

Energy performance certificate (EPC)

Abbey Studio
Church Walk
CHERTSEY
KT16 8RE

Energy rating

D

Valid until:

6 February 2033

Certificate number:

2336-9124-8595-3516-5994

Property type	Offices and Workshop Businesses
Total floor area	140 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 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 vertical energy rating scale. At the top, a box labeled 'Under 0' contains 'A+'. Below this is a horizontal line labeled 'Net zero CO2'. The scale consists of seven colored bars, each with a rating and a score range: A (0-25), B (26-50), C (51-75), D (76-100), E (101-125), F (126-150), and G (Over 150). A yellow arrow points to the D rating, with the score '93 D' next to it.

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

How this property compares to others

Properties similar to this one could have ratings:

If newly built	12 A
If typical of the existing stock	48 B

<https://find-energy-certificate.service.gov.uk/energy-certificate/2336-9124-8595-3516-5994?print=true>

1/2

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	32.8
Primary energy use (kWh/m ² per year)	212

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0858-0146-7224-0126-7837\)](/energy-certificate/0858-0146-7224-0126-7837).

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	Levent Ulfet
Telephone	02081508288
Email	inform@epcexpert.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/016196
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Expert Ltd (www.EpcExpert.com)
Employer address	The Enterprise Centre Cranborne Road Potters Bar EN6 3DQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 January 2023
Date of certificate	7 February 2023