Energy performance certificate (EPC)

8 Charles Watling Way Bowthorpe Employment Area NORWICH NR5 9JH	Energy rating **C**	Valid until: **15 March 2032** Certificate number: **3269-5749-8968-3665-0646**

Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	226 square metres

Rules on letting this property

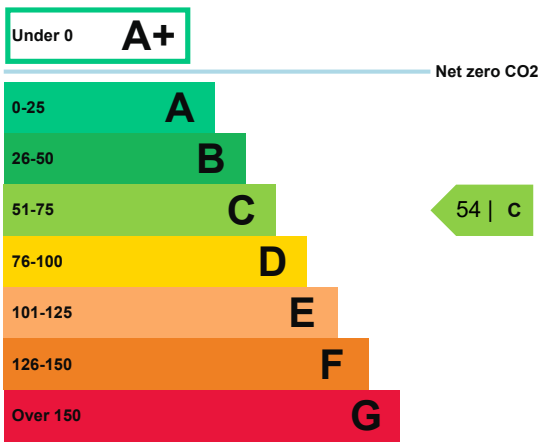
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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	49 | B

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO2/m2 per year)	15.39
Primary energy use (kWh/m2 per year)	91

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/8576-5348-5787-9254-3268).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Timothy Goodge
Telephone	07855 885454
Email	tim@goodgepropertyservices.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/022500
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Goodge Property Services
Employer address	Woodton Grange, Norwich Road, Woodton, Bungay, Norfolk, NR35 2LP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 February 2022
Date of certificate	16 March 2022