



epc brighton

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Unit 4 100 North Road Brighton BN1 1YE



Energy Performance Certificate



Energy performance certificate (EPC)

Unit 4 100 North Road BRIGHTON BN1 1YE	Energy rating	Valid until: 3 February 2036
	B	Certificate number: 8234-1950-5678-9155-2769

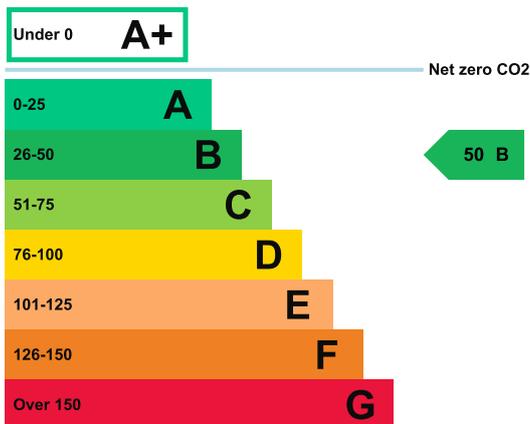
Property type	Offices and Workshop Businesses
Total floor area	21 square metres

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	9 A
If typical of the existing stock	38 B

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)	24.83
Primary energy use (kWh/m ² per year)	258

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2943-8588-4701-2801-2137\)](/energy-certificate/2943-8588-4701-2801-2137).

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	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com

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/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Brighton
Employer address	16 Holmes Avenue Hove BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	27 January 2026
Date of certificate	4 February 2026

Energy performance certificate (EPC) recommendation report

Unit 4
100 North Road
BRIGHTON
BN1 1YE

Report number
2943-8588-4701-2801-2137

Valid until
3 February 2036

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation

Add optimum start/stop to the heating system.

Potential impact on carbon emissions

Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation

Add weather compensation controls to heating system.

Potential impact on carbon emissions

Medium

Changes that may pay for themselves in over 7 years

Recommendation

Consider installing an air source heat pump.

Potential impact on carbon emissions

High

Consider installing solar water heating.

Low

Consider installing PV.

Low

Property and report details

Report issued on	4 February 2026
Total useful floor area	21 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com
Employer's name	EPC Brighton
Employer's address	16 Holmes Avenue Hove BN3 7LA
Assessor ID	EES/015102
Assessor's declaration	The assessor is employed by the property owner.
Accreditation scheme	Elmhurst Energy Systems Ltd
