Energy performance certificate (EPC)

2 Spencer Yard Spencer Street Leamington Spa CV31 3NE	Energy rating **A**	Valid until:	**16 August 2033**
		Certificate number:	**3197-8376-3338-9641-9169**

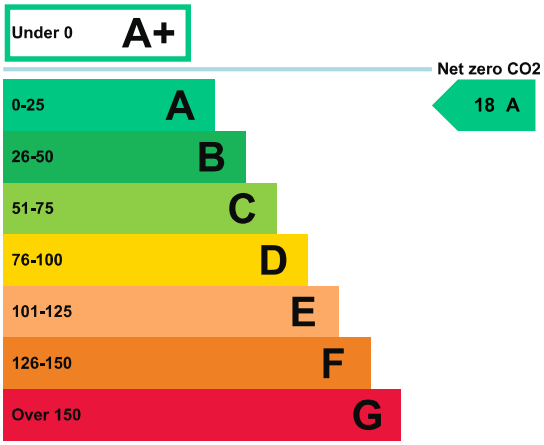
Property type	Offices and Workshop Businesses
Total floor area	360 square metres

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	11 A
If typical of the existing stock	43 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	5
Building emission rate (kgCO2/m2 per year)	9.17
Primary energy use (kWh/m2 per year)	95

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/4356-7459-6421-3849-3510).

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	Nicolas Walker
Telephone	0114 308 2038
Email	nick@walkeranalysis.com

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	LCEA185238
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Walker Energy Analysis Ltd
Employer address	Unit 15, Neepsend Triangle Business Centre, 1 Burton Road, Sheffield, S3 8BW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 August 2023
Date of certificate	17 August 2023