

Energy performance certificate (EPC)

46 Clarendon Road First Floor Watford WD17 1JJ	Energy rating A	Valid until:	9 February 2033
		Certificate number:	6406-9680-2800-3096-6281

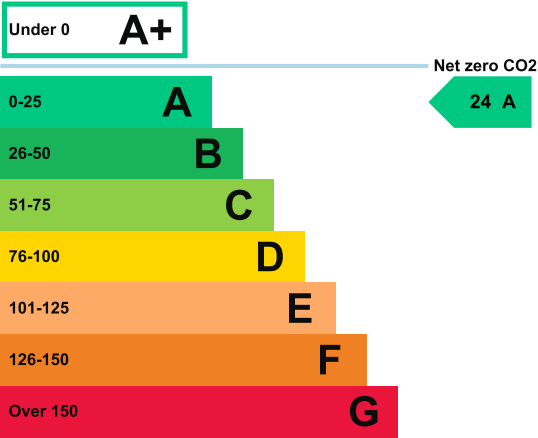
Property type	Offices and Workshop Businesses
Total floor area	1,220 square metres

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	13 A
If typical of the existing stock	54 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	5.55
Primary energy use (kWh/m ² per year)	59

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5682-4376-5216-7808-7011\)](/energy-certificate/5682-4376-5216-7808-7011).

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	Jonathan David McMillan
Telephone	0131 558 4888
Email	jonathan.mcmillan@hulley.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	CIBSE Certification Limited
Assessor's ID	LCEA128659
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Hulley & Kirkwood
Employer address	The Stack, papermill Wynd Edinburgh
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 February 2023
Date of certificate	10 February 2023