Energy performance certificate (EPC)

| 18-20 Station Road East
OXTED
RH8 0PG | Energy rating
B | Valid until: **5 June 2033**

Certificate number: **2483-2006-6830-8135-7967** |

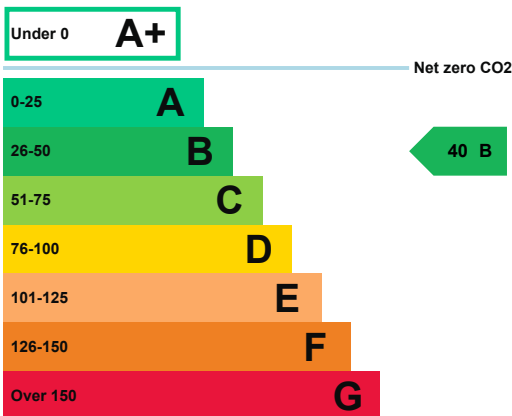|	
Property type	Retail/Financial and Professional Services
Total floor area	213 square metres

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.

Under 0 — A+
Net zero CO2
0-25 — A
26-50 — B   40 B
51-75 — C
76-100 — D
101-125 — E
126-150 — F
Over 150 — G

How this property compares to others

Properties similar to this one could have ratings:

If newly built

11 A

If typical of the existing stock

45 B

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)	16.28
Primary energy use (kWh/m2 per year)	176

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/6177-2700-3435-8425-1902).

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	Louis Tsakistras BSc (Hons), DipNDEA L3 L4, DipDEC.
Telephone	0780 8292 535
Email	terry@tagepc.co.uk

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/028268
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Trinity Alexander Group
Employer address	15 Whitehall, Westminster, London SW1A 2DD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 May 2023
Date of certificate	6 June 2023