

# Energy performance certificate (EPC)

|                                                                           |                               |                                                           |
|---------------------------------------------------------------------------|-------------------------------|-----------------------------------------------------------|
| Unit 12<br>Watermill Business Centre<br>Edison Road<br>ENFIELD<br>EN3 7XF | Energy rating<br><br><b>C</b> | Valid until: <b>2 March 2031</b>                          |
|                                                                           |                               | Certificate number: <b>2193-4483-9303-7947-4488</b>       |
| <b>Property type</b>                                                      |                               | B2 to B7 General Industrial and Special Industrial Groups |
| <b>Total floor area</b>                                                   |                               | 157 square metres                                         |

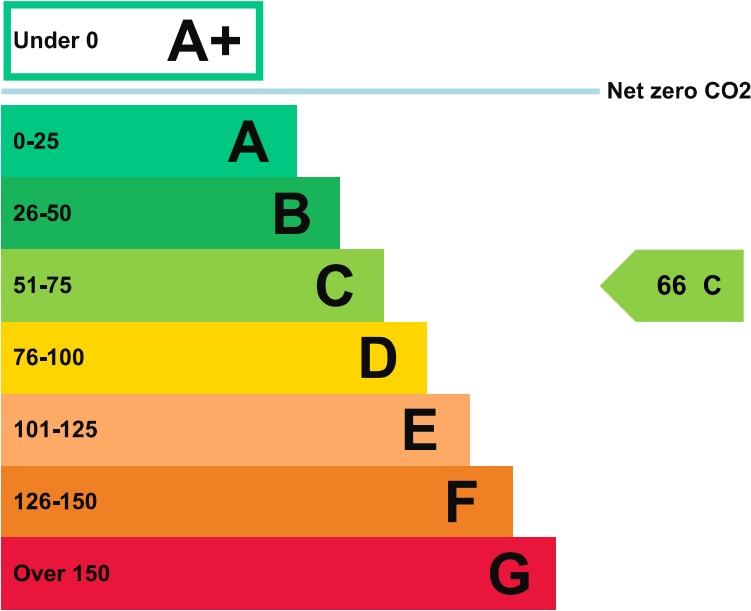
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C.



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

37 B

If typical of the existing stock

109 E

## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity       |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 41.14                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 243                             |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9083-8119-9453-6533-6812\)](#).

## 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 | Oliver Orbell                                                          |
| Telephone       | 01865865403                                                            |
| Email           | <a href="mailto:info@carbonprofile.co.uk">info@carbonprofile.co.uk</a> |

### 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/023667                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                  |
|------------------|
| Employer         |
| Employer address |

|                               |                                                           |
|-------------------------------|-----------------------------------------------------------|
| <b>Assessor's declaration</b> | The assessor is not related to the owner of the property. |
| <b>Date of assessment</b>     | 21 January 2021                                           |
| <b>Date of certificate</b>    | 3 March 2021                                              |

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

|                           |                                                                                                                                    |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Certificate number</b> | <a href="/energy-certificate/0810-0738-2859-1993-3006">0810-0738-2859-1993-3006 (/energy-certificate/0810-0738-2859-1993-3006)</a> |
| <b>Valid until</b>        | 13 September 2028                                                                                                                  |

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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](/service-performance)

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