

Energy performance certificate (EPC)

Warehouse No.2 Heaver Brothers Ltd Lodge Trading Estate, Station Road Broadclyst Station EXETER EX5 3BS	Energy rating C	Valid until: 21 August 2034
		Certificate number: 6480-7828-7246-5662-3315

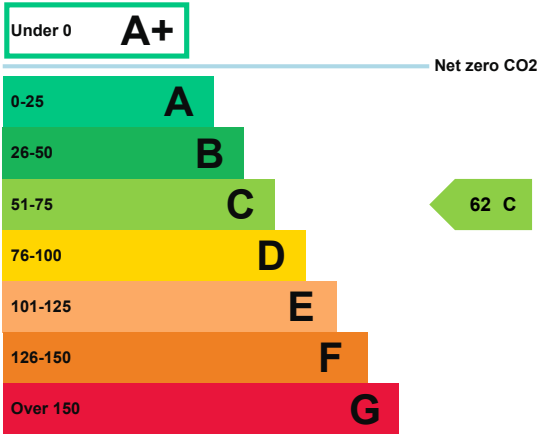
Property type	Storage or Distribution
Total floor area	1,275 square metres

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 C.



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

45 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 (kgCO₂/m² per year)

7.2

Primary energy use (kWh/m² per year)

76

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8004-3408-7341-5020-1596\)](/energy-certificate/8004-3408-7341-5020-1596).

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	Alistair Pilcher
Telephone	07974 567272
Email	alistair@upenergy.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/027272
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Up Energy
Employer address	upenergy.co.uk
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 August 2024
Date of certificate	22 August 2024
