

Energy Performance Certificate

Non-Domestic Building



UNIT 1-5

1-6 Caxton Road

Elm Farm Industrial Estate

BEDFORD

MK41 0LF

Certificate Reference Number:

0611-0938-4020-8609-3096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

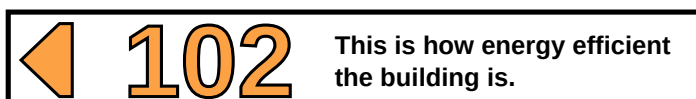
C 51-75

D 76-100

E 101-125

F 126-150

G Over 150



Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 5454
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built

80 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.3.b using calculation engine SBEM v3.3.b

Property Reference: 182039640001

Assessor Name: Pete Jeavons

Assessor Number: BREC400110

Accreditation Scheme: BRE Global

Employer/Trading Name: RPS Consultants Ltd

Employer/Trading Address: 185, Park Street, London, SE1 9DY

Issue Date: 18 Feb 2009

Valid Until: 17 Feb 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 9090-1003-0428-4661-9080

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**