

Energy performance certificate (EPC)

Unit 4 Alpha Way Thorpe Industrial Park Egham TW20 8RZ	Energy rating B	Valid until: 20 March 2034
		Certificate number: 4698-5088-3544-3668-1759

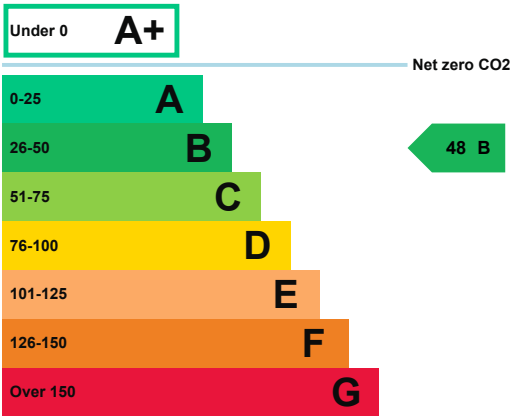
Property type	Storage or Distribution
Total floor area	1,753 square metres

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 B.



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	27 B
If typical of the existing stock	109 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	17.43
Primary energy use (kWh/m ² per year)	107

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8261-3151-8859-2748-1907\)](#).

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 Graham Miller
Telephone	0131 225 7117
Email	paul.miller@kjtait.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA196235
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	KJ Tait
Employer address	4 Rothesay Place, Edinburgh, EH3 7SL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 March 2024
Date of certificate	21 March 2024