Energy performance certificate (EPC)

Unit A1
Vale Industrial Park
Tolpits Lane
WATFORD
WD18 9QP

Energy rating	Valid until:	**29 September 2032**
E	Certificate number:	**3460-1034-3860-7582-2536**

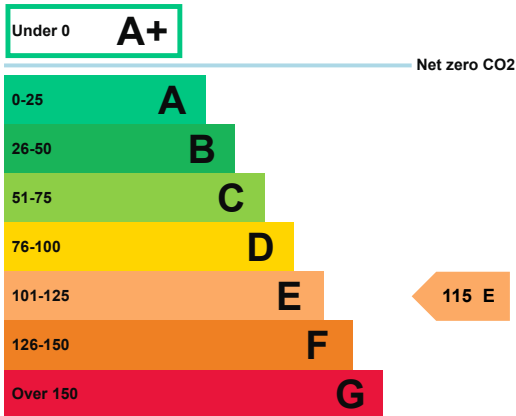| Property type	Offices and Workshop Businesses
Total floor area	1,656 square metres

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 current energy rating is E.

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+**
0-25	**A**
26-50	**B**
51-75	**C**
76-100	**D**
101-125	**E** 115 E
126-150	**F**
Over 150	**G**

Net zero CO2

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

100 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	38.09
Primary energy use (kWh/m2 per year)	226

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/7544-6666-1829-2980-0082).

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	Simon William Thomas Coombs
Telephone	07736 808643
Email	simon.coombs@local-epc.om

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/016213
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Network Energy
Employer address	100 Courtlands Drive Watford WD17 4JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 September 2022
Date of certificate	30 September 2022