

# Energy performance certificate (EPC)

Unit 3  
Kangley Bridge Road  
Orchard Business Centre  
LONDON  
SE26 5AQ

Energy rating

**B**

Valid until: **9 May 2033**

Certificate number: **3512-5597-3558-9974-8111**

Property type

Storage or Distribution

Total floor area

312 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this

Under 0

**A+**

This property's current energy rating is B

0-25

**A**

26-50

**B**

51-75

**C**

76-100

**D**

101-125

**E**

126-150

Properties are given a rating from A+ (most efficient) to G (least efficient).

Over 150

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**10 | A**

If typical of the existing stock

**41 | B**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	8.15
Primary energy use (kWh/m <sup>2</sup> per year)	86

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1336-0271-7209-1090-1949\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Gabriel Maria
Telephone	07969 355810
Email	<a href="mailto:richard@braithwaiteenergy.co.uk">richard@braithwaiteenergy.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/026219
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Braithwaite Energy
Employer address	Kemp House 124 City Road London EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 March 2023
Date of certificate	10 May 2023

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