

Energy performance certificate (EPC)

Unit 3
Ouzel Industrial Estate
Grovebury Road
LEIGHTON BUZZARD
LU7 4ER

Energy rating

AValid until: **29 June 2031**Certificate number: **9991-5190-3608-8354-6897**

Property type

B8 Storage or Distribution

Total floor area

1589 square metres

Rules on letting this property

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

Under 0 **A+** for this property

This property's current energy rating is A

Net zero CO2

0-25

A23 | **A**

26-50

B

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 | **A**

If typical of the existing stock

67 | **C**

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	14.69
Primary energy use (kWh/m ² per year)	87

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5897-0841-8455-4586-1917\)](#).

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	Paul Shipley
Telephone	0000 000 000
Email	paul.shipley@bedesign.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA075940
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	MES Building Solutions
Employer address	Newark Beacon, Cafferata Way, NEWARK NG24 2TN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 June 2021
Date of certificate	30 June 2021