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# Energy performance certificate (EPC)

|   |                              |   |
|---|------------------------------|---|
| Unit A5<br>Connaught Business<br>Centre<br>22 Willow Lane<br>MITCHAM<br>CR4 4NA | Energy<br>rating<br><b>B</b> | Valid until:<br><b>16 March 2035</b>                                |
|   |                              | Certificate<br>number:<br><b>4090-2233-<br/>1939-7906-<br/>4816</b> |

|                      |                         |
|----------------------|-------------------------|
| <b>Property type</b> | Storage or Distribution |
|----------------------|-------------------------|

|                         |                   |
|-------------------------|-------------------|
| <b>Total floor area</b> | 129 square metres |
|-------------------------|-------------------|

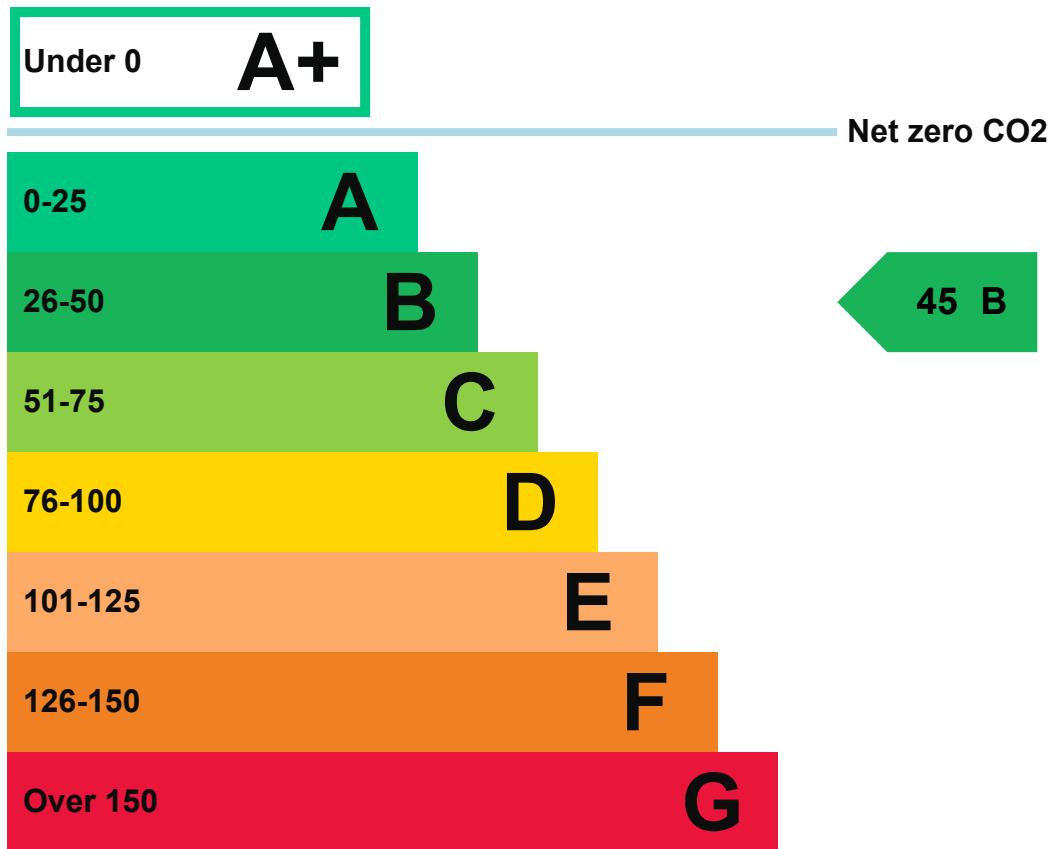
## Rules on letting this property

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>).

## 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

14 A

If typical of the existing stock

57 C

## Breakdown of this property's energy performance

Main heating fuel

Other

Building environment

Unconditioned

|   |      |
|---|------|
| <b>Assessment level</b>   | 3    |
| <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b> | 3.51 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 38   |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6566-9397-2387-5460-8798\)](#).

## 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.

|                        |  |
|------------------------|--|
| <b>Assessor's name</b> | Joe Hussey   |
| <b>Telephone</b>       | 07969 355810   |
| <b>Email</b>           | <a href="mailto:info@braithwaiteenergy.co.uk">info@braithwaiteenergy.co.uk</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                             |  |
|-----------------------------|--|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd  |
| <b>Assessor's ID</b>        | EES/018638   |
| <b>Telephone</b>            | 01455 883 250  |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

## About this assessment

|                               |  |
|-------------------------------|--|
| <b>Employer</b>               | Braithwaite Energy   |
| <b>Employer address</b>       | Kemp House 124 City Road London<br>EC1V 2NX                  |
| <b>Assessor's declaration</b> | The assessor is not related to the owner<br>of the property. |
| <b>Date of assessment</b>     | 18 February 2025   |
| <b>Date of certificate</b>    | 17 March 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](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="#">9238-3083-0687-0700-7405 (/energy-certificate/9238-3083-0687-0700-7405)</a> |
| <b>Valid until</b>        | 3 July 2028   |



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