

Energy performance certificate (EPC)

2 Black Swan Buildings Southgate Street WINCHESTER SO23 9DT	Energy rating C	Valid until: 19 May 2034
		Certificate number: 7943-3049-1645-9248-4942

Property type

Retail/Financial and Professional Services

Total floor area

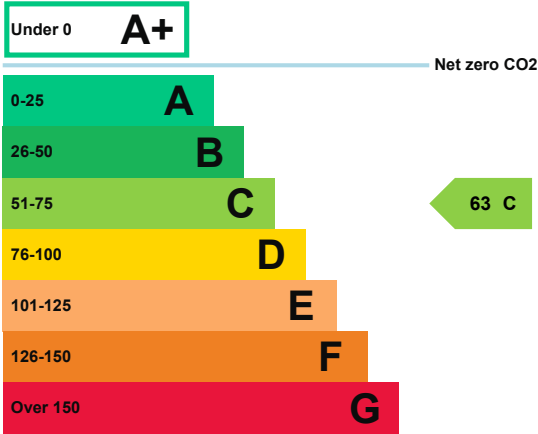
50 square metres

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 C.



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	10 A
If typical of the existing stock	40 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	18.93
Primary energy use (kWh/m2 per year)	203

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5830-8773-1715-3597-5396\)](/energy-certificate/5830-8773-1715-3597-5396).

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	Simon Kane
Telephone	01235 766 414
Email	simon@propertyassess.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/004723
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Property Assess
Employer address	Haywards Close, Wantage OX12 7AT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 May 2024
Date of certificate	20 May 2024
