Energy performance certificate (EPC)

First floor office 67 - 71 Castle st Cirencester GL7 1QD	Energy rating **D**	Valid until:	**15 March 2033**
		Certificate number:	**3103-8524-2512-7036-9093**

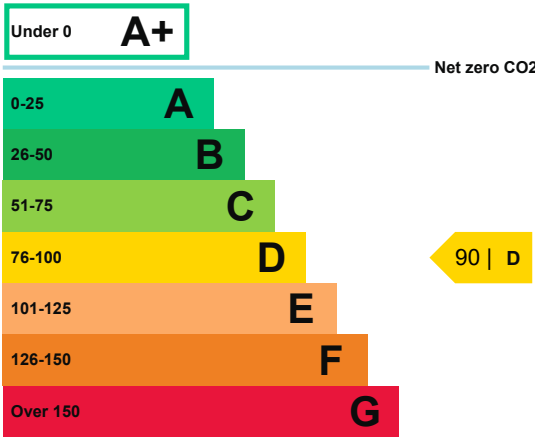| Property type	Retail/Financial and Professional Services

Total floor area	66 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is D.

Under 0	**A+**

Net zero CO2

- 0-25 **A**
- 26-50 **B**
- 51-75 **C**
- 76-100 **D**   90 | D
- 101-125 **E**
- 126-150 **F**
- Over 150 **G**

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 (CO_2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	10 | A

If typical of the existing stock	41 | B

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	31.31
Primary energy use (kWh/m2 per year)	199

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/1201-6873-4569-0700-4287).

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	SAM TAPSEE
Telephone	07411253446
Email	samtapsee@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK303044
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Employer	EPC 4 Gloucester and Cheltenham
Employer address	1 Aldergrove,Kingsway, Gloucester, GL2 2DY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 March 2023
Date of certificate	16 March 2023