Energy performance certificate (EPC)

Unit 4, Pagoda Park Westmead Drive Westlea SWINDON SN5 7UN	Energy rating **D**	Valid until:	**9 March 2035**
		Certificate number:	**2614-3245-4964-6849-7432**

Property type	General Industrial and Special Industrial Groups
Total floor area	2,190 square metres

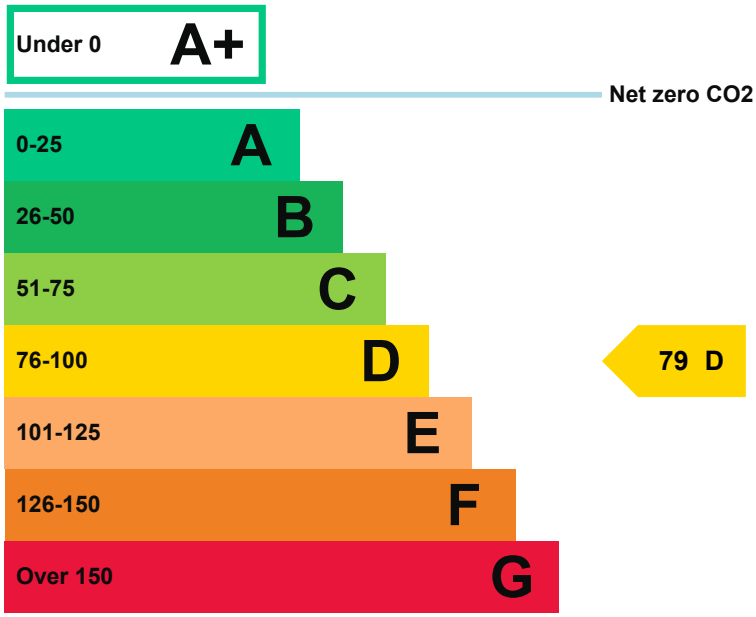
Rules on letting this property

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 (https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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	23 A
If typical of the existing stock	92 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	37.22
Primary energy use (kWh/m2 per year)	238

▶ About primary energy use

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2048-4881-4692-3478-1060).

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	William Davis
Telephone	07794561752
Email	will@cotswold-energy.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/019257
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Cotswold Energy Consultants

Employer address	Russells Lodge, Moseley Green, Parkened, Lydney, GL15 4HS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 February 2025
Date of certificate	10 March 2025

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).

Certificate number	0670-0330-5469-1490-3096 (/energy-certificate/0670-0330-5469-1490-3096)
Expired on	19 December 2020

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