



Grenville Court, Britwell Road, Burnham, Slough SL1 8DF

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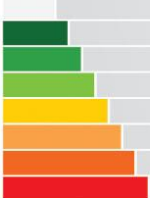
ENERGY PERFORMANCE CERTIFICATE

**2 Faraday Road
Guildford
GU1 1EA**

7th March 2025

UK-wide services

- Energy Performance Certificates
- EPC Plus Upgrade reports
- Display Energy Certificates
- Asbestos Surveys
- Decarbonisation reports
- Heat Network regulations & ESOS
- FRA & GRA Assessments
- Air-conditioning Inspections



Energy performance certificate (EPC)

2 Faraday Road
GUILDFORD
GU1 1EA

Energy rating

B

Valid until:

5 March 2035

Certificate number:

7825-1075-9005-3212-3095

Property type

Offices and Workshop Businesses

Total floor area

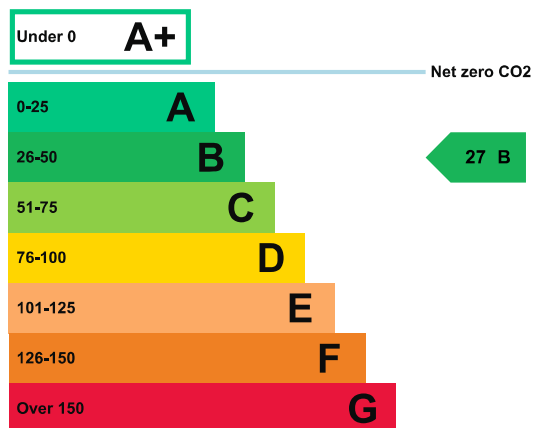
182 square metres

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 B.



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

11 A

If typical of the existing stock

46 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	8.45
Primary energy use (kWh/m ² per year)	91

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9682-6595-4142-0355-7740\)](#).

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	Rohiya Tazmeen
Telephone	02087440544
Email	info@seaconsulting.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/028737
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	SEAConsulting.co.uk
Employer address	Unit 11 Teddington Business Park Station Road Teddington TW11 9BQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 February 2025
Date of certificate	6 March 2025

Energy performance certificate (EPC) recommendation report

2 Faraday Road
GUILDFORD
GU1 1EA

Report number
9682-6595-4142-0355-7740

Valid until
5 March 2035

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation

Potential impact on carbon emissions

In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.

Medium

Changes that may pay for themselves in over 7 years

Recommendation

Potential impact on carbon emissions

Add optimum start/stop to the heating system.

Low

Consider installing building mounted wind turbine(s).

Low

Some windows have high U-values - consider installing secondary glazing.

Medium

Add weather compensation controls to heating system.

Low

Consider installing solar water heating.

Low

Property and report details

Report issued on	6 March 2025
Total useful floor area	182 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Rohiya Tazmeen
Telephone	02087440544
Email	info@seaconsulting.co.uk
Employer's name	SEAConsulting.co.uk
Employer's address	Unit 11 Teddington Business Park Station Road Teddington TW11 9BQ
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Accreditation scheme	Elmhurst Energy Systems Ltd
