

Energy performance certificate (EPC)

Unit 3 Horton Industrial Park Horton Road Yiewsley WEST DRAYTON UB7 8JD	Energy rating D	Valid until: 15 April 2035
		Certificate number: 7647-4544-3163-8748-0193

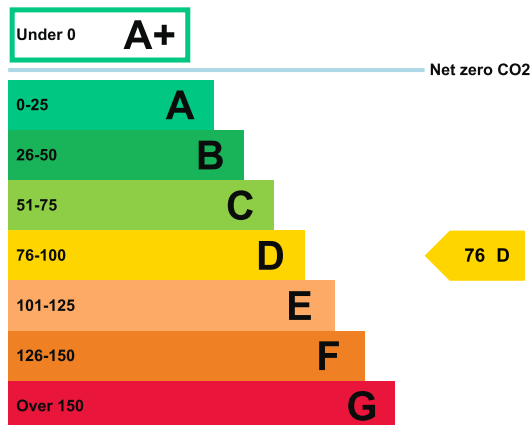
Property type	General Industrial and Special Industrial Groups
Total floor area	969 square metres

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	23 A
If typical of the existing stock	91 D

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)	20.45
Primary energy use (kWh/m2 per year)	141

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1771-8011-1407-5420-9841\)](/energy-certificate/1771-8011-1407-5420-9841).

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	Nathan Overton
Telephone	0247 531 0660
Email	b&re-sustainability@socotec.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/024376
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	SOCOTEC UK Ltd
Employer address	Socotec Leofric Business Park Progress Way Coventry CV3 2TF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 April 2025
Date of certificate	16 April 2025