

Energy performance certificate (EPC)

Unit 3 Cliffside Trade Park Motherwell Way GRAYS RM20 3XD	Energy rating D	Valid until: 13 April 2036
		Certificate number: 6407-0330-2804-6221-4357

Property type	Storage or Distribution
Total floor area	906 square metres

Rules on letting this property

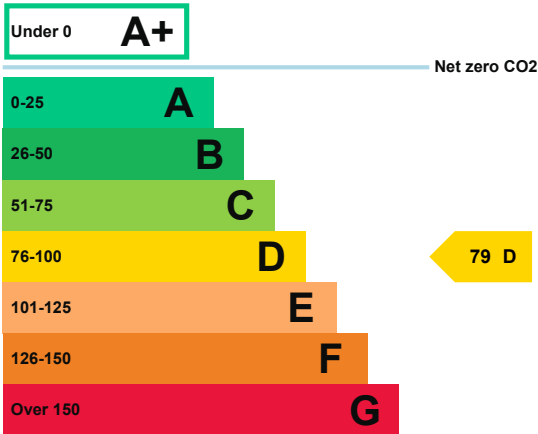
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is 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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	17.18
Primary energy use (kWh/m2 per year)	124

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0557-7278-4548-1890-0078\)](#).

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	Joseph Lund
Telephone	01865865403
Email	info@carbonprofile.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024073
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Carbon Profile
Employer address	Studio H2a 299 Upper Fourth Street Milton Keynes MK9 1EH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 March 2026
Date of certificate	14 April 2026
