

# Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| Warehouse A<br>35 Barnard Road<br>Bowthorpe Employment Area<br>NORWICH<br>NR5 9JB | Energy rating<br><b>B</b> | Valid until:<br><b>8 April 2034</b>                    |
|   |                           | Certificate number:<br><b>2018-9969-7386-3595-1632</b> |

|                  |  |
|------------------|--|
| Property type    | General Industrial and Special Industrial Groups |
| Total floor area | 1,985 square metres                              |

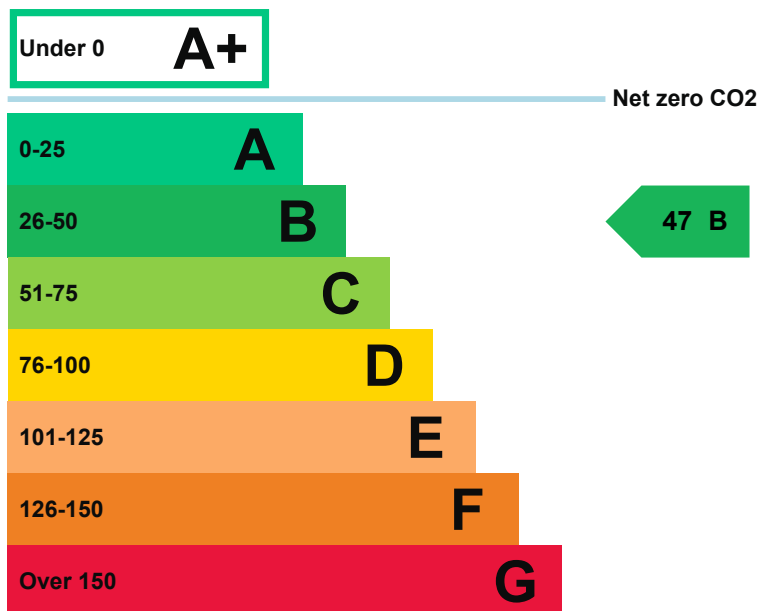
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is B.



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

14 A

If typical of the existing stock

55 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) | 5.92                            |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 63                              |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2374-5564-7044-8660-6462\)](/energy-certificate/2374-5564-7044-8660-6462).

## 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 | Timothy Godge  |
| Telephone       | 07855 885454   |
| Email           | <a href="mailto:tim@godgepropertyservices.co.uk">tim@godgepropertyservices.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/022500   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|          |                          |
|----------|--------------------------|
| Employer | Goodge Property Services |
|----------|--------------------------|

|                               |  |
|-------------------------------|--|
| <b>Employer address</b>       | Woodton Grange, Norwich Road, Woodton, Bungay, Norfolk, NR35 2LP |
| <b>Assessor's declaration</b> | The assessor is not related to the owner of the property.        |
| <b>Date of assessment</b>     | 3 April 2024   |
| <b>Date of certificate</b>    | 9 April 2024   |

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

|                           |   |
|---------------------------|---|
| <b>Certificate number</b> | <a href="#">0680-0730-2002-4209-8002 (/energy-certificate/0680-0730-2002-4209-8002)</a> |
| <b>Valid until</b>        | 16 June 2030  |

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[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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