







## Energy Performance Certificate



Non-Domestic Building

OFFICE SUITE, 1ST FLOOR SOUTH  
F J Pistol Ltd  
104 High Street  
London Colney  
ST. ALBANS  
AL2 1QL

Certificate Reference Number:  
9149-3081-0125-0401-4725

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

93

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 156  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 63.34  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built  
62 If typical of the existing stock

Accommodation  
Approx. 93.0 sq. metres (1000.8 sq. feet)



Total area: approx. 93.0 sq. metres (1000.8 sq. feet)

PROVIDED BY COLLINSON HALL ESTATE AGENTS  
Plan produced using PlanUz.