

Energy performance certificate (EPC)

450 Capability Green
LUTON
LU1 3LU

Energy rating

B

Valid until: **19 January 2035**

Certificate number: **4333-3756-2441-4662-5151**

Property type: **Offices and Workshop Businesses**

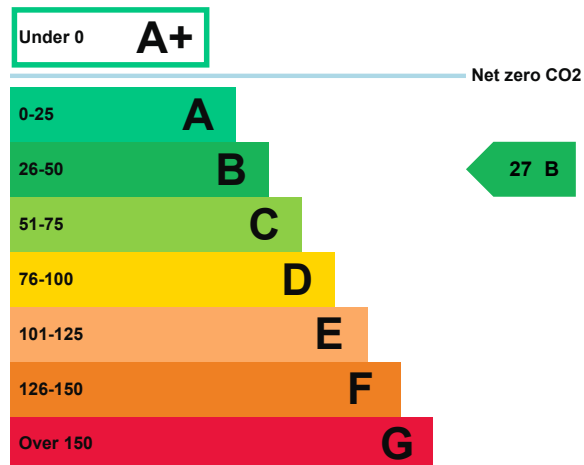
Total floor area: **3,287 square metres**

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 B.



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

50 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	6.76
Primary energy use (kWh/m ² per year)	73

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5011-5225-1215-5360-8321\)](/energy-certificate/5011-5225-1215-5360-8321).

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	James Cutter
Telephone	07920843259
Email	james.cutter@lynx-group.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	Sterling Accreditation Ltd
Assessor's ID	STER500980
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Lynx Energy and Carbon Assessors Limited
Employer address	Ribble Court, Mead Way, Shuttleworth Mead Business Park, Padiham, BB12 7NG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 August 2024
Date of certificate	20 January 2025