# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| Matrix Court<br>Siemens Way<br>Swansea Enterprise Park<br>SWANSEA<br>SA7 9BB | Energy rating<br>**B** | Valid until: | **20 October 2036** |
| | | Certificate number: | **5161-8033-7051-0034-4205** |

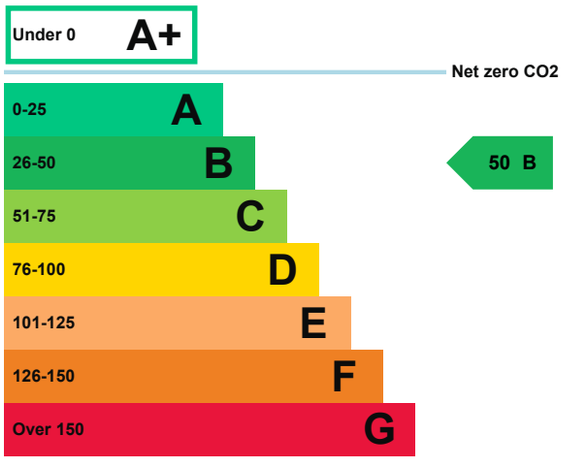
| | |
|---|---|
| Property type | Offices and Workshop Businesses |
| Total floor area | 13,985 square metres |

## 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 B.




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 | 9 A |
| If typical of the existing stock | 35 B |

## 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 (kgCO2/m2 per year) | 11.81 |
| Primary energy use (kWh/m2 per year) | 122 |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0653-8691-9566-3535-2936).

## 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 | Martin Zambrano |
| Telephone | 01335 300928 |
| Email | surveyors@luisandbell.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 | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/022871 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### About this assessment

| | |
|---|---|
| Employer | Luis and Bell Surveyors Ltd |
| Employer address | Ashbourne Business Centre Dig Street Ashbourne Derbyshire DE6 1GF |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 2 September 2026 |
| Date of certificate | 21 October 2026 |