

Energy performance certificate (EPC)

7-8 UNION STREET BRIGHTON BN1 1HA	Energy rating B	Valid until:	21 January 2031
		Certificate number:	6170-7735-0666-8311-3533

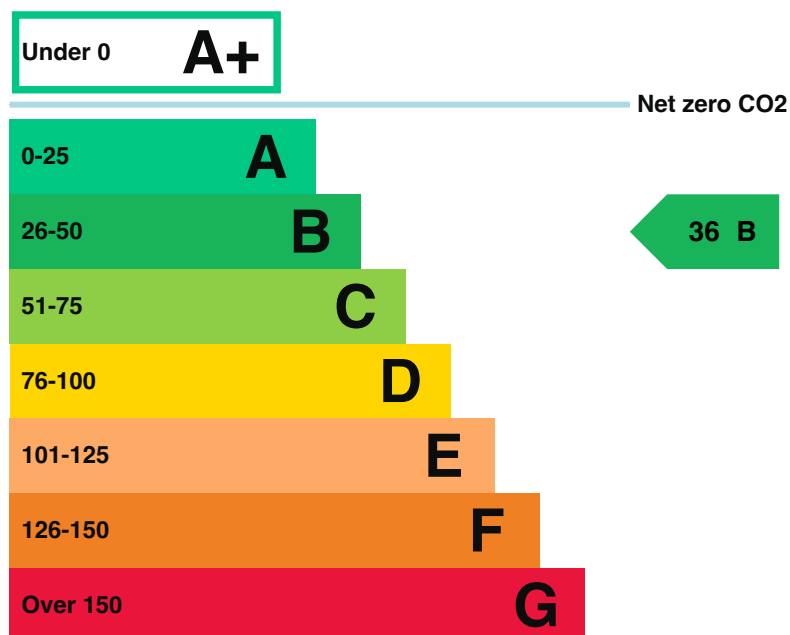
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	224 square metres

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	31 B
If typical of the existing stock	92 D

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	34.08
Primary energy use (kWh/m2 per year)	202

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4579-0394-1102-7391-0970\)](#).

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	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.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/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Brighton LLP
Employer address	16 Holmes Avenue Hove BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	21 January 2021
Date of certificate	22 January 2021