

Energy performance certificate (EPC)

Estate House
2 Pembroke Road
SEVENOAKS
TN13 1XR

Energy rating

G

Valid until:

16 June 2024

Certificate
number:

9121-3086-0246-0300-
6491

Property type	B1 Offices and Workshop businesses
Total floor area	545 square metres

Rules on letting this property



You may not be able to let this property.

This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

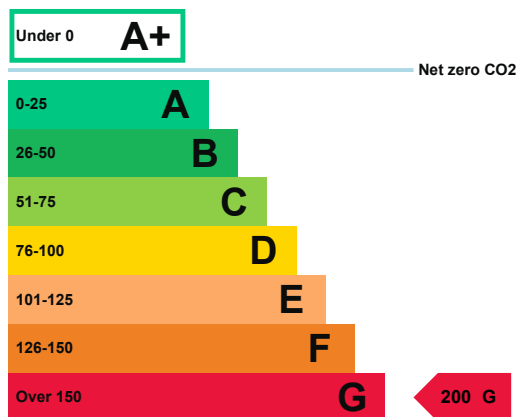
Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is G.

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

34 B

If typical of the existing stock

100 D

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)	117.44

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0610-0344-2269-1896-4002\)](/energy-certificate/0610-0344-2269-1896-4002).

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	Carl Cappuccini
Telephone	01892 300 450
Email	enquiries@jcmlconsultancy.com

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	QUID203012
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	GreenFish Consulting (JCML)
Employer address	177 Silverdale Road, Tunbridge Wells, TN4 9HT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 June 2014
Date of certificate	17 June 2014