

Energy performance certificate (EPC)

Unit 4b
Maguire Industrial Estate
219 Torrington Avenue
COVENTRY
CV4 9HN

Energy rating

E

Valid until: **15 May 2029**

Certificate number: **9753-3075-0918-0800-4791**

Property type

B1 Offices and Workshop businesses

Total floor area

179 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 E.

Under 0

A+

Net zero CO2

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E

122 E

126-150

F

Over 150

G

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



If typical of the existing stock



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)	43.92
Primary energy use (kWh/m2 per year)	258

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0470-0841-5989-3795-7002\)](#).

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	David Thursfield
Telephone	0121 4295188
Email	david@nrgmatters.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/008115
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	NRG Matters Limited
Employer address	16 Lightwoods Hill, Smethwick, B67 5EA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 May 2019
Date of certificate	16 May 2019
