

# Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| Unit 8<br>Abenglen Industrial Estate<br>HAYES<br>UB3 1SS | Energy rating<br><b>B</b> | Valid until: <b>2 September 2034</b>                |
|  |                           | Certificate number: <b>9860-6957-7552-8623-5257</b> |

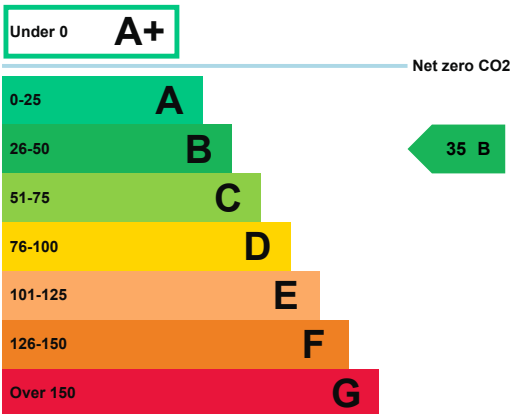
|                  |                                 |
|------------------|---------------------------------|
| Property type    | Offices and Workshop Businesses |
| Total floor area | 105 square metres               |

## 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                   | <b>10 A</b> |
| If typical of the existing stock | <b>42 B</b> |

## Breakdown of this property's energy performance

|   |                                 |
|---|---------------------------------|
| Main heating fuel   | Grid Supplied Electricity       |
| Building environment  | Heating and Natural Ventilation |
| Assessment level  | 5                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 3.8                             |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 40                              |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8121-6866-4154-8553-9717\)](/energy-certificate/8121-6866-4154-8553-9717).

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## 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 | Andrew Cooper  |
| Telephone       | 020 8678 1716  |
| Email           | <a href="mailto:andrewcorrincooper@gmail.com">andrewcorrincooper@gmail.com</a> |

### 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        | LCEA146975   |
| Telephone            | 020 8772 3649  |
| Email                | <a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | Andrew Cooper   |
| Employer address       | The Old Chambers 93-94 West Street, Farnham, GU9 7EB      |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 28 August 2024  |
| Date of certificate    | 3 September 2024  |

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