

Energy performance certificate (EPC)

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Unit 7B
Great Marlings
Luton
LU2 8EU

Energy rating
A

Valid until
16 May 2032

Certificate number
1670-7377-4678-4132-1735

Property type	B8 Storage or Distribution
Total floor area	991 square metres

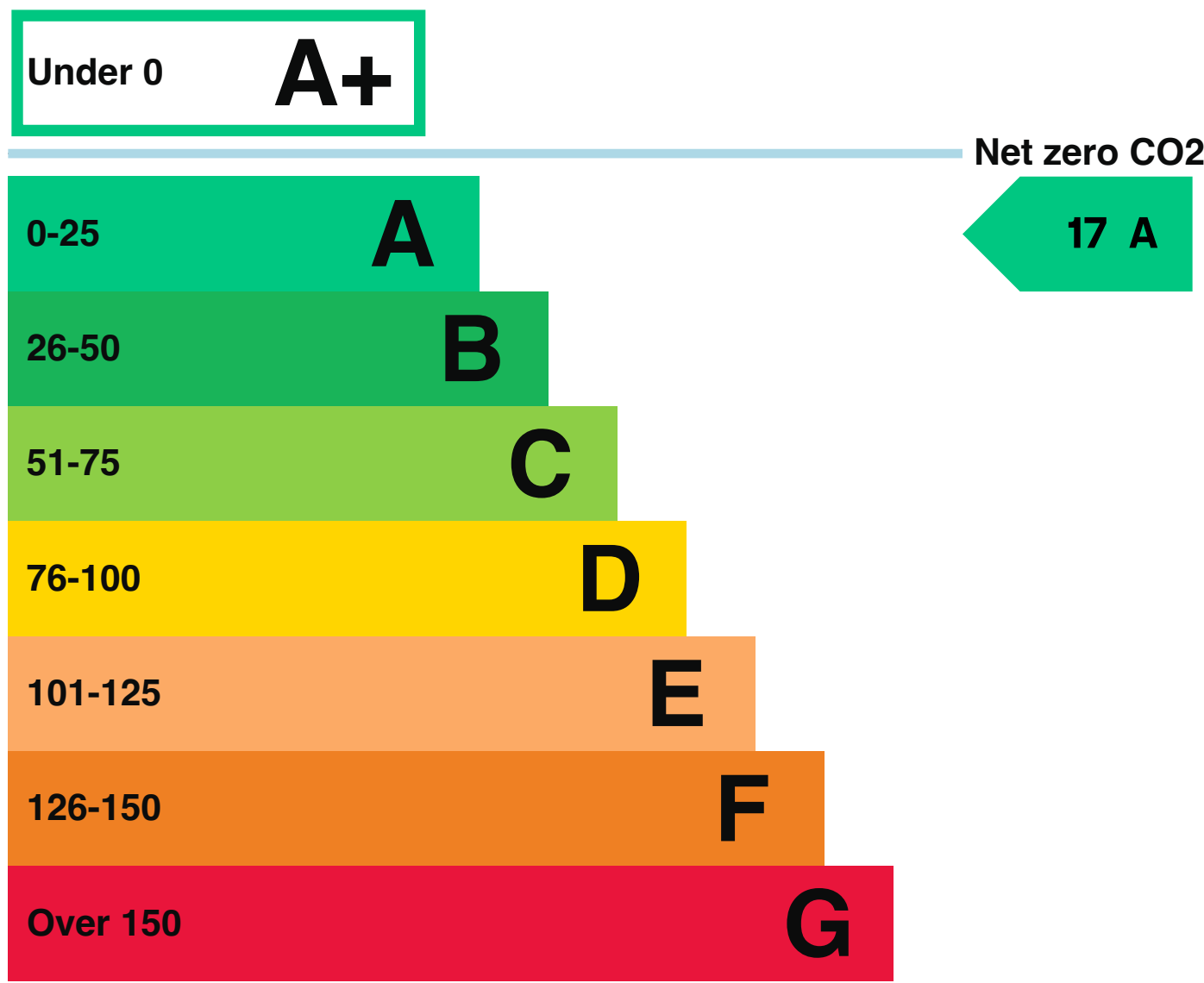
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property’s 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	23 A
If typical of the existing stock	62 C

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	5
Building emission rate (kgCO2/m2 per year)	13.64
Primary energy use (kWh/m2 per year)	95

[About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#).

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	Toby Jonathon Eyres Britton
Telephone	07789358716
Email	toby@excessionconsulting.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	CIBSE Certification Limited
Assessor’s ID	LCEA089923
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Anderson Green Ltd
Employer address	Unit C4 Park Lane Business Centre Basford Nottingham NG6 0DW
Assessor’s declaration	The assessor is not related to the owner of the property.
Date of assessment	13 May 2022
Date of certificate	17 May 2022

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.