

# Energy performance certificate (EPC)

47 London Road  
Southborough  
TUNBRIDGE WELLS  
TN4 0PB

Energy rating

C

Valid until:

9 April 2035

Certificate number:

3881-0635-3773-8801-6691

Property type

Retail/Financial and Professional Services

Total floor area

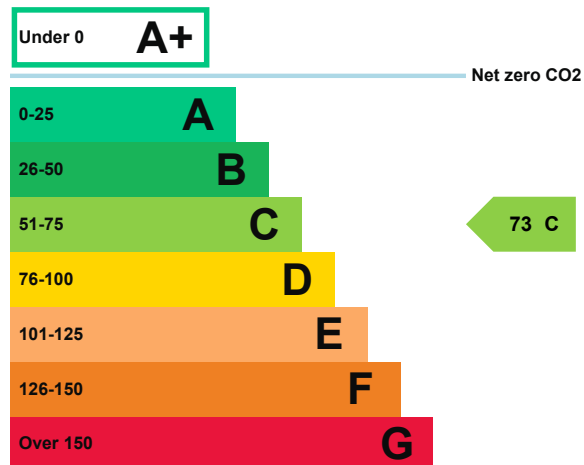
40 square metres

## 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

99 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	81.54
Primary energy use (kWh/m <sup>2</sup> per year)	522

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8322-4287-6912-7756-3529\)](/energy-certificate/8322-4287-6912-7756-3529).

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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 Lewis
Telephone	02084587444
Email	<a href="mailto:aaron@staygreen50.com">aaron@staygreen50.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	Quidos Limited
Assessor's ID	QUID203098
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Cec Energy Ltd
Employer address	62, Woodville Road, LONDON , NW11 9TN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 April 2025
Date of certificate	10 April 2025

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