

Energy performance certificate (EPC)

Lancaster Way Stratton Business Park BIGGLESWADE SG18 8TQ	Energy rating A+	Valid until: 1 October 2035
		Certificate number: 9272-3915- 2201-2950- 0669

Property type	Storage or Distribution
Total floor area	4,838 square metres

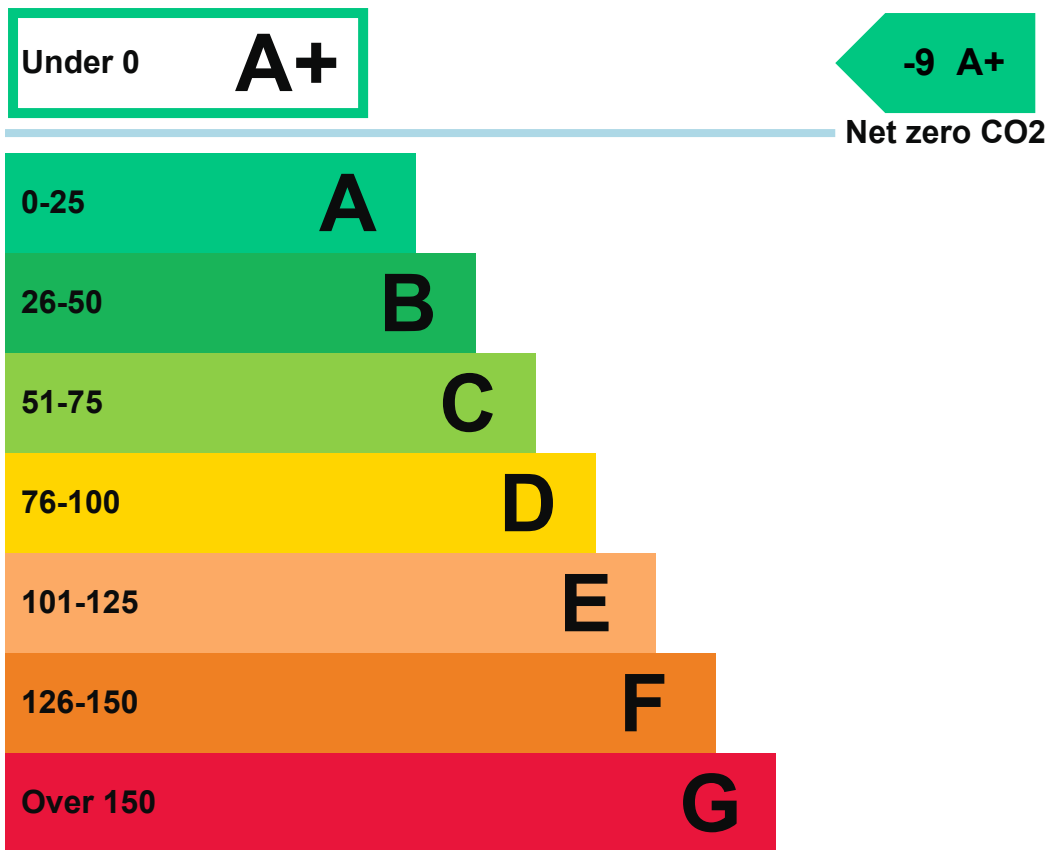
Rules on letting this property

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 A+.



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

13 A

If typical of the existing stock

54 C

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level	3
Building emission rate (kgCO₂/m² per year)	-1.3
Primary energy use (kWh/m² per year)	-19

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8882-8338-5807-5008-1984\)](/energy-certificate/8882-8338-5807-5008-1984).

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	Christopher Brown
Telephone	01372 745 770
Email	energy@bwspartnership.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/019538
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	BWS Partnership Ltd
Employer address	Suite 111, Reaver House, 12 East Street, Epsom, Surrey, KT1 1HX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 September 2025
Date of certificate	2 October 2025

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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