

Energy performance certificate (EPC)

Building 13
Pembroke Port Gate 4
Fort Road
Pembroke Dock
SA72 6TH

Energy rating

D

Valid until:

17 August 2033

Certificate number:

4490-7227-8876-6129-7087

Property type	B8 Storage or Distribution
Total floor area	460 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 current 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each representing a rating from A+ to G. The bars are arranged in descending order of rating. A yellow arrow points to the 'D' rating bar, which is labeled with the score '86 D'. A vertical line labeled 'Net zero CO2' is positioned at the top of the scale, indicating the target for net zero carbon emissions.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

<https://find-energy-certificate.service.gov.uk/energy-certificate/4490-7227-8876-6129-7087?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	18 A
If typical of the existing stock	59 C

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	60.68
Primary energy use (kWh/m2 per year)	353

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2627-5272-1034-1680-3801\)](#).

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 Bullock
Telephone	01646 689289
Email	richard@bullockconsulting.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/028254
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bullock Consulting Ltd.
Employer address	Bridge Innovation Centre, Pembroke Dock, SA726UN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 June 2023
Date of certificate	18 August 2023
