

Energy performance certificate (EPC)

2 St. Marys Way Thornbury BRISTOL BS35 2BH	Energy rating C	Valid until: 30 June 2029 <hr/> Certificate number: 0550-0731-1369-6294-4002
---	---------------------------	---

Property type **A1/A2 Retail and Financial/Professional services**

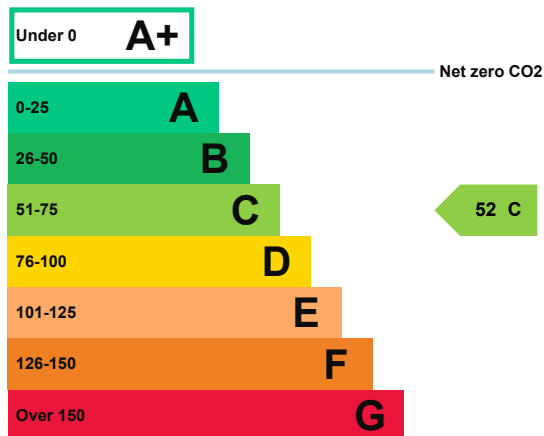
Total floor area **450 square metres**

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 B

If typical of the existing stock

91 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
-------------------	---------------------------

Building environment	Air Conditioning
----------------------	------------------

Assessment level	3
------------------	---

Building emission rate (kgCO2/m2 per year)	70.05
--	-------

Primary energy use (kWh/m2 per year)	414
--------------------------------------	-----

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0496-9741-6240-5300-5103\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Graham Dowling
Telephone	01404 841809
Email	graham@jngsurveys.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/007702
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Core Sustainability
Employer address	Kemp House 152 City Road London EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 April 2019
Date of certificate	1 July 2019
