

# Energy performance certificate (EPC)

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Unit 12 St. Martins Business Centre St. Martins Way BEDFORD MK42 0LF		Energy rating <b>C</b>
Valid until <b>27 March 2031</b>	Certificate number <b>2823-9085-9267-6039-8886</b>	

<b>Property type</b>	B8 Storage or Distribution
<b>Total floor area</b>	2,922 square metres

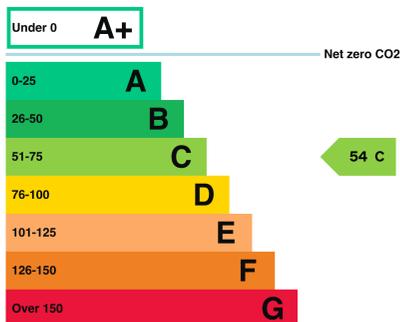
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](#).

## 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:

<b>If newly built</b>	<b>25 A</b>
<b>If typical of the existing stock</b>	<b>72 C</b>

## Breakdown of this property's energy performance

<b>Main heating fuel</b>	Natural Gas
<b>Building environment</b>	Heating and Natural Ventilation
<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	40.04
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	234

[▶ About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#).

## 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.

<b>Assessor's name</b>	James Leggat
<b>Telephone</b>	07760313336
<b>Email</b>	<a href="mailto:james.leggat@justepc.co.uk">james.leggat@justepc.co.uk</a>

### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/019180
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

<b>Employer</b>	Just EPC
<b>Employer address</b>	Suite 6,485 Oldham Road, Manchester
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	25 March 2021
<b>Date of certificate</b>	28 March 2021

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

