

Energy performance certificate (EPC)

GROUND FLOOR OFFICE
Gabriels Wharf
Water Lane
EXETER
EX2 8BG

Energy rating

D

Valid until: **26 July 2028**

Certificate number: **0230-3917-0378-0091-2054**

Property type

B1 Offices and Workshop businesses

Total floor area

44 square metres

Rules on letting this property

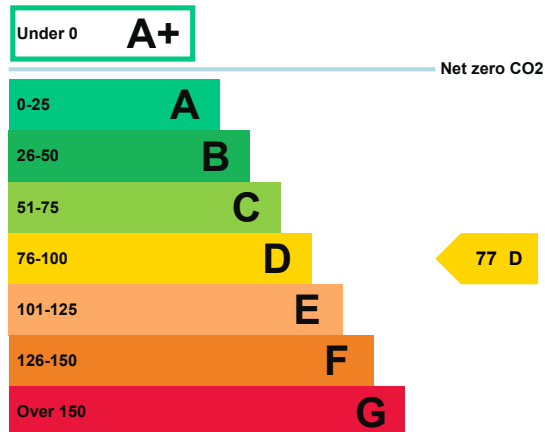
Properties can be let if they have an energy rating from A+ to E.

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

28 B

If typical of the existing stock

81 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)	58.4
Primary energy use (kWh/m2 per year)	345

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9305-4093-0187-0201-0725\)](/energy-certificate/9305-4093-0187-0201-0725).

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	Zak Henning
Telephone	01392 435 052
Email	zak@energyperformancedirect.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	Quidos Limited
Assessor's ID	QUID201039
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Energy Performance Direct
Employer address	PO Box 686, EXETER, EX1 9PD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 July 2018
Date of certificate	27 July 2018
