

Energy performance certificate (EPC)

76-78 Wilbury Way
Hitchin
SG4 0AB

Energy rating

C

Valid until:

1 September 2036

Certificate number:

4392-5408-7300-9586-7930

Property type

Offices and Workshop Businesses

Total floor area

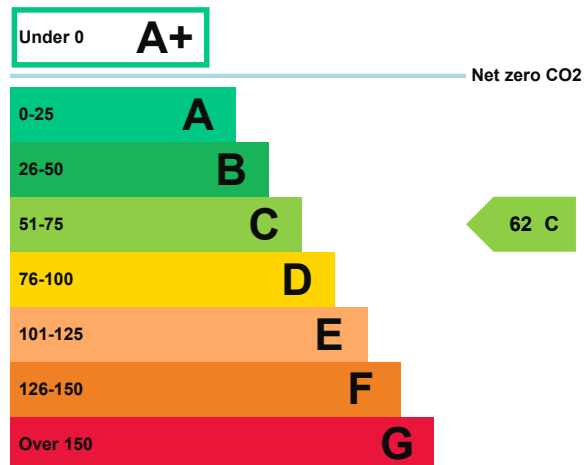
6,568 square metres

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

15 A

If typical of the existing stock

61 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	18.78
Primary energy use (kWh/m ² per year)	145

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2716-3732-4375-3867-5296\)](/energy-certificate/2716-3732-4375-3867-5296).

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	Joe Warren
Telephone	0203 871 3866
Email	joe.warren@knightfrank.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA179745
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Knight Frank LLP
Employer address	55 Baker Street London W1U 8AN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 July 2026
Date of certificate	2 September 2026