

Energy performance certificate (EPC)

Unit F Abbeygate Business Centre Hitchin Road Luton LU2 0ER	Energy rating D	Valid until: 7 October 2035
		Certificate number: 6907-4194-7103-4153-4620

Property type	Offices and Workshop Businesses
Total floor area	105 square metres

Rules on letting this property

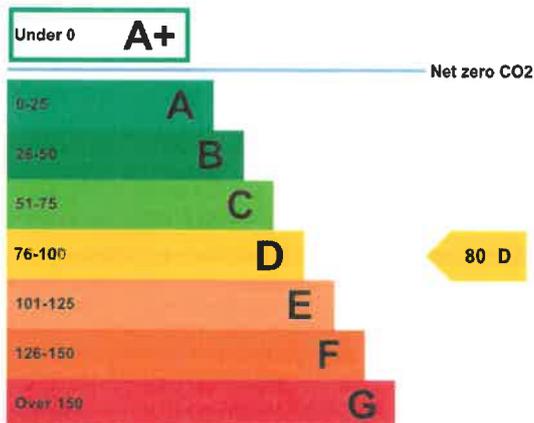
Properties can be let if they have an energy rating from A+ to E.

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	8 A
If typical of the existing stock	34 B

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 ₂ /m ² per year)	27.62
Primary energy use (kWh/m ² per year)	284

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9446-6149-6049-2377-7275\)](#).

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	Glen Baynes
Telephone	01582 793525
Email	info@1stclassenergy.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/008154
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	1st Class Energy Ltd
Employer address	Lords Meadow Redbourn Herts AL3 7BX 07772492007
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 October 2025
Date of certificate	8 October 2025