



Grenville Court, Britwell Road, Burnham, Slough SL1 8DF

T 0345 111 7700 **W** vitaldirect.co.uk

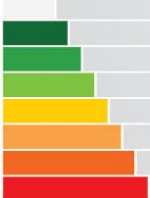
ENERGY PERFORMANCE CERTIFICATE

**Park House South
Crawley Business Quarter
Northgate
Crawley
RH10 9AD**

14 July 2024

UK-wide services

- Energy Performance Certificates
- EPC Plus Upgrade reports
- Display Energy Certificates
- Asbestos Surveys
- Decarbonisation reports
- Heat Network regulations & ESOS
- FRA & GRA Assessments
- Air-conditioning Inspections



Energy performance certificate (EPC)

Park House South Crawley Business Quarter Northgate CRAWLEY RH10 9AD	Energy rating B	Valid until: 13 July 2034
		Certificate number: 1401-7887-8502-9065-9411

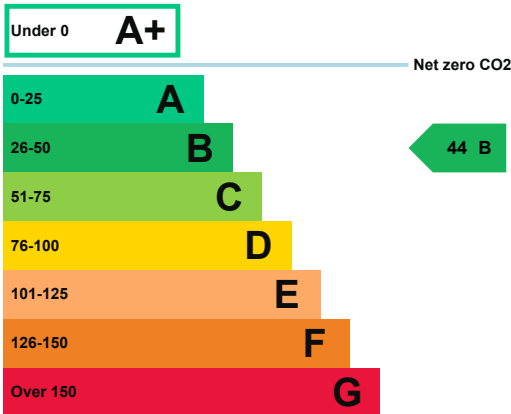
Property type	Offices and Workshop Businesses
Total floor area	6,321 square metres

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	59 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	14.14
Primary energy use (kWh/m ² per year)	138

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9848-9243-0578-1271-2256\)](/energy-certificate/9848-9243-0578-1271-2256).

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	Ross Elphick
Telephone	02087440544
Email	info@seaconsulting.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/023873
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	SEAConsulting.co.uk
Employer address	Unit 11, Teddington Business Park, Station Road, Teddington, TW11 9BQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 July 2024
Date of certificate	14 July 2024

Energy performance certificate (EPC) recommendation report

Park House South
Crawley Business Quarter
Northgate
CRAWLEY
RH10 9AD

Report number
9848-9243-0578-1271-2256

Valid until
13 July 2034

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Consider installing building mounted wind turbine(s).	Low
Add optimum start/stop to the heating system.	Low
Consider installing solar water heating.	Low
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low

Property and report details

Report issued on	14 July 2024
Total useful floor area	6,321 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Ross Elphick
Telephone	02087440544
Email	info@seaconsulting.co.uk
Employer's name	SEAConsulting.co.uk
Employer's address	Unit 11, Teddington Business Park, Station Road, Teddington, TW11 9BQ
Assessor ID	EES/023873
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd