

Energy performance certificate (EPC)

Unit 9, The Old Ford Rushey Fords Business Park West End Road, Kempston BEDFORD MK43 8RU	Energy rating C	Valid until: 6 August 2028
		Certificate number: 0620-0938-5189-8008-5002

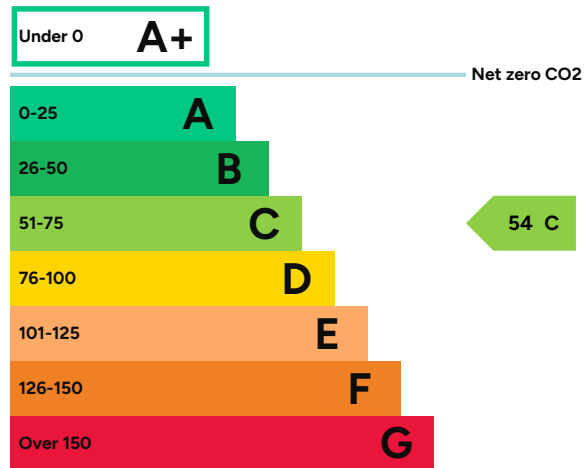
Property type	B1 Offices and Workshop businesses
Total floor area	52 square metres

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

32 B

If typical of the existing stock

92 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)	34.73
Primary energy use (kWh/m ² per year)	177

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0598-0985-8040-6100-2803\)](/energy-certificate/0598-0985-8040-6100-2803).

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	Carolyn Clay
Telephone	07879 417061
Email	info@oakwoodps.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/019785
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Oakwood Property Surveys Ltd
Employer address	8 Rusland Circus, Emerson Valley , Milton Keynes, MK4 2LL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 August 2018
Date of certificate	7 August 2018