

Energy performance certificate (EPC)

4 Berrington Road
Sydenham Industrial Estate
LEAMINGTON SPA
CV31 1NB

Energy rating

C

Valid until:

9 March 2036

Certificate number:

0411-5134-0673-8919-9966

Property type

General Industrial and Special Industrial Groups

Total floor area

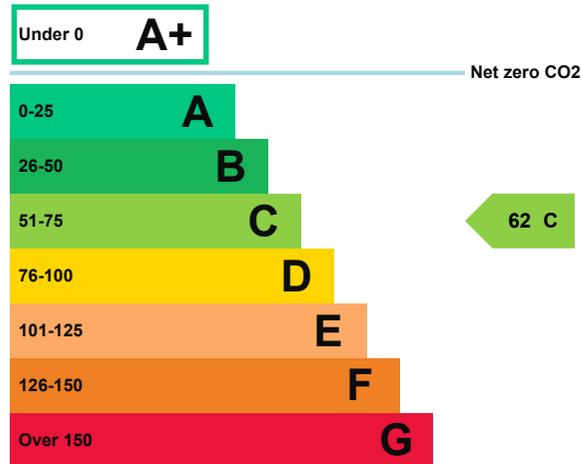
743 square metres

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 C.



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

78 D

Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	25.29
Primary energy use (kWh/m ² per year)	170

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9996-5752-7431-6354-1118\)](#).

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	Sam Hain
Telephone	07799380910
Email	sam@commercialenergyperformance.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	ECMK
Assessor's ID	ECMK305663
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Commercial Energy Performance
Employer address	87 Warwick Street, Leamington Spa, CV32 6RJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 March 2026
Date of certificate	10 March 2026
