

Energy performance certificate (EPC)

Cedar House Breckland Linford Wood MILTON KEYNES MK14 6EX	Energy rating C	Valid until: 21 July 2035
		Certificate number: 1297-8548- 9958-2180- 5206

Property type	Offices and Workshop Businesses
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Total floor area	967 square metres
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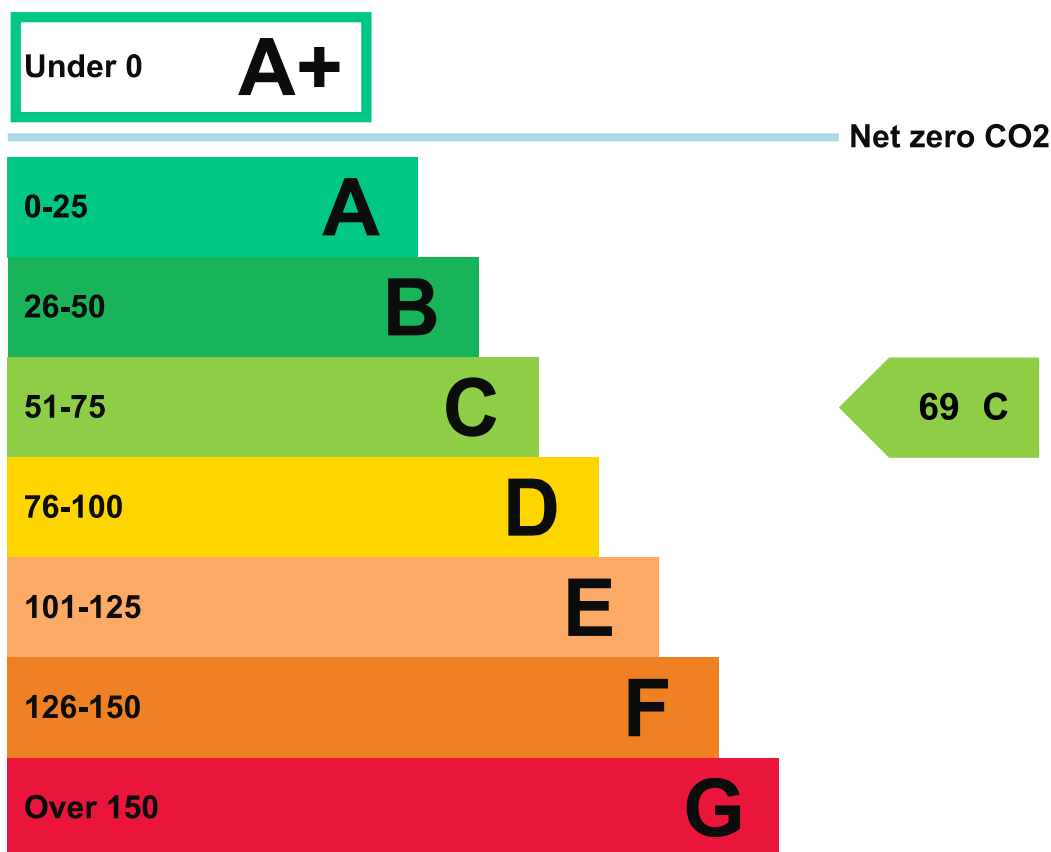
Rules on letting this property

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 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

29 B

If typical of the existing stock

115 E

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Air Conditioning

Assessment level	3
Building emission rate (kgCO₂/m² per year)	23.25
Primary energy use (kWh/m² per year)	197

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8414-9271-4705-0948-6021\)](/energy-certificate/8414-9271-4705-0948-6021).

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	Richard Williams
Telephone	07493080466
Email	richard@energyrich.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/027829
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Vital Direct
Employer address	Grenville Court Britwell Road Burnham Slough SL18DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 July 2025
Date of certificate	22 July 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).

Certificate number	0420-0334-4719-3123-9006 (/energy-certificate/0420-0334-4719-3123-9006)
Expired on	24 July 2024
Certificate number	9220-2079-0311-4210-3030 (/energy-certificate/9220-2079-0311-4210-3030)
Expired on	22 December 2019



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