

# Energy performance certificate (EPC)

Unit 9 Shuttleworth Court Shuttleworth Road Elms Farm Industrial Estate BEDFORD MK41 0EN	Energy rating 	Valid until: <b>29 May 2035</b>
		Certificate number: <b>4777-3447-6781-5166-4823</b>

Property type	Offices and Workshop Businesses
Total floor area	118 square metres

## Rules on letting this property

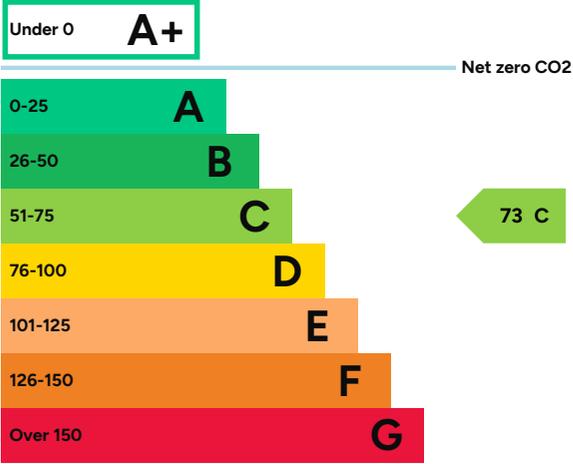
Properties can be let if they have an energy rating from A+ to E.

## 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

17 A

If typical of the existing stock

70 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	8.86
Primary energy use (kWh/m <sup>2</sup> per year)	94

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3835-7036-9412-4159-5295\)](/energy-certificate/3835-7036-9412-4159-5295).

## 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	Lewis Dickson
Telephone	01234 294873
Email	<a href="mailto:ld@energy-smart.uk.com">ld@energy-smart.uk.com</a>

### 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/014968
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Lewis Dickson
Employer address	9 Wedgwood Road, Bedford, Bedfordshire, MK41 7NW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 May 2025
Date of certificate	30 May 2025