

Energy performance certificate (EPC)

Unit 4 Coward Industrial Estate St Johns Road CHADWELL ST MARY RM16 4BF	Energy rating A	Valid until: 19 February 2034
		Certificate number: 8630-6949-0830-6741-3754

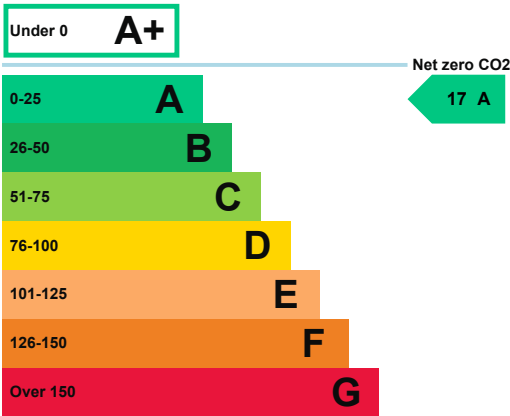
Property type	Storage or Distribution
Total floor area	596 square metres

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 A.



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	8 A
If typical of the existing stock	31 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Mechanical Ventilation
Assessment level	5
Building emission rate (kgCO2/m2 per year)	1.48
Primary energy use (kWh/m2 per year)	16

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5565-2398-6061-7616-5589\)](#).

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	David Cadwallader
Telephone	0333 556 0182
Email	dave.cadwallader@meessolutions.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	CIBSE Certification Limited
Assessor's ID	LCEA900138
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	MEES SOLUTIONS LTD
Employer address	85 Great Portland Street LONDON W1W 7LT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 February 2024
Date of certificate	20 February 2024