

Energy performance certificate (EPC)

Wakefield House
Pipers Way
SWINDON
SN3 1RE

Energy rating

D

Valid until: **1 July 2028**

Certificate number: **9590-3053-0982-0300-2601**

Property type

B1 Offices and Workshop businesses

Total floor area

20617 square metres

Rules on letting this property

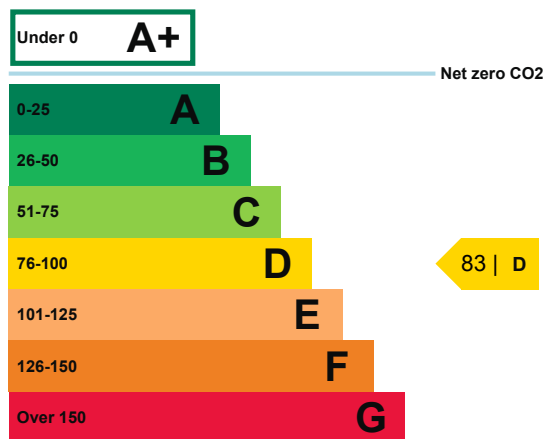
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

33 | B

If typical of the existing stock

97 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	56.52
Primary energy use (kWh/m2 per year)	330

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0250-0348-9929-0503-6002\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Samuel Maddock
Telephone	02034 880 865
Email	sam.maddock@susconsultants.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA900129
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	CBRE Limited
Employer address	St Martins Court, 10 Paternoster Row, London, EC4M 7HP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 July 2018
Date of certificate	2 July 2018
