

Energy performance certificate (EPC)

UNIT 0 Oakwood Farm Ledburn LEIGHTON BUZZARD LU7 0QD	Energy rating A	Valid until: 15 March 2030
		Certificate number: 2650-3057-0406-0603-6695

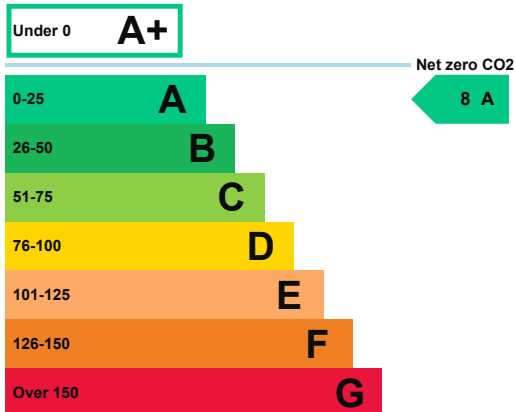
Property type	B8 Storage or Distribution
Total floor area	200 square metres

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	25 A
If typical of the existing stock	72 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 (kgCO ₂ /m ² per year)	4.74
Primary energy use (kWh/m ² per year)	40

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0663-0640-5462-0597-6006\)](/energy-certificate/0663-0640-5462-0597-6006).

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	Katie O'Sullivan
Telephone	01159875599
Email	katie@enconassociates.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO034638
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Encon Associates Ltd
Employer address	10 Chapel Lane, Arnold, Nottingham, NG5 7DR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 March 2020
Date of certificate	16 March 2020