

# Energy performance certificate (EPC)

Unit 2 Cable Yard  
Electric Wharf  
Sandy Lane  
COVENTRY  
CV1 4JA

Energy rating

**B**

Valid until: **4 March 2035**

Certificate number: **1285-2334-4285-4288-7440**

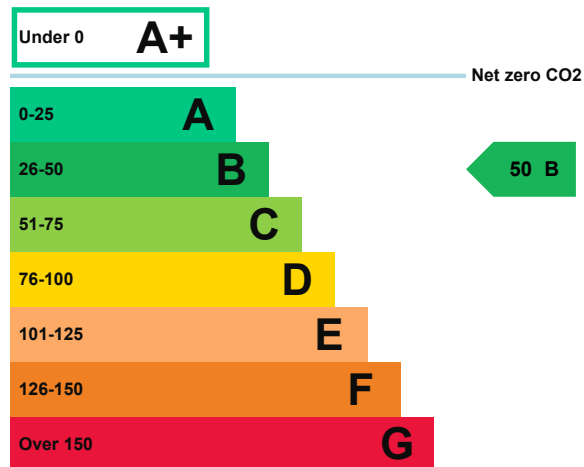
Property type	Offices and Workshop Businesses
Total floor area	73 square metres

## 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

**11 A**

If typical of the existing stock

**43 B**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	17.14
Primary energy use (kWh/m <sup>2</sup> per year)	183

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8644-3226-1055-9025-8111\)](/energy-certificate/8644-3226-1055-9025-8111).

## 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	Anthony Brown
Telephone	07967 595227
Email	<a href="mailto:tonybrown@abenergyservices.co.uk">tonybrown@abenergyservices.co.uk</a>

### 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/022595
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	AB Energy Services
Employer address	5 Alderminster Grove, Hatton Park, Warwick, CV35 7TB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 September 2024
Date of certificate	5 March 2025