Energy performance certificate (EPC)

Unit 4, Bridgegate Business Park Gatehouse Way Gatehouse Industrial Area AYLESBURY HP19 8XN	Energy rating **D**	Valid until: **12 August 2024** Certificate number: **0598-0185-2730-3200-2403**

Property type	B1 Offices and Workshop businesses
Total floor area	262 square metres

Rules on letting this property

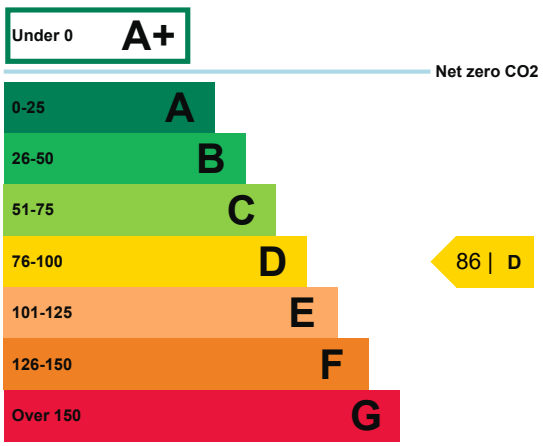
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 34 | B

If typical of the existing stock 100 | D

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)	45.48

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0080-2925-0424-5370-1084).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Deborah Wood
Telephone	01494 713 565
Email	debi@artemsurveyors.co.uk

Accreditation scheme contact details

Accreditation scheme	BRE
Assessor ID	BREC400153
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Artem Surveyors LTD
Employer address	The Old Granary, Spurlands End Road, Great Kingshill, HP15 6PF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 August 2014
Date of certificate	13 August 2014