

Energy performance certificate (EPC)

Vanguard House
Yeoford Way
Marsh Barton Trading Estate
EXETER
EX2 8HL

Energy rating

B

Valid until:

7 February 2035

Certificate number:

5141-9521-4222-3727-2915

Property type

Offices and Workshop Businesses

Total floor area

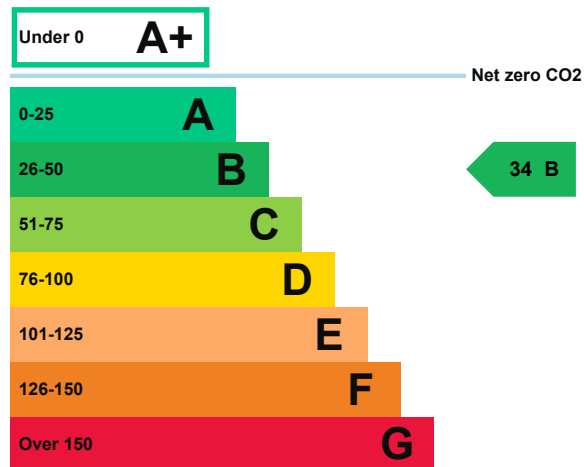
915 square metres

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

10 A

If typical of the existing stock

38 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.16
Primary energy use (kWh/m ² per year)	109

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4999-2923-9840-7961-7792\)](/energy-certificate/4999-2923-9840-7961-7792).

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	Sleuton Cottage Lilypond Lane Whimble
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 January 2025
Date of certificate	8 February 2025
