Energy performance certificate (EPC)

Mirza House Sherbourne Drive Tilbrook MILTON KEYNES MK7 8HY	Energy rating **B**	Valid until:	**21 September 2035**
		Certificate number:	**9369-9076-8680-9616-5147**

Property type	Storage or Distribution
Total floor area	4,638 square metres

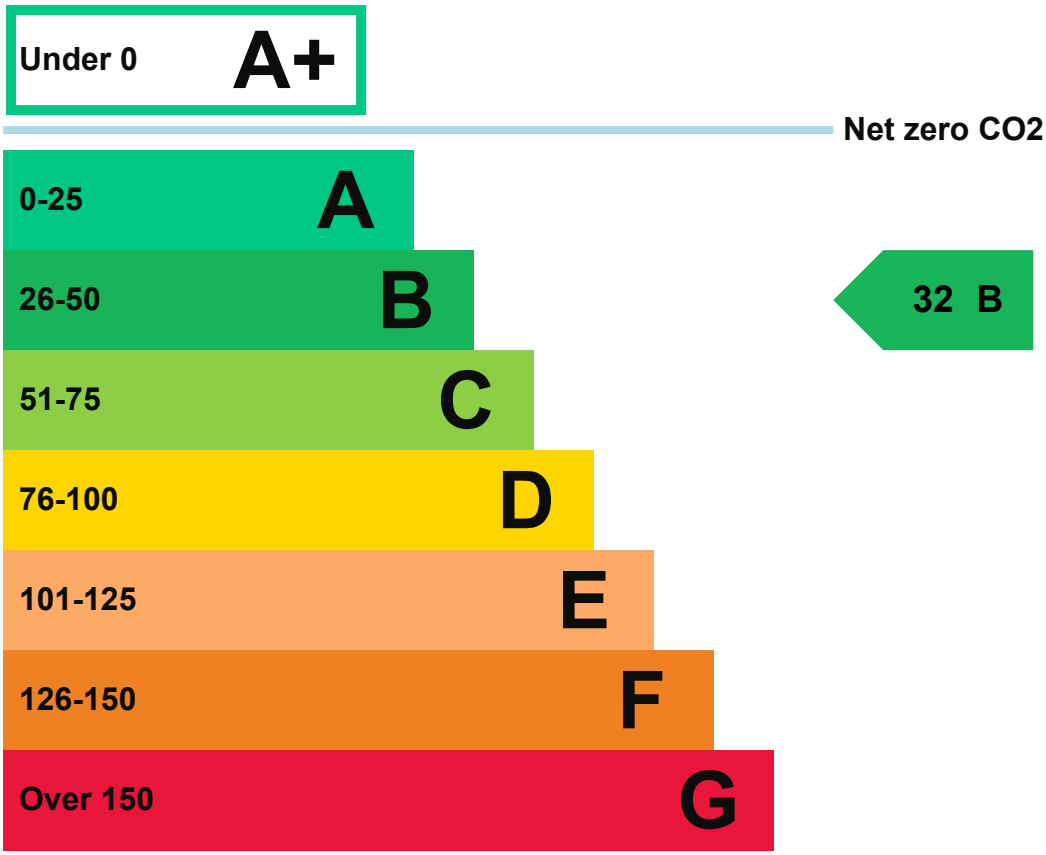
Rules on letting this property

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).

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 0 A

If typical of the existing stock 65 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning

Assessment level	3
Building emission rate (kgCO2/m2 per year)	8.13
Primary energy use (kWh/m2 per year)	88

▶ About primary energy use

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2325-9924-4394-5645-3977).

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	Paul Dale
Telephone	01296 714829
Email	paul@pcdhomeinspectors.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019578
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	PCD Home Inspectors
Employer address	15 Ovitts Close, Winslow, Bucks MK18 3QD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 September 2025
Date of certificate	22 September 2025

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

OGL

All content is available under the Open Government Licence v3.0 (https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



© Crown copyright (https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/)