

Energy performance certificate (EPC)

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| Unit 2 Lodge Hill Industrial Estate Station Road WELLS BA5 1EY | Energy rating | Valid until: 16 July 2034 |
| | C | Certificate number: 8820-2188-1388-8864-8575 |

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| Property type | General Industrial and Special Industrial Groups |
| Total floor area | 111 square metres |

Rules on letting this property

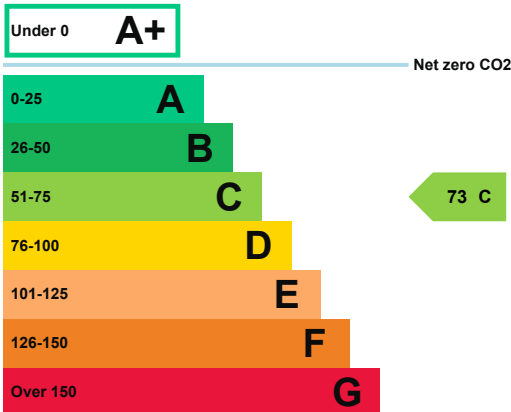
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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:

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|----------------------------------|-------------|
| If newly built | 20 A |
| If typical of the existing stock | 80 D |

Breakdown of this property's energy performance

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|---|---------------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 15.87 |
| Primary energy use (kWh/m ² per year) | 170 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2240-0127-9603-1082-8330\)](/energy-certificate/2240-0127-9603-1082-8330).

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.

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|-----------------|--|
| Assessor's name | Mark O'Shea |
| Telephone | 01373 300227 07760 497315 |
| Email | office@mlsenergy.co.uk |

Contacting the accreditation scheme

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

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| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/019682 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | MLS Energy |
| Employer address | 2 Laburnum Close, Frome, Somerset, BA11 2UB |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 12 July 2024 |
| Date of certificate | 17 July 2024 |