Energy performance certificate (EPC)

Unit D10
Pinetrees Road
NORWICH
NR7 9BB

Energy rating
B

Valid until: **7 April 2035**

Certificate number: **4096-9530-1938-6709-3090**

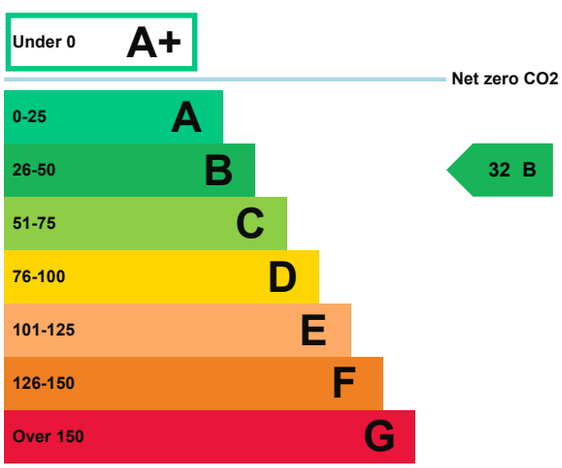
Property type	General Industrial and Special Industrial Groups
Total floor area	663 square metres

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	10 A
If typical of the existing stock	41 B

Breakdown of this property's energy performance

Main heating fuel	Biomass
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	13.62
Primary energy use (kWh/m2 per year)	281

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/3779-8706-3789-7628-3365).

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	Andrew Gowing
Telephone	01508 536834
Email	andrew_gowing@btinternet.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/006936
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Andrew Gowing Home Inspections
Employer address	Linden House, High Green, Great Moulton, Norwich, Norfolk, NR15 2HU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 March 2025
Date of certificate	8 April 2025