

# Energy performance certificate (EPC)

1-1a Magdalene Road  
TORQUAY  
TQ1 4AF

Energy rating

E

Valid until: 23 April 2028

Certificate number: 0240-4951-0368-7450-2004

Property type

B1 Offices and Workshop businesses

Total floor area

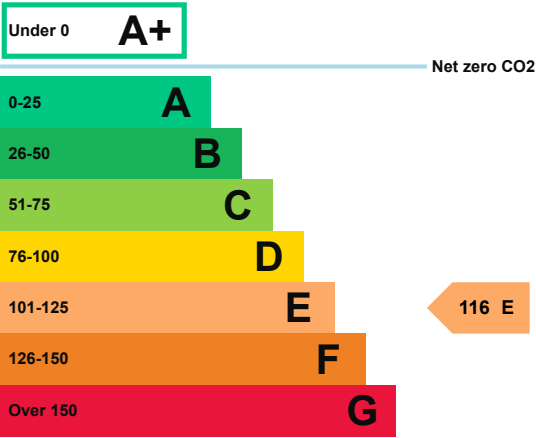
172 square metres

## 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.



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

36 B

If typical of the existing stock

105 E

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	44.65
Primary energy use (kWh/m2 per year)	264

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9470-4054-0586-0200-4125\)](#).

## 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	Andrew Coleman
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### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001688
Telephone	<u>0330 124 9660</u> 
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	DEATorbay
Employer address	15 Grosvenor Close Torquay TQ2 7LB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 April 2018
Date of certificate	24 April 2018

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