

Energy performance certificate (EPC)

Oceana House 39-49 Commercial Road SOUTHAMPTON SO15 1GA	Energy rating A	Valid until: 18 September 2034
		Certificate number: 2224-4020-8426-7182-6290

Property type	Offices and Workshop Businesses
Total floor area	5,526 square metres

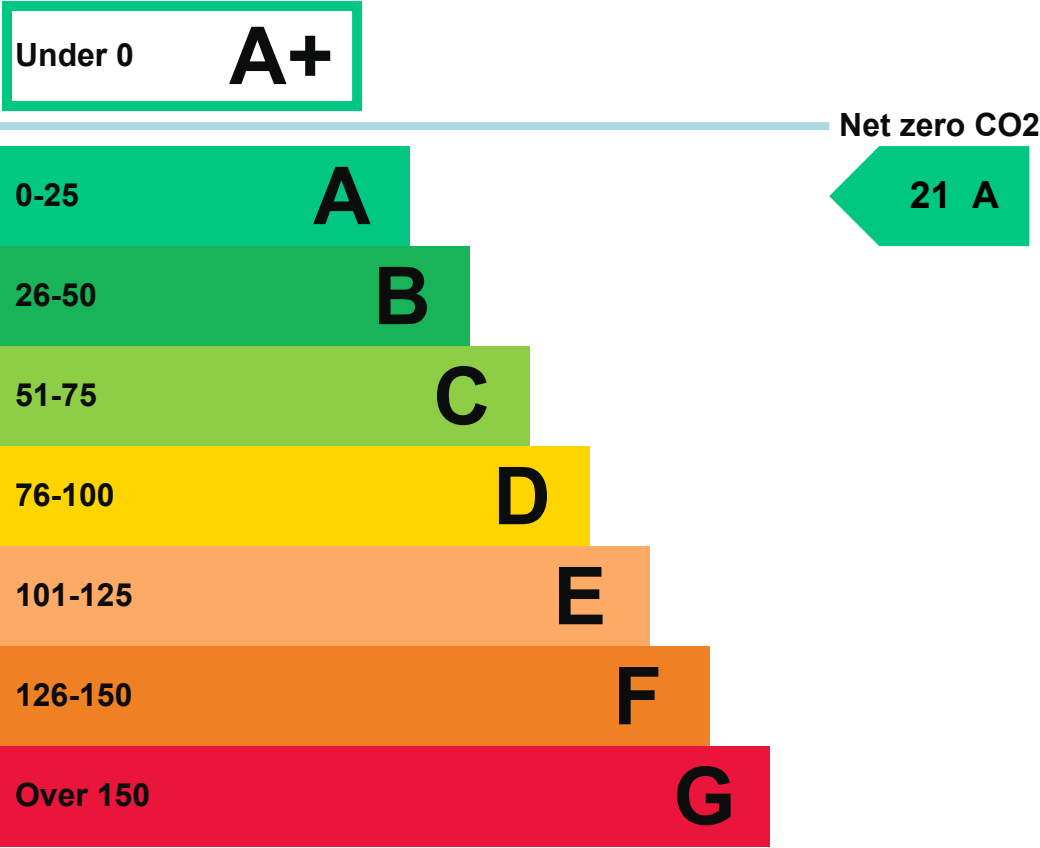
Rules on letting this property

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 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	16 A
If typical of the existing stock	62 C

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning

Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	4.3
Primary energy use (kWh/m ² per year)	45

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4874-9740-0303-0482-7717\)](/energy-certificate/4874-9740-0303-0482-7717).

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	Paul Graham Miller
Telephone	0131 225 7117
Email	paul.miller@kjtait.com

Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA196235
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	KJ Tait Engineers
Employer address	4 Rothesay Place, Edinburgh, EH3 7SL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 September 2024
Date of certificate	19 September 2024

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).

Certificate number	6012-5474-3964-1801-9700 (/energy-certificate/6012-5474-3964-1801-9700)
Valid until	30 May 2032
Certificate number	0910-1958-0398-8250-8010 (/energy-certificate/0910-1958-0398-8250-8010)
Valid until	7 October 2028



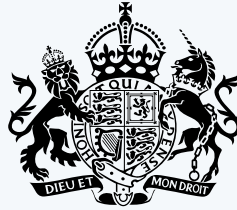
[Help \(/help\)](/help) [Accessibility \(/accessibility-statement\)](/accessibility-statement) [Cookies \(/cookies\)](/cookies)

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

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



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