2681 495
Email	ray.epc@gmail.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/019803
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Benchmark Surveys.
Employer address	Croft, Tenpenny Hill, Thorrington, Colchester, CO7 8JG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 January 2023
Date of certificate	10 February 2023