

Energy performance certificate (EPC)

Unit 6 Trade City Chelmsford 21 Montrose Road Chelmsford CM2 6TE	Energy rating A	Valid until: 15 September 2029
		Certificate number: 0190-0231-2209-7101-6002

Property type	B8 Storage or Distribution
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Total floor area	529 square metres
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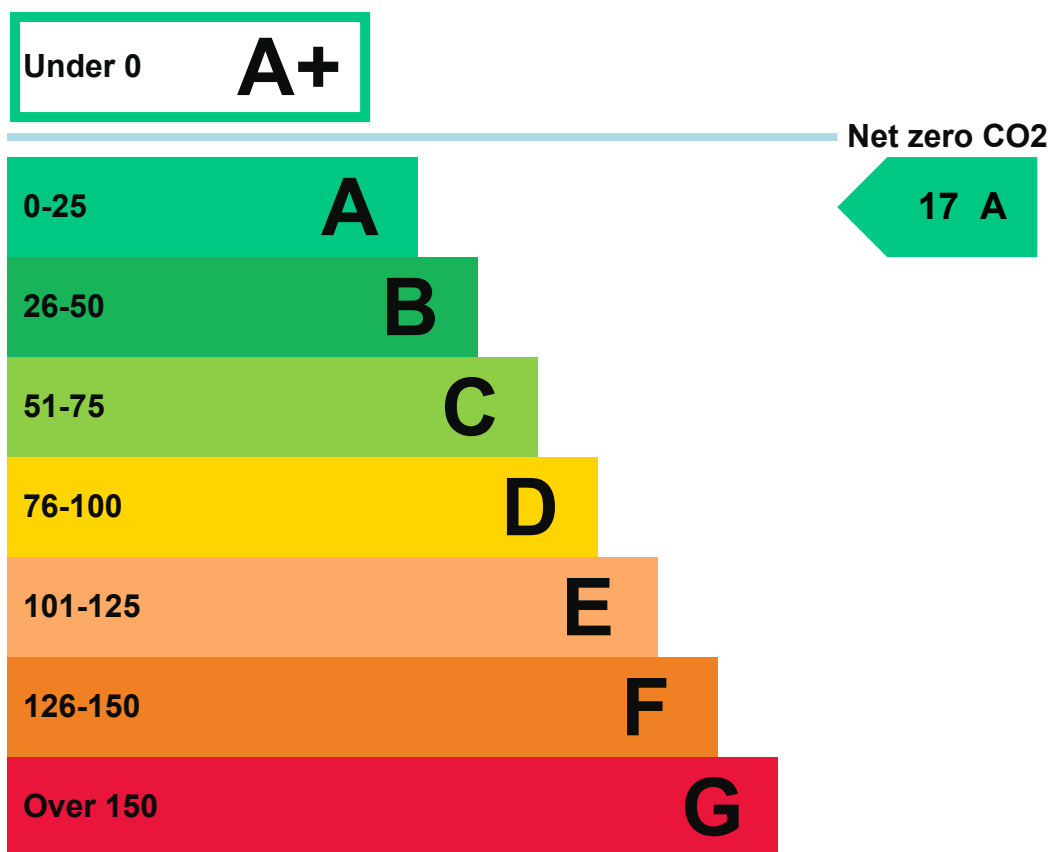
Rules on letting this property

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 A.



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

25 A

If typical of the existing stock

74 C

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	4
Building emission rate (kgCO₂/m² per year)	17.64
Primary energy use (kWh/m² per year)	107

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0697-0212-0140-1200-9103\)](/energy-certificate/0697-0212-0140-1200-9103).

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	Julian Leese
Telephone	07778 945 446
Email	julian.leese@chb-services.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	Stroma Certification Ltd
Assessor's ID	STRO000013
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	CHB Design Services T/A CHB Sustainability
Employer address	Northwich Business Centre Meadow Street Northwich CW9 5BF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 September 2019
Date of certificate	16 September 2019

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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

[Service performance \(/service-performance\)](#)

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