

# Energy performance certificate (EPC)

4 Friars Courtyard Princes Street IPSWICH IP1 1RJ	Energy rating <div>C</div>	Valid until: 15 December 2035
		Certificate number: 5543-2726-8570-7876-7591

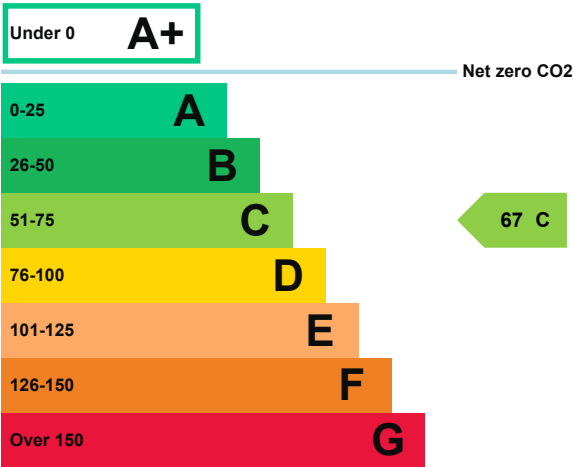
Property type	Offices and Workshop Businesses
Total floor area	86 square metres

## 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	23 A
If typical of the existing stock	91 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	24.42
Primary energy use (kWh/m <sup>2</sup> per year)	168

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1095-6533-3314-0628-3076\)](/energy-certificate/1095-6533-3314-0628-3076).

## 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	Nathan Redmon
Telephone	07492370142
Email	<a href="mailto:nathan@energyready.co.uk">nathan@energyready.co.uk</a>

### 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/023838
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Energy Ready Limited
Employer address	2 Evans Drift, Kesgrave, IP5 2BD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 December 2025
Date of certificate	16 December 2025