

Energy performance certificate (EPC)

2 Cygnet Units Heron Road Sowton Industrial Estate EXETER EX2 7LL	Energy rating E	Valid until: 12 January 2036
		Certificate number: 3538-5907-8295-8293-6386

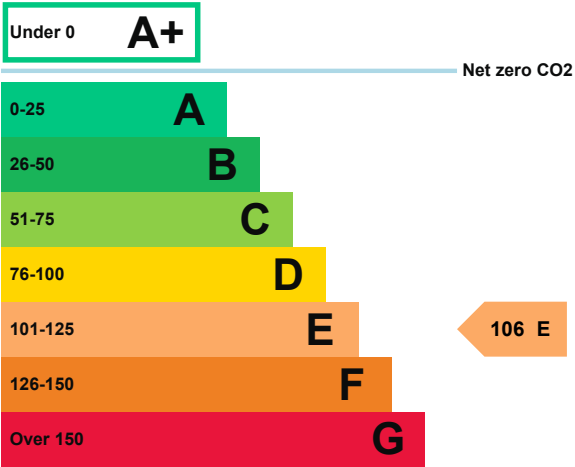
Property type	Offices and Workshop Businesses
Total floor area	94 square metres

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	9 A
If typical of the existing stock	34 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 (kgCO ₂ /m ² per year)	14.04
Primary energy use (kWh/m ² per year)	148

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5955-7791-7221-7506-5022\)](#).

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	Paul Baker
Telephone	07919674424
Email	paulbaker9@outlook.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK300878
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Paul Baker
Employer address	as above
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 January 2026
Date of certificate	13 January 2026