

Energy performance certificate (EPC)

Unit 1A,
Caxton Road
Elm Farm Industrial Estate
BEDFORD
MK41 0XZ

Energy rating

A

Valid until: **4 December 2033**

Certificate number: **2212-2653-8669-9840-7445**

Property type

Storage or Distribution

Total floor area

1,958 square metres

Rules on letting this property

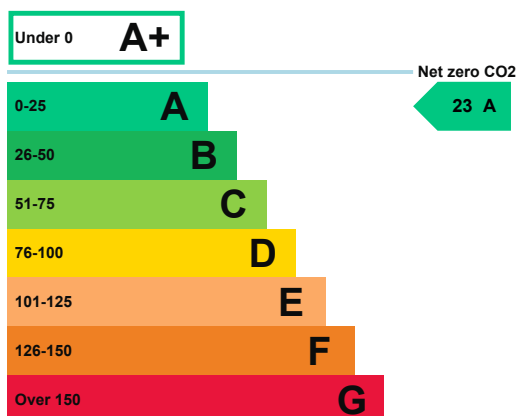
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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	11 A
If typical of the existing stock	44 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	4.08
Primary energy use (kWh/m2 per year)	44

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9782-5961-5847-3709-0117\)](#).

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	Peter Rowley
Telephone	01476850383
Email	peter.rowley@rcea.uk

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER000715
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Rowleys Commercial Energy Assessment Ltd
Employer address	Larkrise, 7 High Street, Harlaxton, Grantham, NG32 1JB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 November 2023
Date of certificate	5 December 2023
