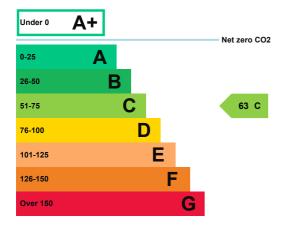
Energy performance certificate (EPC)				
2A-2B ARMSTRONG WAY SOUTHALL UB2 4SD	Energy rating	Valid until: <b>10 February 2031</b> Certificate number: <b>0664-7056-0976-5095-3857</b>		
Property type Total floor area		B8 Storage or Distribution 915 square metres		

# 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.

# How this property compares to others

Properties similar to this one could have ratings:

If newly built

If typical of the existing stock



27 B

## 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 <u>recommendation</u> <u>report (/energy-certificate/9589-6495-2717-5669-2014)</u>.

# 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

Braithwaite Energy
Kemp House 152 City Road London EC1V 2NX
The assessor is not related to the owner of the property.
14 January 2021
11 February 2021