

# Energy performance certificate (EPC)

Second Floor North  
Ashley Park House  
42-50 Hersham Road  
WALTON-ON-THAMES  
KT12 1RZ

Energy rating

**A**

Valid until: **31 October 2034**

Certificate number: **5596-2438-1025-3578-3384**

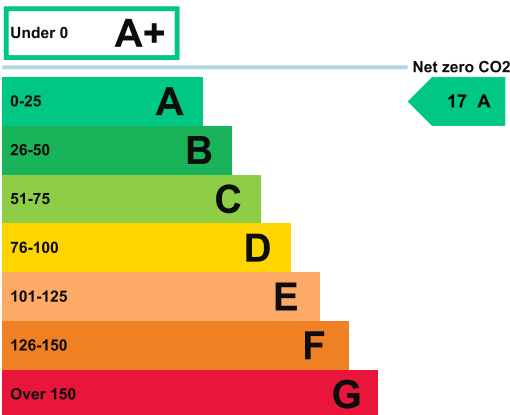
|                  |                                 |
|------------------|---------------------------------|
| Property type    | Offices and Workshop Businesses |
| Total floor area | 310 square metres               |

## 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                   | <b>8 A</b>  |
| If typical of the existing stock | <b>32 B</b> |

## Breakdown of this property's energy performance

|                                                                     |                                        |
|---------------------------------------------------------------------|----------------------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity              |
| Building environment                                                | Mixed-mode with Mechanical Ventilation |
| Assessment level                                                    | 4                                      |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 5.96                                   |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 64                                     |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7145-5879-7447-6955-2773\)](#).

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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 | Aaron Perry                                                              |
| Telephone       | 08458 386 387                                                            |
| Email           | <a href="mailto:accounts@energistuk.co.uk">accounts@energistuk.co.uk</a> |

### 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/027216                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                                    |
|------------------------|--------------------------------------------------------------------|
| Employer               | Energist Uk Ltd                                                    |
| Employer address       | Suite 210 Watermoor Point, Watermoor Road,<br>Cirencester, GL7 1LF |
| Assessor's declaration | The assessor is not related to the owner of the property.          |
| Date of assessment     | 1 November 2024                                                    |
| Date of certificate    | 1 November 2024                                                    |

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