# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| Unit 12<br>Wharf Road Industrial Estate<br>Wharf Road<br>PETERBOROUGH<br>PE2 9PS | Energy rating<br>**C** | Valid until: | **26 April 2036** |
| | | Certificate number: | **8642-3445-7575-3189-3859** |

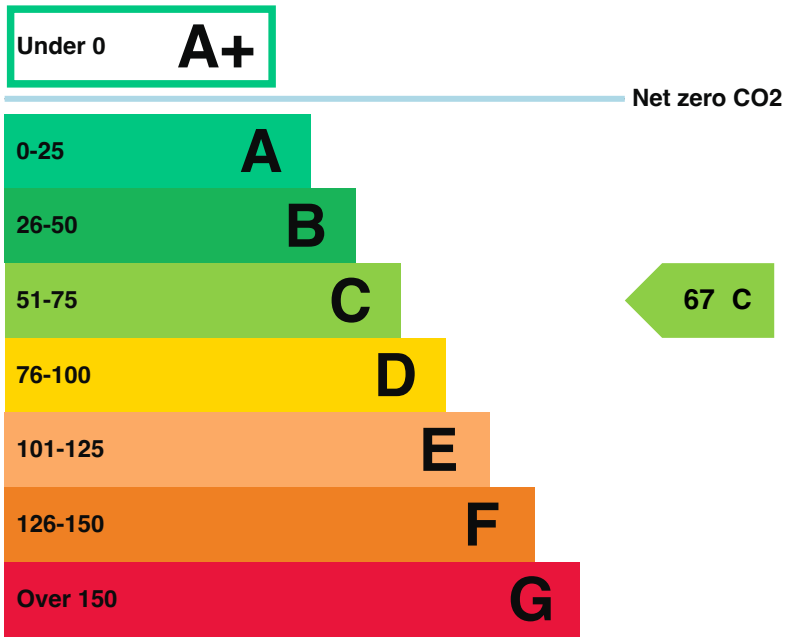
| | |
|---|---|
| Property type | General Industrial and Special Industrial Groups |
| Total floor area | 219 square metres |

## 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 C.




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 | 12 A |
| If typical of the existing stock | 48 B |

## 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) | 13.8 |
| Primary energy use (kWh/m2 per year) | 147 |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2106-1861-0915-5700-9943).

## 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 Claydon |
| Telephone | 01733 442096 |
| Email | info@yesenergysurveys.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/019571 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### About this assessment

| | |
|---|---|
| Employer | Yes Energy Surveys Ltd |
| Employer address | 35 Leiston Court, Eye, Peterborough, Cambridgeshire, PE6 7WL |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 9 April 2026 |
| Date of certificate | 27 April 2026 |

# Energy performance certificate (EPC) recommendation report

Unit 12
Wharf Road Industrial Estate
Wharf Road
PETERBOROUGH
PE2 9PS

Report number
**2106-1861-0915-5700-9943**

Valid until
**26 April 2036**

## Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

## Recommendations

### Changes that may pay for themselves within 3 years

| Recommendation | Potential impact on carbon emissions |
|---|---|
| Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use. | Low |
| In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows. | Medium |
| Consider replacing T8 lamps with retrofit T5 conversion kit. | High |

### Changes that may pay for themselves within 3 to 7 years

| Recommendation | Potential impact on carbon emissions |
|---|---|
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low |

### Changes that may pay for themselves in over 7 years

| Recommendation | Potential impact on carbon emissions |
|---|---|
| Some windows have high U-values - consider installing secondary glazing. | Medium |
| Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation. | Medium |
| Consider installing building mounted wind turbine(s). | Low |
| Some glazing is poorly insulated. Replace/improve glazing and/or frames. | Medium |
| Consider installing an air source heat pump. | High |

## Property and report details

| | |
|---|---|
| Report issued on | 27 April 2026 |
| Total useful floor area | 219 square metres |
| Building environment | Heating and Natural Ventilation |
| Calculation tool | Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1 |

## Assessor’s details

| | |
|---|---|
| Assessor’s name | Anthony Claydon |
| Telephone | 01733 442096 |
| Email | info@yesenergysurveys.com |
| Employer’s name | Yes Energy Surveys Ltd |
| Employer’s address | 35 Leiston Court, Eye, Peterborough, Cambridgeshire, PE6 7WL |
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