

Energy performance certificate (EPC)

Unit 1a
The Riverside Business Centre
Walnut Tree Close
GUILDFORD
GU1 4UG

Energy rating

C

Valid until: 8 April 2029

Certificate number: 0040-6950-0361-0510-8010

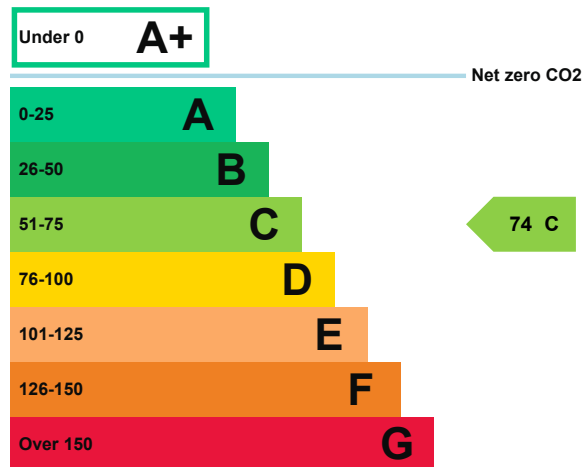
Property type	B1 Offices and Workshop businesses
Total floor area	623 square metres

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

23 A

If typical of the existing stock

66 C

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)	43.26
Primary energy use (kWh/m ² per year)	256

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9601-4014-0516-0800-5001\)](/energy-certificate/9601-4014-0516-0800-5001).

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	Gary Ryan
Telephone	07542876645
Email	gary@energyassessuk.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/002004
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Assess UK Ltd
Employer address	Unit 103b, The Mayford Centre, Mayford, Woking. GU22 0PP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 April 2019
Date of certificate	9 April 2019