

Energy performance certificate (EPC)

The Office
Ysgubor Isaf
Bala
LL23 7NW

Energy rating

B

Valid until:

15 April 2034

Certificate
number:

**2742-5067-0921-0734-
8910**

Property type

Offices and Workshop Businesses

Total floor area

55 square metres

Rules on letting this property

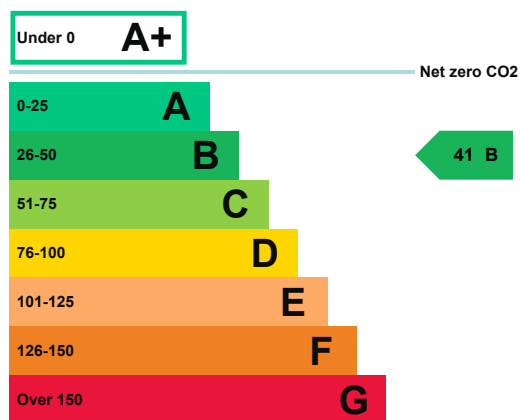
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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	29 B
If typical of the existing stock	132 F

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)	24.05
Primary energy use (kWh/m2 per year)	254

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6314-4598-7058-7132-8050\)](/energy-certificate/6314-4598-7058-7132-8050).

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	Dewi Owen
Telephone	01407 728 101
Email	info@egnienergysolutions.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/024604
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Egni Energy Solutions
Employer address	Tynycoed, Ceirchiog, Ty Croes, Anglesey, LL63 5UL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 April 2024
Date of certificate	16 April 2024
