

Energy performance certificate (EPC)

Unit 6 Io Centre Lea Road WALTHAM ABBEY EN9 1AS	Energy rating B	Valid until: 9 December 2032
		Certificate number: 9024-0214-7302-3106-8400

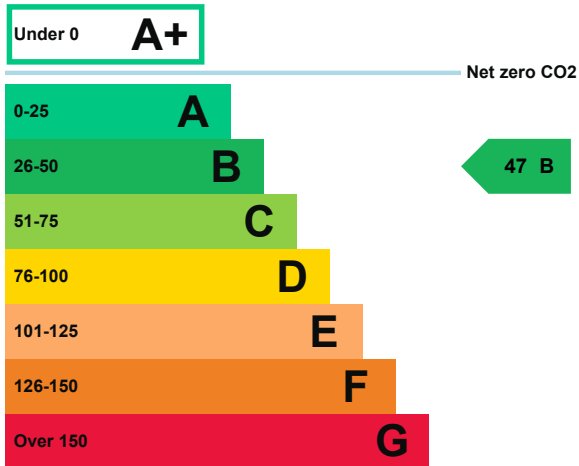
Property type	Storage or Distribution
Total floor area	528 square metres

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	6 A
If typical of the existing stock	24 A

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)	9.42
Primary energy use (kWh/m ² per year)	103

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2030-4402-7120-4896-1401\)](/energy-certificate/2030-4402-7120-4896-1401).

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	Andreas Andreou
Telephone	02037451093
Email	info@assessmenthive.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	Quidos Limited
Assessor's ID	QUID207187
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Assessment Hive Limited
Employer address	192 Lancaster Road, Enfield, EN2 0JH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 December 2022
Date of certificate	10 December 2022
