Energy performance certificate (EPC)

Unit 3 Pontcynon Industrial Estate Abercynon MOUNTAIN ASH CF45 4EP	Energy rating **B**	Valid until:	**13 July 2033**
		Certificate number:	**6086-3194-6369-4041-7487**

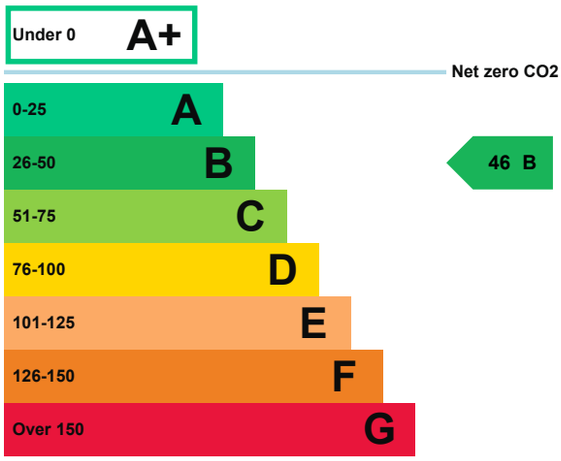
Property type	General Industrial and Special Industrial Groups
Total floor area	110 square metres

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 B.



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 — **0 A**

If typical of the existing stock — **71 C**

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO2/m2 per year)	3.71
Primary energy use (kWh/m2 per year)	40

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2892-3928-5378-1102-0996).

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	Maurice Carter
Telephone	07900 123494
Email	epcdirect123@gmail.com

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/010018
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC 4 South Wales
Employer address	23 Slade Close, Sully, Vale of Glamorgan, Penarth
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 July 2023
Date of certificate	14 July 2023