

Energy performance certificate (EPC)

2A-2B ARMSTRONG WAY
SOUTHALL
UB2 4SD

Energy rating

C

Valid until:

10 February 2031

Certificate number:

0664-7056-0976-5095-3857

Property type

B8 Storage or Distribution

Total floor area

915 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.

The figure shows a horizontal bar chart representing the energy rating scale. The bars are color-coded and labeled with ratings and CO2 emission ranges. A green arrow points to the 'C' rating bar, which is labeled with a score of 63.

Rating	CO2 Emissions (kg/m²/year)
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO2

63 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0664-7056-0976-5095-3857?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	27 B
If typical of the existing stock	79 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)	56.15
Primary energy use (kWh/m2 per year)	328

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9589-6495-2717-5669-2014\)](#).

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	Joe Hussey
Telephone	07969 355810
Email	richard@braithwaiteenergy.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/018638
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Braithwaite Energy
Employer address	Kemp House 152 City Road London EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 January 2021
Date of certificate	11 February 2021