

Energy performance certificate (EPC)

Unit 1 Phoenix Industrial Estate
Commissioners Road
Strood
ROCHESTER
ME2 4EQ

Energy rating

B

Valid until: 22 October 2035

Certificate number: 3552-3643-6976-6275-1464

Property type

Storage or Distribution

Total floor area

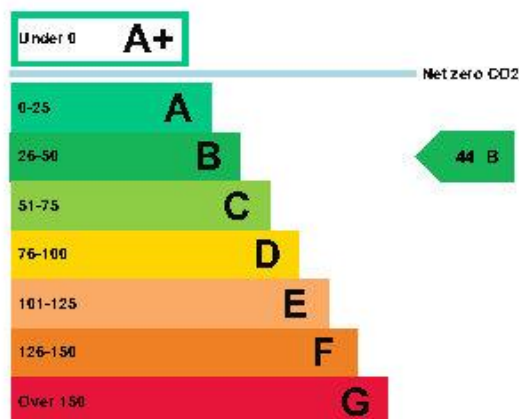
1,794 square metres

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 B.



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

15 A

If typical of the existing stock

59 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	4.35
Primary energy use (kWh/m ² per year)	47

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6902-6084-9245-1333-0935\)](#).

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	Malcolm Clarke
Telephone	01622200628
Email	sales@assuredepc.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007811
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	sales@assuredepc.co.uk
Employer address	16 Millers Wharf, Maidstone, Kent. ME15 6YW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 October 2025
Date of certificate	23 October 2025

Energy performance certificate (EPC)

Unit 2 Phoenix Industrial Estate
Commissioners Road
Strood
ROCHESTER
ME2 4EQ

Energy rating

B

Valid until:

22 October 2035

Certificate number:

7556-2556-8900-2343-6272

Property type

Storage or Distribution

Total floor area

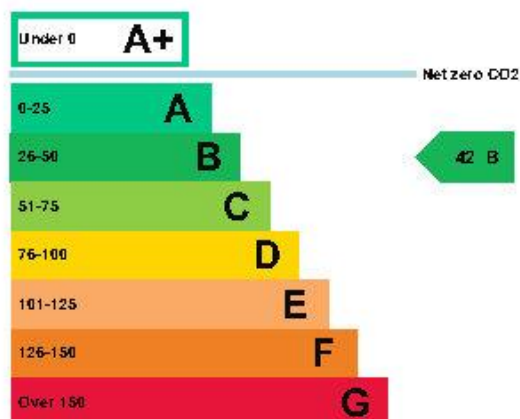
814 square metres

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 B.



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

15 A

If typical of the existing stock

60 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	3.31
Primary energy use (kWh/m ² per year)	36

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4693-9485-3378-2085-3986\)](#).

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	Malcolm Clarke
Telephone	01622200628
Email	sales@assuredepc.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007811
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	sales@assuredepc.co.uk
Employer address	16 Millers Wharf, Maidstone, Kent. ME15 6YW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 October 2025
Date of certificate	23 October 2025

Energy performance certificate (EPC)

Unit 4 Phoenix Industrial Estate
Commissioners Road
Strood
ROCHESTER
ME2 4EQ

Energy rating

B

Valid until:

27 October 2035

Certificate number:

9120-2444-2426-9830-5251

Property type

Storage or Distribution

Total floor area

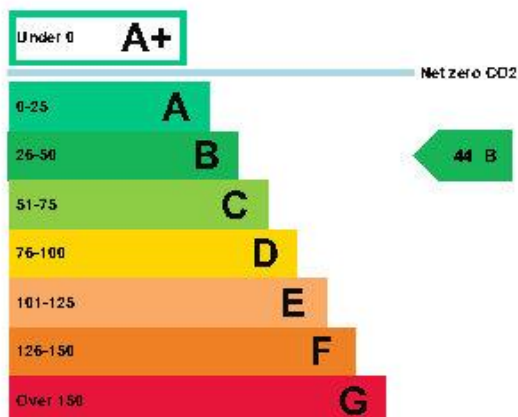
443 square metres

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 B.



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

17 A

If typical of the existing stock

70 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	3.45
Primary energy use (kWh/m ² per year)	37

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1287-0221-3226-4291-4880\)](#).

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	Malcolm Clarke
Telephone	01622200628
Email	sales@assuredepc.co.uk

Contacting the accreditation scheme

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Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007811
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	sales@assuredepc.co.uk
Employer address	16 Millers Wharf, Maidstone, Kent. ME15 6YW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 October 2025
Date of certificate	28 October 2025