

# Energy performance certificate (EPC)

Broad Quay House  
Broad Quay  
BRISTOL  
BS1 4DJ

Energy rating

**E**

Valid until: **12 July 2028**

Certificate number: **9431-3013-0580-0300-5501**

Property type

B1 Offices and Workshop businesses

Total floor area

9646 square metres

## Rules on letting this property

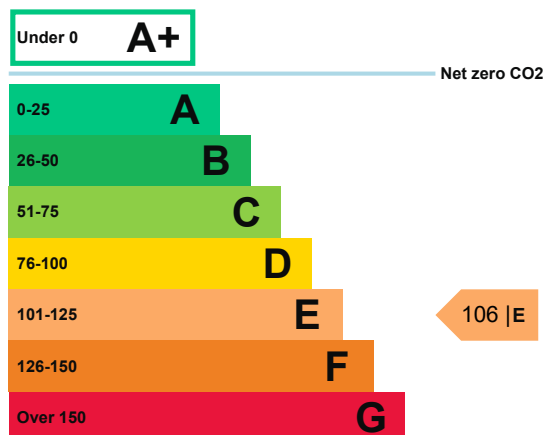
Properties can be let if they have an energy rating from A+ to E.

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 E.



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

42 | B

If typical of the existing stock

113 | E

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	70
Primary energy use (kWh/m2 per year)	412

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0540-0348-3509-1103-5002\)](#).

## 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	Neil Dady
Telephone	01743 341 903
Email	<a href="mailto:ndady@evoraglobal.com">ndady@evoraglobal.com</a>

### Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA124070
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### Assessment details

Employer	EVORA EDGE
Employer address	2nd Floor, The Pump House, Coton Hill, Shrewsbury, SY1 2DY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 July 2018
Date of certificate	13 July 2018

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