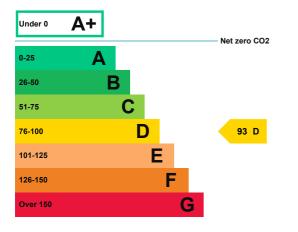
Energy performance certificate (EPC)				
Abbey Studio Church Walk CHERTSEY	Energy rating	Valid until:	6 February 2033	
KT16 8RE	D	Certificate number:	2336-9124-8595-3516-5994	
Property type	C	Offices and Worksho	p Businesses	
Total floor area	140 square metres			

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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

If typical of the existing stock

12 A

48 B

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	32.8
Primary energy use (kWh/m2 per year)	212

Recommendation report

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

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	