

Energy Performance Certificate

Non-Domestic Building



7400

Cambridge Research Park
Beach Road
CAMBRIDGE
CB25 9TP

Certificate Reference Number:

0030-4059-0358-1820-7010

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

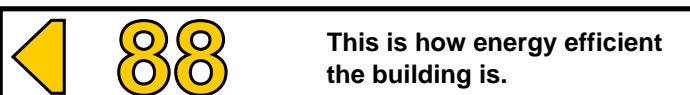
C 51-75

D 76-100

E 101-125

F 126-150

G Over 150



Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 1797
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

58 If newly built

130 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.1.a using calculation engine SBEM v3.1.a

Property Reference: 415597210000

Assessor Name: Peter Walden

Assessor Number: BREC400004

Accreditation Scheme: BRE Global Limited

Employer/Trading Name: Segro Plc

Employer/Trading Address: 234 Bath Road, Slough

Issue Date: 19 Jul 2008

Valid Until: 18 Jul 2018 (unless superseded by a later certificate)

Related Party Disclosure: Not Applicable

Recommendations for improving the property are contained in Report Reference Number: 0411-4023-0585-0700-8901

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**