

# Energy performance certificate (EPC)

Unit 35  
The I O Centre  
Armstrong Road  
WOOLWICH  
SE18 6RS

Energy rating

C

Valid until: 14 February 2034

Certificate  
number: 9659-1074-8792-9933-7118

Property type

General Industrial and Special Industrial Groups

Total floor area

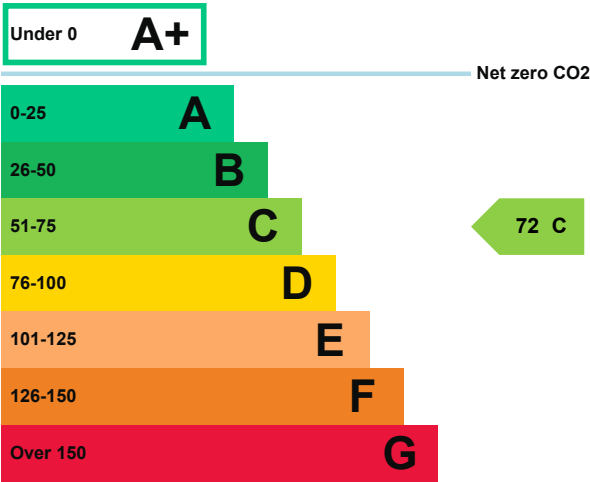
424 square metres

## 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                   | 25 A |
| If typical of the existing stock | 98 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) | 23.06                           |
| Primary energy use (kWh/m2 per year)       | 197                             |

# Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8146-4919-3051-1607-2520\)](/energy-certificate/8146-4919-3051-1607-2520).

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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 | Martyn Bloomfield  |
| Telephone       | 01795479579  |
| Email           | <a href="mailto:surveyorsandvaluers@ymail.com">surveyorsandvaluers@ymail.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 | Sterling Accreditation Ltd   |
| Assessor's ID        | STER500171   |
| Telephone            | 0161 727 4303  |
| Email                | <a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a> |

### About this assessment

|                        |  |
|------------------------|--|
| Employer               | Surveyors & Valuers Limited  |
| Employer address       | Top Floor Sears Business Centre, 3-9 Station Street, Sittingbourne, Kent, ME10 3DU |
| Assessor's declaration | The assessor is not related to the owner of the property.                          |
| Date of assessment     | 9 January 2024   |
| Date of certificate    | 15 February 2024   |

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