

Energy performance certificate (EPC)

|                                                                                       |                        |                                              |
|---------------------------------------------------------------------------------------|------------------------|----------------------------------------------|
| Unit F1-F3<br>Coedcae Lane Industrial Estate<br>Coedcae Lane<br>PONTYCLUN<br>CF72 9HG | Energy rating<br><br>C | Valid until: 2 August 2033                   |
|                                                                                       |                        | Certificate number: 8590-3162-4067-8218-9489 |

|                  |                         |
|------------------|-------------------------|
| Property type    | Storage or Distribution |
| Total floor area | 1,838 square metres     |

Rules on letting this property

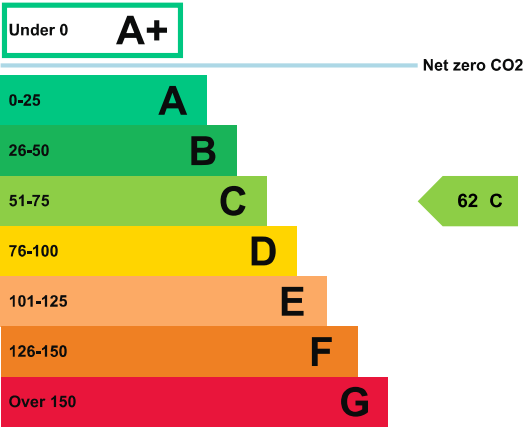
Properties can be let if they have an energy rating from A+ to E.

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                   | 11 A |
| If typical of the existing stock | 51 C |

## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity       |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 7.94                            |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 83                              |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9545-6982-9995-3581-9261\)](/energy-certificate/9545-6982-9995-3581-9261).

## 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 | Nicholas Murphy                                                                          |
| Telephone       | 07712 555 750                                                                            |
| Email           | <a href="mailto:nick.murphy@njm-energy-enviro.com">nick.murphy@njm-energy-enviro.com</a> |

### 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/023777                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                                         |
|------------------------|-------------------------------------------------------------------------|
| Employer               | NJM Energy & Environment                                                |
| Employer address       | 2 Two Stones Crescent, Kenfig Hill, Bridgend, Penybont-ar-Ogwr CF33 6DZ |
| Assessor's declaration | The assessor is not related to the owner of the property.               |
| Date of assessment     | 24 July 2023                                                            |
| Date of certificate    | 3 August 2023                                                           |