Energy performance certificate (EPC)

Unit 4 Nucleus Park 351 Exning Road Newmarket CB8 0FR	Energy rating **A**	Valid until:	**20 September 2036**
		Certificate number:	**4460-4706-4006-1307-3372**

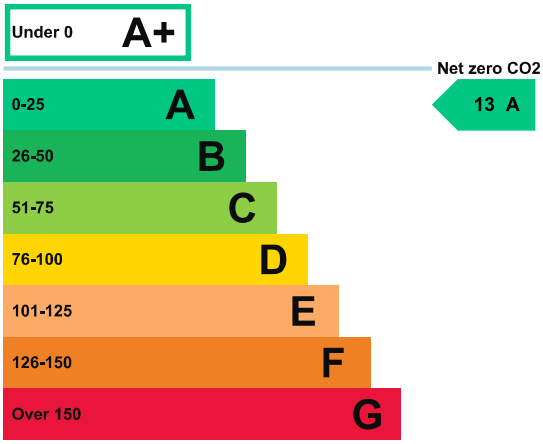
Property type	Storage or Distribution
Total floor area	404 square metres

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 A.



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	15 A
If typical of the existing stock	61 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	3.12
Primary energy use (kWh/m2 per year)	30

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/6237-8033-8207-6679-9885).

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	Hasnaat Mahmood
Telephone	01344628821
Email	hasnaat.mahmood@cuddbentley.co.uk

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	LCEA206434
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Cudd Bentley Consulting Ltd
Employer address	Ashurst Manor, Church Lane, Sunninghill, SL5 7DD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 September 2026
Date of certificate	21 September 2026