Energy performance certificate (EPC)

UNIT 8 FLAVEL HOUSE CALDWELL ROAD NUNEATON CV11 4NB	Energy rating **D**	Valid until:	**23 May 2033**
		Certificate number:	**4938-4620-2381-5445-7049**

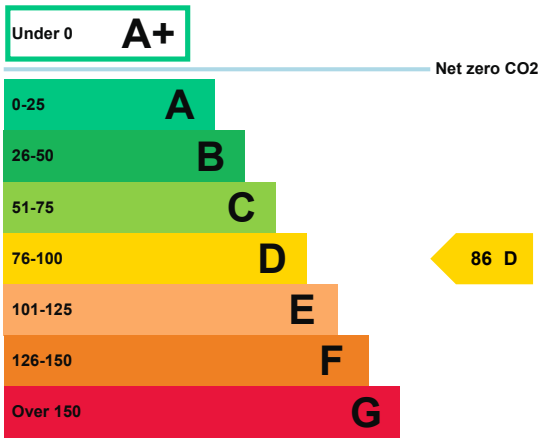
Property type	Storage or Distribution
Total floor area	304 square metres

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 D.



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	18 A
If typical of the existing stock	72 C

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)	13.38
Primary energy use (kWh/m2 per year)	139

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/7860-5306-8217-5876-1307).

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	Peter Talbot
Telephone	07841558526
Email	peter@heritagepc.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER500126
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Heritage Property Consultants LLP
Employer address	Danehurst Lodge, 2 Brafield Road, Horton, Northamptonshire, NN7 2AZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 September 2022
Date of certificate	24 May 2023