

Energy performance certificate (EPC)

Sadlers Court 64-74 East Street EPSOM KT17 1HB	Energy rating D	Valid until: 26 January 2036
		Certificate number: 4450-9700-3075-8110-5479

Property type	Offices and Workshop Businesses
Total floor area	3,102 square metres

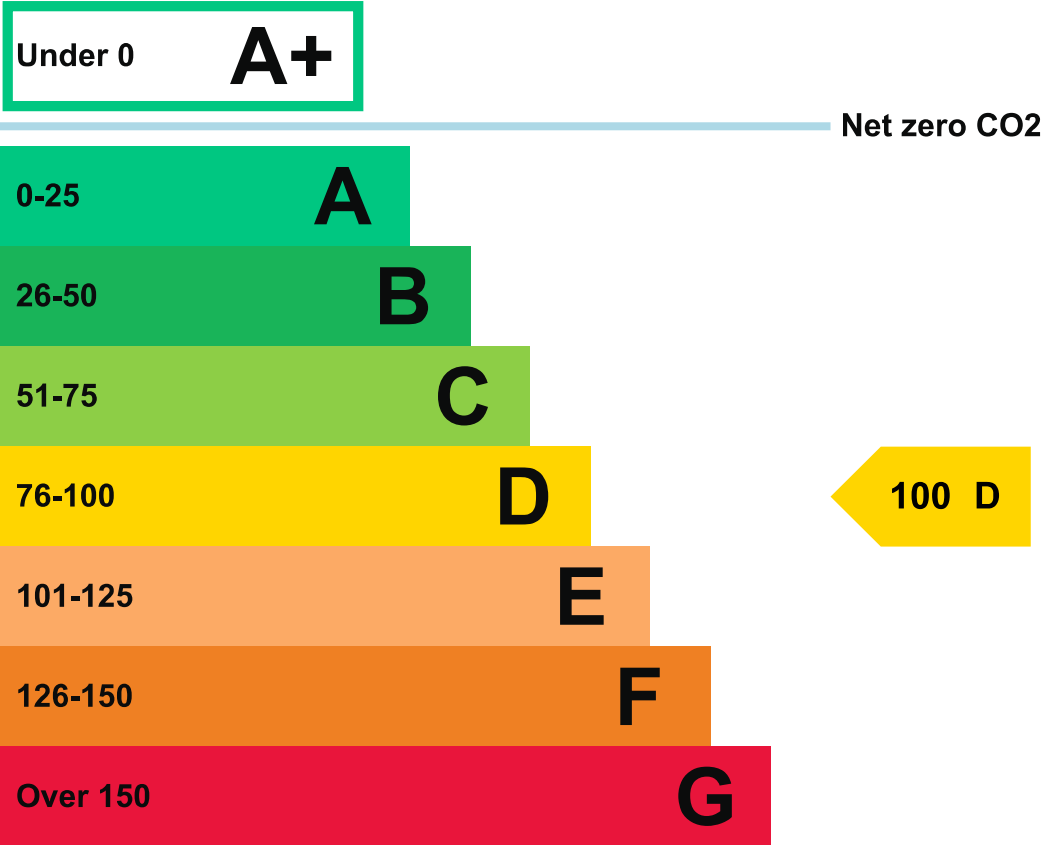
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D.



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	18 A
If typical of the existing stock	72 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning

Assessment level	4
Building emission rate (kgCO₂/m² per year)	23.28
Primary energy use (kWh/m² per year)	198

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0471-5449-3546-2115-0008\)](/energy-certificate/0471-5449-3546-2115-0008).

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	Mr. Oliver Foster
Telephone	01273 458484
Email	info@skyline-epc.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/027026
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Skyline Energy Assessors Ltd
Employer address	6 Skyline View Peacehaven BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 January 2026
Date of certificate	27 January 2026

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	9296-3046-0357-0900-0871 (/energy-certificate/9296-3046-0357-0900-0871)
Expired on	1 July 2025
Certificate number	0720-0930-9379-6423-8002 (/energy-certificate/0720-0930-9379-6423-8002)
Expired on	22 July 2020



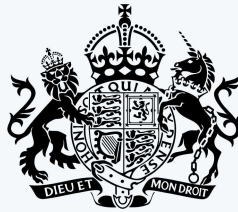
[Help \(/help\)](/help) [Accessibility \(/accessibility-statement\)](/accessibility-statement) [Cookies \(/cookies\)](/cookies)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](/service-performance)



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