



Grenville Court, Britwell Road, Burnham, Slough SL1 8DF

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ENERGY PERFORMANCE CERTIFICATE

**Unit 1A
Progress Park
Bedford
MK42 9XE**

27 June 2023

UK-wide services

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- Fire Risk Assessments
- Energy Efficiency Upgrades
- Facilities Management
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Energy performance certificate (EPC)

Unit 1A Progress Park BEDFORD MK42 9XE	Energy rating D	Valid until: 26 June 2033 Certificate number: 7662-4490-8754-6872-3466
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Property type

Storage or Distribution

Total floor area

10,926 square metres

Rules on letting this property

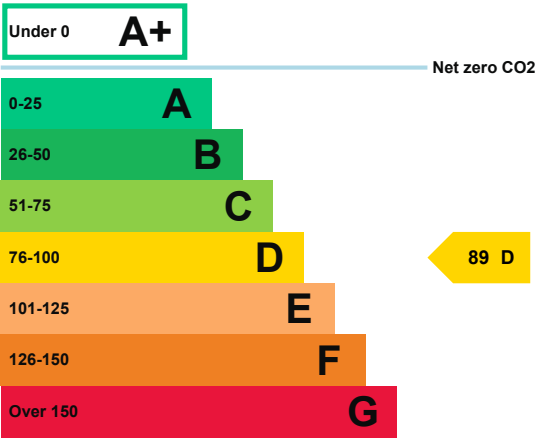
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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	19 A
If typical of the existing stock	75 C

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)	38.84
Primary energy use (kWh/m2 per year)	287

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3584-3112-8815-0950-9413\)](#).

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	Ori Reiss
Telephone	0845 3883 814
Email	ori@epcassure.com

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/028124
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Assure Ltd
Employer address	20-22 Wenlock Road London N1 7GU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 April 2023
Date of certificate	27 June 2023

Energy performance certificate (EPC) recommendation report

Unit 1A Progress Park BEDFORD MK42 9XE	Report number 3584-3112-8815-0950-9413
	Valid until 26 June 2033

Energy rating and EPC

This property’s current energy rating is D.

For more information on the property’s energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing heating boiler plant with high efficiency type.	High

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider switching from gas to biomass.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Consider installing an air source heat pump.	Low
Consider installing a ground source heat pump.	Low
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low

Property and report details

Report issued on	27 June 2023
Total useful floor area	10,926 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.0, SBEM, v6.1.b.0

Assessor's details

Assessor's name	Ori Reiss
Telephone	0845 3883 814
Email	ori@epcassure.com
Employer's name	EPC Assure Ltd
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Accreditation scheme	Elmhurst Energy Systems Ltd