

# Energy performance certificate (EPC)

Unit 1  
Priory Gate  
Union Street  
MAIDSTONE  
ME14 1PT

Energy rating

C

Valid until: 9 December 2031

Certificate number: 5730-6646-2955-5471-4168

Property type

B1 Offices and Workshop businesses

Total floor area

376 square metres

## Rules on letting this property

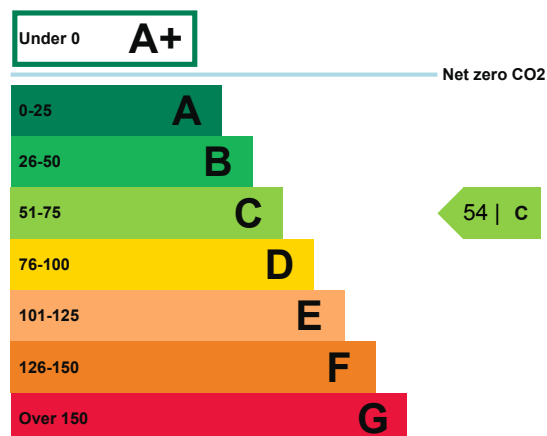
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is C.



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

29 | B

If typical of the existing stock

84 | D

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

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) | 36.97                           |
| Primary energy use (kWh/m2 per year)       | 214                             |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5634-0150-7114-5031-7919\)](#).

## 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 | Martyn Bloomfield                                                                |
| Telephone       |                                                                                  |
| Email           | <a href="mailto:surveyorsandvaluers@ymail.com">surveyorsandvaluers@ymail.com</a> |

### Accreditation scheme contact details

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Sterling Accreditation Ltd                                                         |
| Assessor ID          | STER500171                                                                         |
| Telephone            | 0161 727 4303                                                                      |
| Email                | <a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a> |

### Assessment details

|                        |                                                                                       |
|------------------------|---------------------------------------------------------------------------------------|
| Employer               | Surveyors & Valuers Limited                                                           |
| Employer address       | Top Floor Sears Business Centre, 3-9 Station Street,<br>Sittingbourne, Kent, ME10 3DU |
| Assessor's declaration | The assessor is not related to the owner of the<br>property.                          |
| Date of assessment     | 23 November 2021                                                                      |
| Date of certificate    | 10 December 2021                                                                      |

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