

Energy performance certificate (EPC)

Unit 22 Abenglen Industrial Estate HAYES UB3 1SS	Energy rating C	Valid until: 6 December 2033
		Certificate number: 5673-4830-2811-2056-7439

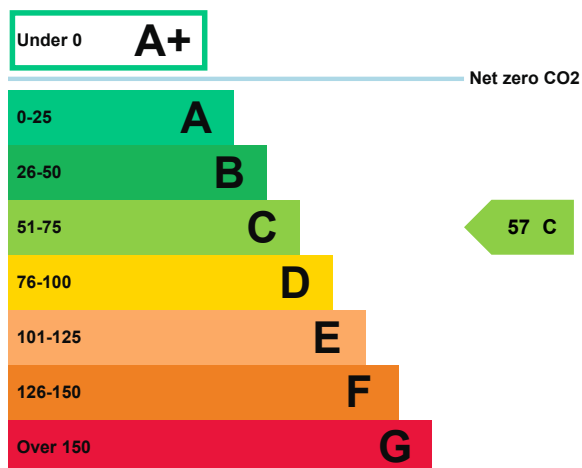
Property type	Offices and Workshop Businesses
Total floor area	438 square metres

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 C.



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

23 A

If typical of the existing stock

92 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 (kgCO ₂ /m ² per year)	20.59
Primary energy use (kWh/m ² per year)	151

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3055-6007-3245-0910-1808\)](/energy-certificate/3055-6007-3245-0910-1808).

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	Conor Sexton
Telephone	0778 3427 196
Email	conor.p.sexton@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/027580
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	FHP ESS Partners LLP
Employer address	17 Bevis Marks London EC3A 7LN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 November 2023
Date of certificate	7 December 2023