

Energy performance certificate (EPC)

1st Floor
27 Bridge Street
LOUGHBOROUGH
LE11 1NH

Energy rating

E

Valid until: **9 March 2035**

Certificate number: **7369-1587-1208-7395-5784**

Property type **Retail/Financial and Professional Services**

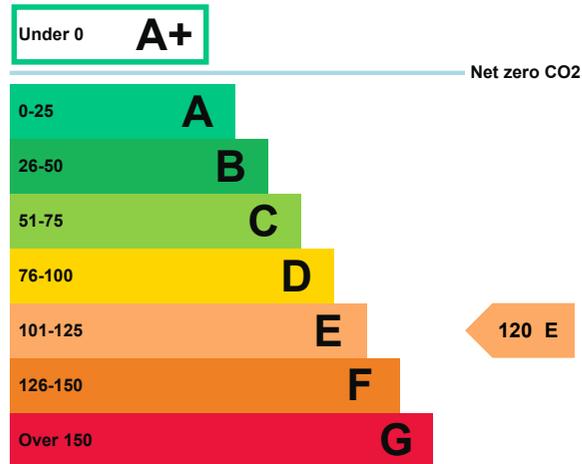
Total floor area **96 square metres**

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

10 A

If typical of the existing stock

42 B

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	42.73
Primary energy use (kWh/m ² per year)	275

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8018-1001-0108-7454-3091\)](/energy-certificate/8018-1001-0108-7454-3091).

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	T Taylor
Telephone	01530 453940
Email	tara@fepenergy.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/008121
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Future Energy Performance
Employer address	3&5 Ibstock Road, Ellistown
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 March 2025
Date of certificate	10 March 2025
