

Energy performance certificate (EPC)

10a Broad Street WELLS BA5 2DN	Energy rating	Valid until: 25 April 2034
	D	Certificate number: 7108-9459-1525-7728-8196

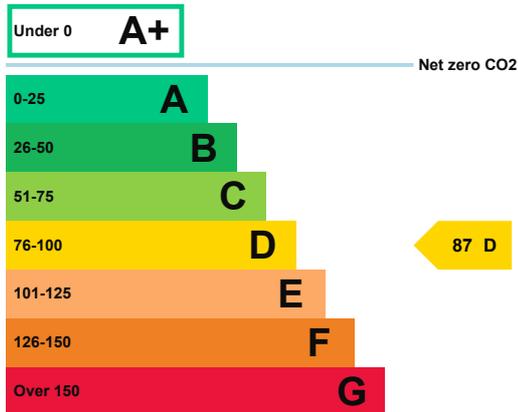
Property type	Offices and Workshop Businesses
Total floor area	78 square metres

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 D.



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	45 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	22.85
Primary energy use (kWh/m ² per year)	241

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0037-0060-2084-3538-5743\)](/energy-certificate/0037-0060-2084-3538-5743).

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	Terry Russell
Telephone	07800 581240
Email	terry@estatesurveys.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/001322
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Estate Surveys Ltd
Employer address	Knapp Farm Crossways Lane Thornbury Bristol BS35 3UE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 April 2024
Date of certificate	26 April 2024