











Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using iSBEM v4.1.c [SBEM]	Building type Offices and Workshop businesses
	Current rating	
	Excellent	
		Carbon Neutral
		A (0 to 15)
		B (16 to 30)
		C (31 to 45)
	D (46 to 60)	
	E (61 to 80)	
	F (81 to 100)	
	G (100+)	
Very Poor		
Carbon Dioxide Emissions		
The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year		33
Approximate current energy use per m ² of floor area:		164 kWh/m²
Main heating fuel: Natural Gas		Building Services: Heating with Nat. Vent.
Renewable energy source: None		Electricity: Grid supplied
Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.		
Benchmarks		
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		9  A
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		33  C+
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		

Address: 2a&b netherdale industrial est., Galashiels

Conditioned area (m²): 368

Name of protocol organisation: Stroma Accreditation Ltd, [STRO005221]

Date of issue of certificate: 13 Nov 2011 (Valid for a period not exceeding 10 years)

This certificate is a requirement of EU Directive 2002/91/EC on the energy performance of buildings.

NB THIS CERTIFICATE MUST BE AFFIXED TO THE BUILDING AND NOT REMOVED UNLESS REPLACED WITH AN UPDATED VERSION AND FOR PUBLIC BUILDINGS DISPLAYED IN A PROMINENT PLACE