

## Energy performance certificate (EPC)

5 Cygnet Units  
Heron Road  
EXETER  
EX2 7LL

Energy rating

E

Valid until:

28 October 2035

Certificate number:

3223-1440-6383-5700-5730

Property type

Offices and Workshop Businesses

Total floor area

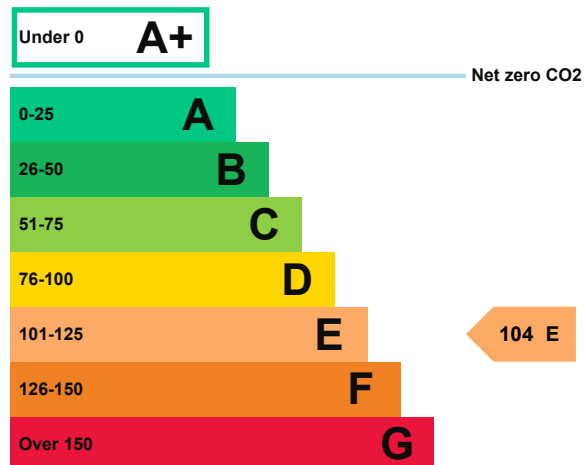
144 square metres

### 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

8 A

If typical of the existing stock

31 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 <sub>2</sub> /m <sup>2</sup> per year)	19.17
Primary energy use (kWh/m <sup>2</sup> per year)	204

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0471-7896-8602-6328-4937\)](#).

## 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	<a href="mailto:paulbaker9@outlook.com">paulbaker9@outlook.com</a>

### 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	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### 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	9 October 2025
Date of certificate	29 October 2025