

Energy performance certificate (EPC)

| | | |
|---------------------------------------|------------------------------|--|
| 48-50 Grove Road SUTTON SM1 1BT | Energy rating D | Valid until: 30 July 2035 |
| | | Certificate number: 8584-8072- 1374-7691- 5826 |

| | |
|------------------|------------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 239 square metres |

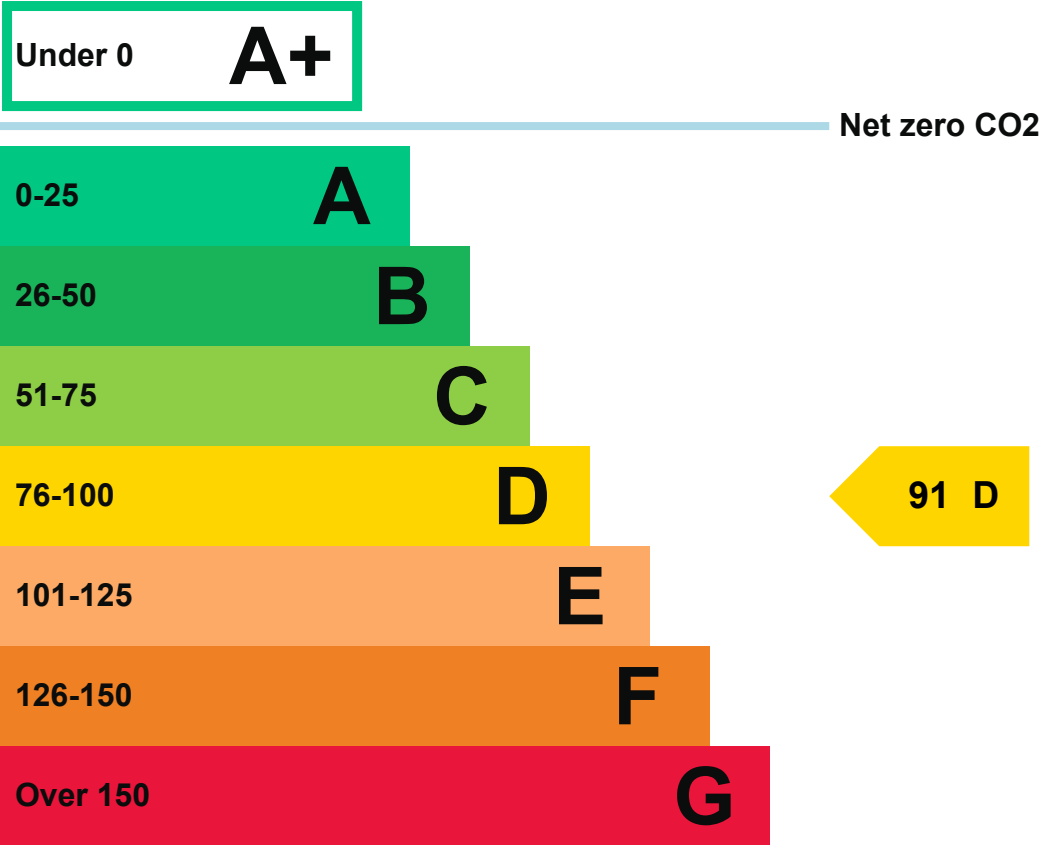
Rules on letting this property

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 D.



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 | 20 A |
| If typical of the existing stock | 82 D |

Breakdown of this property’s energy performance

| | |
|----------------------|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |

| | |
|---|------|
| Assessment level | 3 |
| Building emission rate (kgCO₂/m² per year) | 28.1 |
| Primary energy use (kWh/m² per year) | 188 |

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7487-8237-6835-2877-9087\)](/energy-certificate/7487-8237-6835-2877-9087).

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 | Chris Jones |
| Telephone | 07894 014719 |
| Email | chris.jones1966@icloud.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/019638 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Chris Jones Surveys |
| Employer address | 11 Vernon Walk Tadworth KT20 5QP |
| Assessor’s declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 31 July 2025 |
| Date of certificate | 31 July 2025 |

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.



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

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