

Energy performance certificate (EPC)

2ND FLOOR RUTLAND HOUSE
90-92 BAXTER AVENUE
SOUTHEND-ON-SEA
SS2 6HZ

Energy rating

B

Valid until:

11 October 2030

Certificate number:

3353-3039-3595-1832-5419

Property type

B1 Offices and Workshop businesses

Total floor area

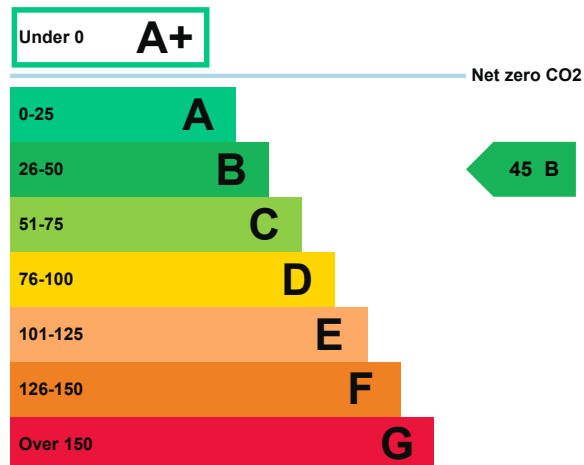
371 square metres

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

25 A

If typical of the existing stock

72 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	44.36
Primary energy use (kWh/m ² per year)	261

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2329-7349-3771-2178-2578\)](#).

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	Kevin Pennock
Telephone	07484685462
Email	heronpropertyts@gmail.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/003634
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Heron Property Services
Employer address	1, Heron Road, Kelvedon, Essex. CO5 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 October 2020
Date of certificate	12 October 2020