

Energy performance certificate (EPC)

401 Grafton Gate MILTON KEYNES MK9 1AT	Energy rating A	Valid until: 22 October 2035
		Certificate number: 9410-9324-0654-6468-1963

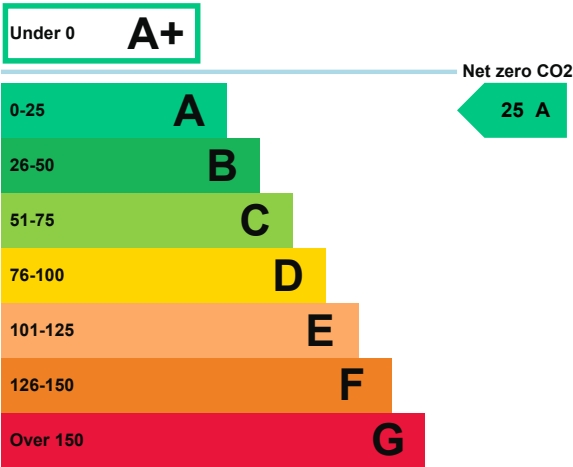
Property type	Offices and Workshop Businesses
Total floor area	6,340 square metres

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 energy rating is A.



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	11 A
If typical of the existing stock	42 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Mechanical Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	6.81
Primary energy use (kWh/m ² per year)	74

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6837-0587-2168-6807-9714\)](/energy-certificate/6837-0587-2168-6807-9714).

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	Focus Green
Telephone	03303203494
Email	james@focusgreen.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	Sterling Accreditation Ltd
Assessor's ID	STER500240
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Focus Green
Employer address	35 Oakhall Drive, Dorridge, West Midlands, B93 8UA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 October 2025
Date of certificate	23 October 2025