

Energy performance certificate (EPC)

Part Building 37, Twinwoods Business Park Thurleigh Road Milton Ernest Bedford MK44 1FD	Energy rating B	Valid until: 19 July 2033
		Certificate number: 5669-5139-0242-1475-6395

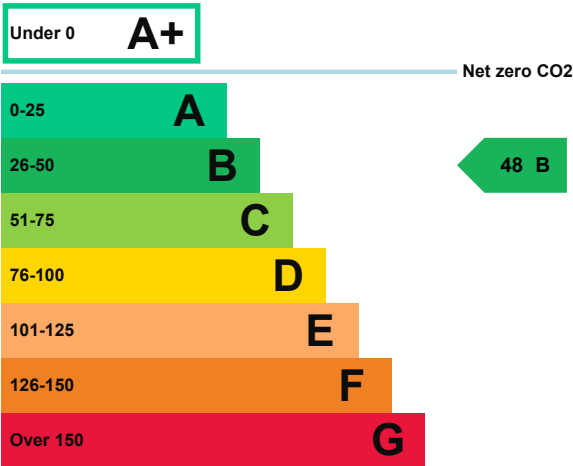
Property type	General Assembly and Leisure, Night Clubs, and Theatres
Total floor area	605 square metres

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.



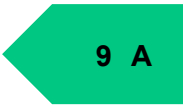
Properties get a rating from A+ (best) to G (worst) and a score.

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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	25.38
Primary energy use (kWh/m2 per year)	267

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0949-3280-2120-9858-9920\)](#).

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	Amy George
Telephone	07775 877 093
Email	ag.energyassessments@gmail.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/024956
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	AG Energy Assessments
Employer address	Springfield, 17 Lodge Road, Sharnbrook, Bedfordshire, MK44 1JP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 July 2023
Date of certificate	20 July 2023