

# Energy performance certificate (EPC)

9 Bocam Park Old Field Road Pencoed Bridgend CF35 5LJ	Energy rating <b>B</b>	Valid until: 20 June 2036
		Certificate number: 6465-5871-5632-9996-2814

**Property type** Offices and Workshop Businesses

**Total floor area** 359 square metres

## Rules on letting this property

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

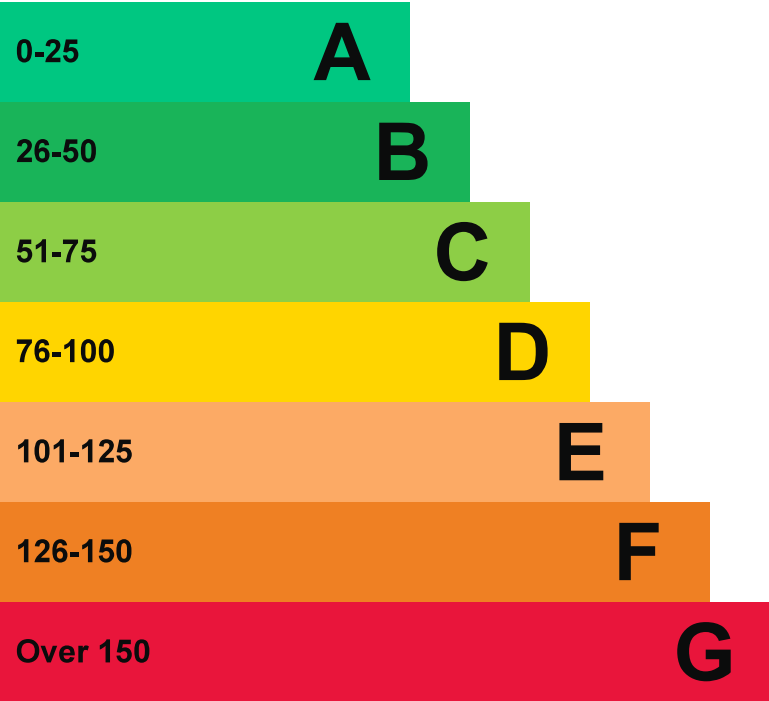
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B.

Under 0 **A+**

Net zero CO2



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

16 A

If typical of the existing stock

73 C

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

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<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	9.46
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	103

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► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6492-3790-1314-1558-0794\)](/energy-certificate/6492-3790-1314-1558-0794).

## 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.

<b>Assessor's name</b>	Maurice Carter
<b>Telephone</b>	07900 123494
<b>Email</b>	<a href="mailto:epcdirect123@gmail.com">epcdirect123@gmail.com</a>

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### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/010018
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

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## About this assessment

Employer	EPC 4 Cardiff
Employer address	19 Clevedon Avenue, Sully, Penarth, Vale of Glamorgan, CF64 5SX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 June 2026
Date of certificate	21 June 2026

## 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](mailto: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.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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

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

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