

Energy performance certificate (EPC)

Duke 162
Montrose Road
CHELMSFORD
CM2 6TE

Energy rating

B

Valid until: 23 September 2035

Certificate number: 2235-7150-6230-1872-8986

Property type Storage or Distribution

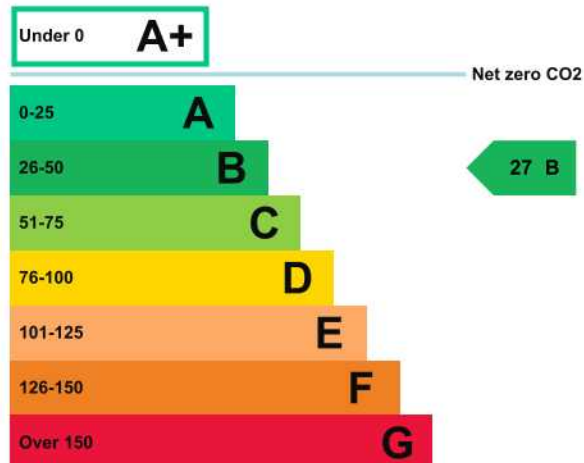
Total floor area 15,001 square metres

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

15 A

If typical of the existing stock

62 C

Breakdown of this property's energy performance

| | |
|---|---------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Air Conditioning |
| Assessment level | 4 |
| Building emission rate (kgCO ₂ /m ² per year) | 2.72 |
| Primary energy use (kWh/m ² per year) | 29 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4031-4826-2915-2964-4436\)](/energy-certificate/4031-4826-2915-2964-4436).

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 | Jeremy Couper |
| Telephone | 01384 397777 |
| Email | info@briarassociates.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/007513 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|--|
| Employer | Briar Consulting Engineers Limited |
| Employer address | Capstan House The Waterfront Brierley Hill West Midlands DY5 1X |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 21 May 2025 |
| Date of certificate | 24 September 2025 |