

# Energy performance certificate (EPC)

Unit 2  
Letchworth Industrial Estate  
Works Road  
LETCHWORTH GARDEN CITY  
SG6 1FF

Energy rating

**B**

Valid until:

**11 November 2035**

Certificate number:

**7015-5915-8189-9278-4857**

Property type

Storage or Distribution

Total floor area

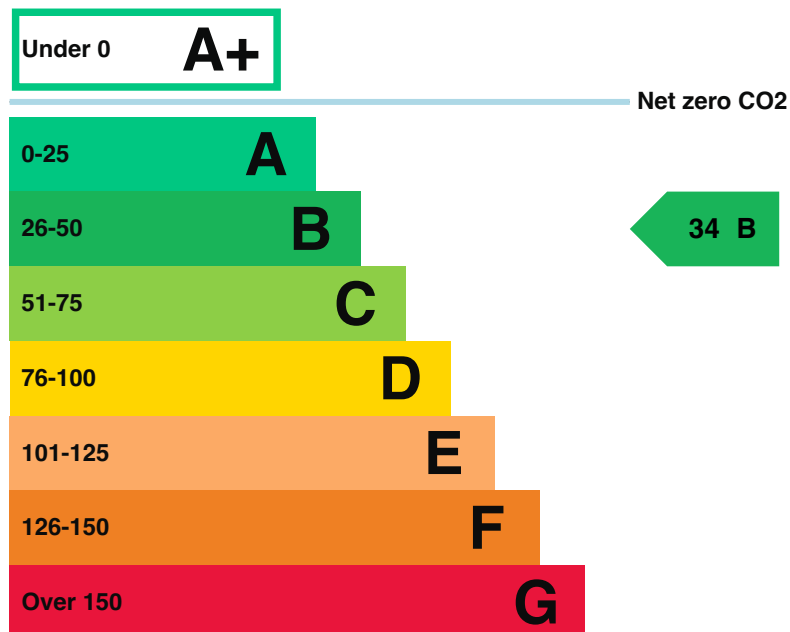
1,434 square metres

## 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	12 A
If typical of the existing stock	50 B

## Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	4.97
Primary energy use (kWh/m2 per year)	54

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4401-9351-0758-9821-0041\)](/energy-certificate/4401-9351-0758-9821-0041).

## 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	Ben Followell
Telephone	0333 566 0182
Email	<a href="mailto:ben.followell@meessolutions.co.uk">ben.followell@meessolutions.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA206390
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	MEES Solutions Limited
Employer address	85 Great Portland Street, First Floor, London W1W 7LT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 September 2025
Date of certificate	12 November 2025