

# Energy performance certificate (EPC)

Unit 5  
Combs Tannery  
Tannery Road  
Combs  
Stowmarket  
IP14 2EN

Energy rating

D

Valid until:

13 August 2034

Certificate number: 7542-7835-7176-2033-5043

Property type Offices and Workshop Businesses

Total floor area 499 square metres

## Rules on letting this property

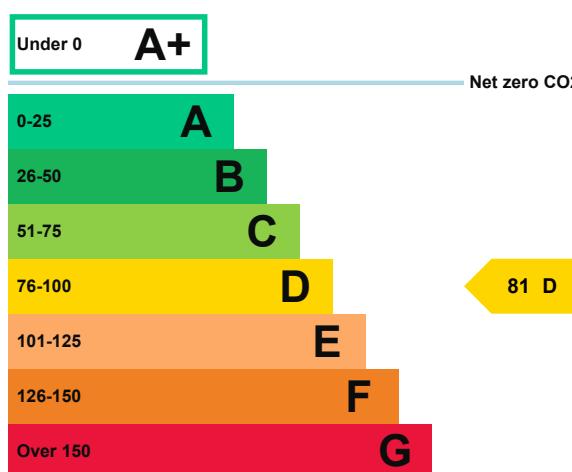
Properties can be let if they have an energy rating from A+ to E.

## 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

16 A

If typical of the existing stock

66 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	8.52
Primary energy use (kWh/m <sup>2</sup> per year)	91

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([/energy-certificate/3663-0336-3532-8421-1949](#)).

## 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	Declan Hughes
Telephone	01379 740219
Email	<a href="mailto:declan@waveneyenergy.co.uk">declan@waveneyenergy.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/001445
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Waveney Energy Ltd
Employer address	21 St Leonards Close, Scole, IP21 4DW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 July 2024
Date of certificate	14 August 2024