

# Energy performance certificate (EPC)

3 Poulter Walk  
Trumpington  
Cambridge  
CB2 9GX

Energy rating

**B**

Valid until: **31 January 2033**

Certificate number: **7027-3007-7522-1110-0105**

Property type

Retail/Financial and Professional Services

Total floor area

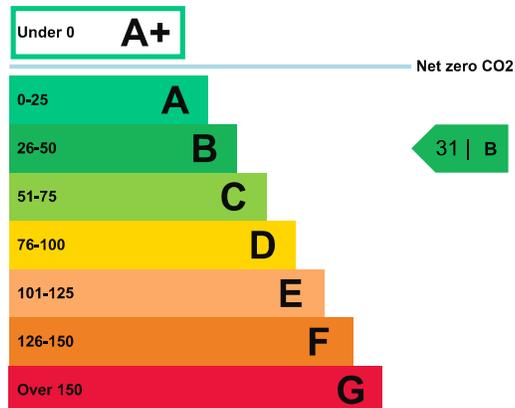
153 square metres

## 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 B.



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

11 | A

If typical of the existing stock

43 | B

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

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Building environment

Air Conditioning

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Assessment level

5

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

10.41

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Primary energy use (kWh/m<sup>2</sup> per year)

115

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9539-7412-8747-9226-7506\)](/energy-certificate/9539-7412-8747-9226-7506).

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## 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	Claire Stone
Telephone	01884 242050
Email	<a href="mailto:claire.stone@aessc.co.uk">claire.stone@aessc.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA205017
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### Assessment details

Employer	AES Sustainability Consultants
Employer address	4B Oaklands Court, Tiverton Business Park, Tiverton, EX16 6TG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 January 2023
Date of certificate	1 February 2023

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