

# Energy performance certificate (EPC)

Unit 1  
Seaway Drive  
Seaway Parade Industrial Estate  
PORT TALBOT  
SA12 7BR

Energy rating

**D**Valid until: **8 April 2029**Certificate number: **0430-0731-7049-7204-0002****Property type**

B8 Storage or Distribution

**Total floor area**

501 square metres

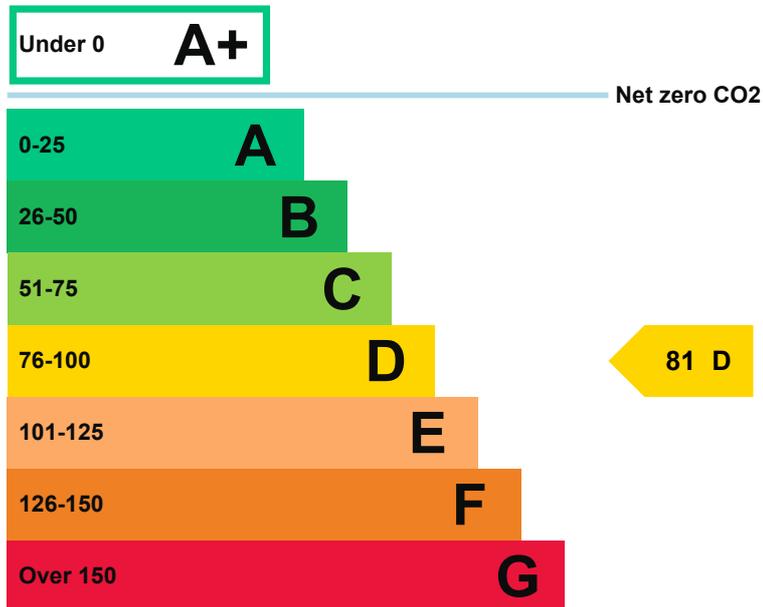
## Rules on letting this property

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 D.



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**

**15 A**

If typical of the existing stock

49 B

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	45.71
Primary energy use (kWh/m <sup>2</sup> per year)	270

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0097-0747-4240-4000-3103\)](#).

## 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	Adam Freeman
Telephone	07510090633
Email	<a href="mailto:adam@cbem-uk.com">adam@cbem-uk.com</a>

### 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/017715
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Braithwaite Energy
Employer address	Kemp House 152 City Road London EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.

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**Date of assessment** 4 April 2019

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**Date of certificate** 9 April 2019

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## 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number** [0007-0727-4230-9000-3103 \(/energy-certificate/0007-0727-4230-9000-3103\)](/energy-certificate/0007-0727-4230-9000-3103)

**Expired on** 30 April 2019

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