

# Energy performance certificate (EPC)

Unit 08 Trade City Kingsway Luton LU1 1FW	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>	Valid until: <b>5 August 2031</b> <hr/> Certificate number: <b>0895-6244-6660-7881-0876</b>
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Property type	B1 Offices and Workshop businesses
Total floor area	89 square metres

## Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

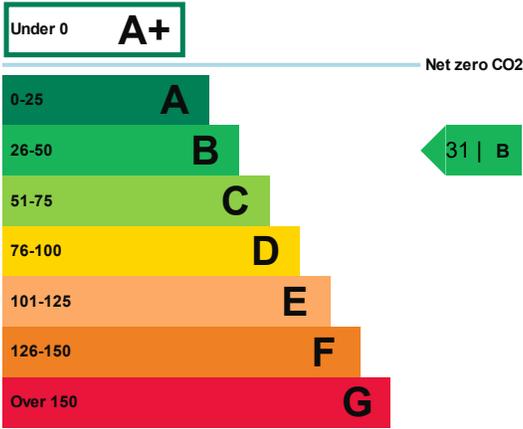
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is B.

efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>36   B</b>
If typical of the existing stock	<b>106   E</b>

Properties are given a rating from A+ (most

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	5
Building emission rate (kgCO2/m2 per year)	31.99
Primary energy use (kWh/m2 per year)	183

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5171-5654-6436-7457-5501\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Steve Dale
Telephone	0161 962 6716
Email	<a href="mailto:stevedale@wensleyconsulting.co.uk">stevedale@wensleyconsulting.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA022329
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### Assessment details

Employer	Wensley Consuting Ltd
Employer address	2 Milton Drive, Sale, M33 6JJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 July 2021
Date of certificate	6 August 2021