

# Energy performance certificate (EPC)

|                                                                 |                           |                                                     |
|-----------------------------------------------------------------|---------------------------|-----------------------------------------------------|
| Big Yellow Self Storage<br>Hertford Road<br>BARKING<br>IG11 8BL | Energy rating<br><b>A</b> | Valid until: <b>28 July 2032</b>                    |
|                                                                 |                           | Certificate number: <b>1129-3807-7673-5179-9902</b> |

Property type

Storage or Distribution

Total floor area

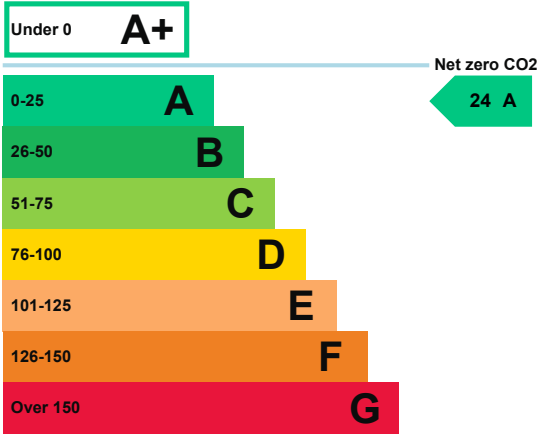
8,600 square metres

## 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

21 A

If typical of the existing stock

55 C

## Breakdown of this property’s energy performance

|                                            |                  |
|--------------------------------------------|------------------|
| Main heating fuel                          | Natural Gas      |
| Building environment                       | Air Conditioning |
| Assessment level                           | 5                |
| Building emission rate (kgCO2/m2 per year) | 3.51             |
| Primary energy use (kWh/m2 per year)       | 26               |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5069-6810-4595-0624-4900\)](/energy-certificate/5069-6810-4595-0624-4900).

## 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 | Rupangkumar Mistry                                                   |
| Telephone       | 07772 359 989                                                        |
| Email           | <a href="mailto:rupang.mistry@gmail.com">rupang.mistry@gmail.com</a> |

### 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        | LCEA101035                                                                 |
| Telephone            | 020 8772 3649                                                              |
| Email                | <a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a> |

### About this assessment

|                        |                                                                                     |
|------------------------|-------------------------------------------------------------------------------------|
| Employer               | SRPM Consulting Ltd.                                                                |
| Employer address       | Bridge House, Fiddle Bridge Lane, Hatfield, AL10 0SP                                |
| Assessor's declaration | The assessor is employed by the organisation dealing with the property transaction. |
| Date of assessment     | 8 June 2022                                                                         |
| Date of certificate    | 29 July 2022                                                                        |

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