

Energy performance certificate (EPC)

Unit 8
West Station Business Park
Spital Road
MALDON
CM9 6FF

Energy rating

B

Valid until:

17 August 2033

Certificate number:

3477-5662-7865-3952-7252

Property type	Offices and Workshop Businesses
Total floor area	512 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of eight colored bars, each representing a rating from A+ to G. The bars are arranged in descending order of energy efficiency. A green arrow points to the 'B' rating bar, which has a score of 45. A vertical line indicates the 'Net zero CO2' target at the A+ rating.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/3477-5662-7865-3952-7252?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	24 A
If typical of the existing stock	96 D

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	14.43
Primary energy use (kWh/m2 per year)	104

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5144-6793-7303-3192-2586\)](#).

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	Joe Panther
Telephone	0800 170 1201
Email	admin@easyepc.org

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/024201
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 August 2023
Date of certificate	18 August 2023