

Energy performance certificate (EPC)

BASEMENT & GROUND FLOOR OFFICE
5, Upper George Street
LUTON
LU1 2QX

Energy rating

B

Valid until:

1 June 2035

Certificate number:

1043-8147-6666-3825-9819

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

198 square metres

Rules on letting this property

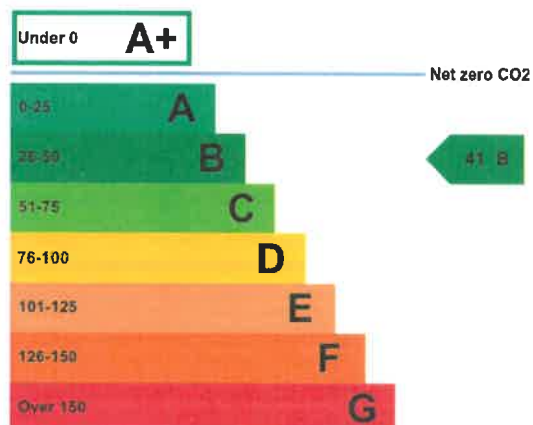
Properties can be let if they have an energy rating from A+ to E.

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

17 A

If typical of the existing stock

67 C

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)	47.34
Primary energy use (kWh/m2 per year)	513

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1976-7839-2103-4490-0253\)](#).

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	Laurence Powell
Telephone	07532723469
Email	epc@commercial-epc-quote.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/011531
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Commercial EPC Quote
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 June 2025
Date of certificate	2 June 2025

