

Energy performance certificate (EPC)

UNIT 2
MAGUIRE INDUSTRIAL ESTATE
219 TORRINGTON AVENUE
COVENTRY
CV4 9HN

Energy rating

E

Valid until:

1 November 2030

Certificate number:

6093-8159-8107-8674-7674

Property type

B1 Offices and Workshop businesses

Total floor area

213 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 E.

Under 0

A+

Net zero CO₂

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E

105 **E**

126-150

F

Over 150

G

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	27 B
If typical of the existing stock	78 D

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)	33.48
Primary energy use (kWh/m2 per year)	198

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3035-2646-1057-1184-9084\)](#).

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	Anthony Brown
Telephone	07967 595227
Email	tonybrown@abenergyservices.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022595
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	AB Energy Services Ltd
Employer address	5 Alderminster Grove, Hatton Park, Warwick, Warwickshire, CV35 7TB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 October 2020
Date of certificate	2 November 2020
