

Energy performance certificate (EPC)

Strata 1 Bridge Street STAINES-UPON-THAMES TW18 4TP	Energy rating B	Valid until: 15 April 2034
		Certificate number: 5258-9615-7868-2985-0114

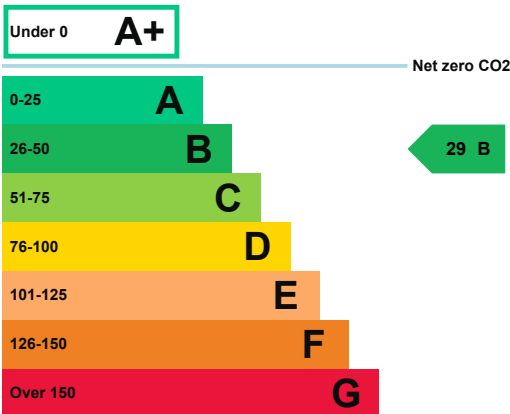
Property type	Offices and Workshop Businesses
Total floor area	9,957 square metres

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	15 A
If typical of the existing stock	64 C

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)	12.55
Primary energy use (kWh/m ² per year)	112

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1354-9649-2490-8310-7903\)](/energy-certificate/1354-9649-2490-8310-7903).

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	Marcin Gorecki
Telephone	07525 477 937
Email	info@encomconsultancy.com

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/027931
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	arbnco Ltd – M&G Real Estate
Employer address	Inovo - Ground Floor Suite F 121 George StreetGlasgow G1 1RD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 February 2024
Date of certificate	16 April 2024
