

Energy performance certificate (EPC)

FIRST TO EIGHTH FLOOR
One Capital Quarter
Tyndall Street
Butetown
CARDIFF
CF10 4BZ

Energy rating

B

Valid until:

11 September 2032

Certificate number:

8351-4843-6306-0474-4805

Property type	B1 Offices and Workshop businesses
Total floor area	7,492 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of eight colored bars, each with a rating letter and a score range. From top to bottom: A+ (Under 0, light blue), A (0-25, teal), B (26-50, green), C (51-75, light green), D (76-100, yellow), E (101-125, orange), F (126-150, dark orange), and G (Over 150, red). A green arrow points to the B rating, with the score 42 displayed next to it. A label 'Net zero CO2' is positioned above the A+ rating.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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.

<https://find-energy-certificate.service.gov.uk/energy-certificate/8351-4843-6306-0474-4805?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	26 B
If typical of the existing stock	86 D

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	28.84
Primary energy use (kWh/m2 per year)	172

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2269-0237-8513-4431-1868\)](#).

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	Adam Freeman
Telephone	07706683601
Email	adam@cbem-uk.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/017715
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Report Ltd
Employer address	25 Barnes Wallis Road Fareham PO15 5TT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 September 2022
Date of certificate	12 September 2022