

Energy performance certificate (EPC)

3 Windham Road Chilton Industrial Estate SADBURY CO10 2XD	Energy rating	Valid until: 7 August 2035
	D	Certificate number: 8714-1658-2960-7800-0806

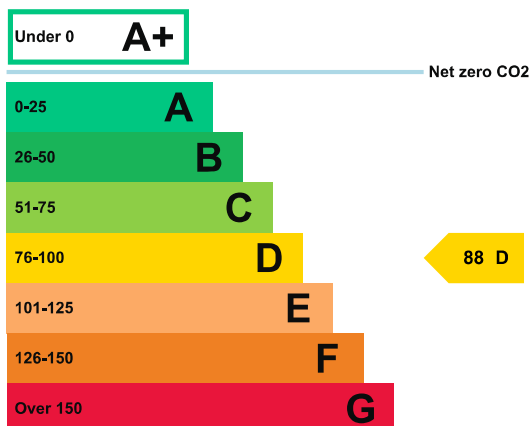
Property type	General Industrial and Special Industrial Groups
Total floor area	289 square metres

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 D.



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	35 B
If typical of the existing stock	141 F

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)	36.61
Primary energy use (kWh/m ² per year)	231

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8279-6625-5810-2923-4037\)](/energy-certificate/8279-6625-5810-2923-4037).

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	Michael Robeson
Telephone	01473 829672
Email	robesonm@energy-evaluations.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/008329
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Evaluations & Solutions Ltd
Employer address	Hadleigh Business Centre, Crockatt Road, Hadleigh, Ipswich, IP7 6RH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 August 2025
Date of certificate	8 August 2025