

Energy performance certificate (EPC)

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| Unit 3 80 Church Road TIPTREE CO5 0HB | Energy rating | Valid until: 29 April 2035 |
| | C | Certificate number: 7222-8484-7500-7983-4325 |

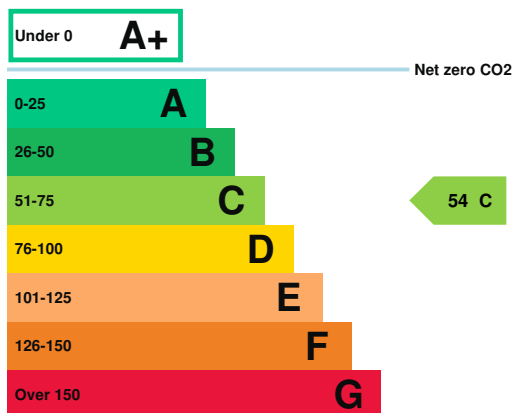
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| Property type | Retail/Financial and Professional Services |
| Total floor area | 75 square metres |

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:

If newly built

0 A

If typical of the existing stock

34 B

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 5 |
| Building emission rate (kgCO ₂ /m ² per year) | 21.56 |
| Primary energy use (kWh/m ² per year) | 223 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4830-8804-0118-7739-9156\)](/energy-certificate/4830-8804-0118-7739-9156).

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 | Jason Welsh |
| Telephone | 0120 648 9019 |
| Email | jason@eeabs.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 | CIBSE Certification Limited |
| Assessor's ID | LCEA122167 |
| Telephone | 020 8772 3649 |
| Email | epc@cibsecertification.org |

About this assessment

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|------------------------|---|
| Employer | Elmstead Energy Assessors & Building Services |
| Employer address | Suite 3, Aster House, Lanswood Park, Elmstead Market, Colchester, CO7 7FD |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 29 April 2025 |
| Date of certificate | 30 April 2025 |
