

Energy performance certificate (EPC)

Building 1 Knowledge Gateway Boundary Road Colchester CO4 3GS	Energy rating	Valid until: 4 December 2033
	A	Certificate number: 4790-7104-0003-2676-8799

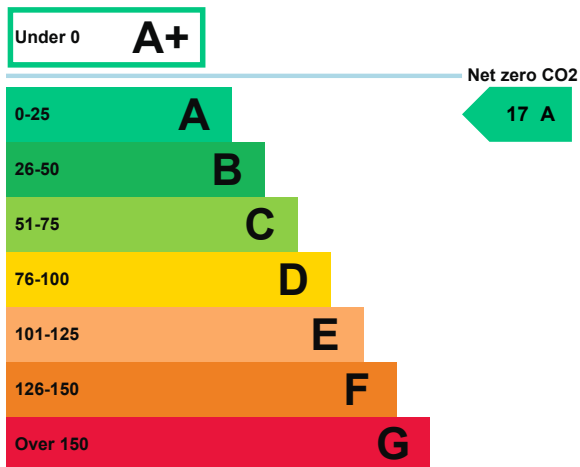
Property type	B1 Offices and Workshop businesses
Total floor area	4,399 square metres

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 A.



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

28 B

If typical of the existing stock

81 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	10.79
Primary energy use (kWh/m ² per year)	76

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1995-1437-7592-1559-0059\)](#).

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	Steffan Parker
Telephone	01473 255 965
Email	steffan.parker@jshipswich.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	CIBSE Certification Limited
Assessor's ID	LCEA030534
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Johns Slater & Haward
Employer address	Ardennais House, 6 Sorrel Horse Mews, Ipswich, IP4 1LN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 December 2023
Date of certificate	5 December 2023