

Energy performance certificate (EPC)

OFFICE BUILDING
8 SECOND AVENUE
LUTON
CHATHAM
ME4 5AU

Energy rating

E

Valid until:

2 November 2035

Certificate
number:

4688-4223-8845-1513-0013

Property type

Offices and Workshop Businesses

Total floor area

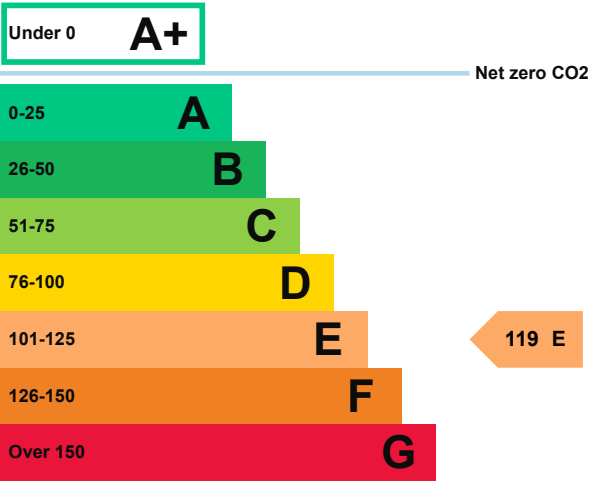
74 square metres

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 E.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

25A

If typical of the existing stock

101E

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)	52.68
Primary energy use (kWh/m2 per year)	345

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4458-9925-5674-1347-6794\)](/energy-certificate/4458-9925-5674-1347-6794).

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	surveyorsandvaluers@ymail.com

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	info@sterlingaccreditation.com

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	14 October 2025
Date of certificate	3 November 2025
