Energy performance certificate (EPC)

Unit 8, Cooke Group West House 136 West Avenue WIGSTON LE18 2FB	Energy rating **E**	Valid until:	**11 October 2036**
		Certificate number:	**9007-3284-5326-8595-1250**

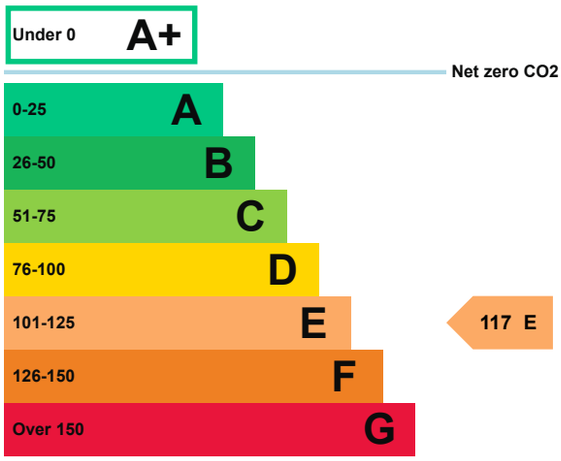
Property type	Offices and Workshop Businesses
Total floor area	281 square metres

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 E.



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	**22 A**
If typical of the existing stock	**89 D**

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)	34.29
Primary energy use (kWh/m2 per year)	354

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2385-4790-5862-2195-5401).

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	Aquil Egbewo
Telephone	07861773283
Email	aquil@simplyepc.net

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206679
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 October 2026
Date of certificate	12 October 2026