

Energy performance certificate (EPC)

Unit 3
Woolrich House
The Waterloo
CIRENCESTER
GL7 2GA

Energy rating

B

Valid until:

26 August 2024

Certificate number:

0290-0134-0579-4428-7002

| | |
|------------------|--|
| Property type | A1/A2 Retail and Financial/Professional services |
| Total floor area | 91 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of eight colored bars, each representing a rating from A+ to G. The bars are arranged in descending order of energy efficiency. A green arrow points to the 'B' rating bar, which has a score of 27. A horizontal line labeled 'Net zero CO2' is positioned above the 'A+' rating bar.

| Rating | Score Range |
|--------|-------------|
| A+ | Under 0 |
| A | 0-25 |
| B | 26-50 |
| C | 51-75 |
| D | 76-100 |
| E | 101-125 |
| F | 126-150 |
| G | Over 150 |

<https://find-energy-certificate.service.gov.uk/energy-certificate/0290-0134-0579-4428-7002?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

| | |
|----------------------------------|------|
| If newly built | 23 A |
| If typical of the existing stock | 66 C |

Breakdown of this property’s energy performance

| | |
|--|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 4 |
| Building emission rate (kgCO2/m2 per year) | 43.39 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0794-2180-7440-2500-9403\)](#).

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 | Timothy Davis |
| Telephone | 07766 737280 |
| Email | info@cotswold-energy.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 | NHER |
| Assessor's ID | NHER002842 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Cotswold Energy Consultants Ltd |
| Employer address | 14, Monica Drive, Cheltenham GL50 4NQ |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 22 August 2014 |
| Date of certificate | 27 August 2014 |