

Energy performance certificate (EPC)

286 Broad Road BRAINTREE CM7 5NW	Energy rating D	Valid until: 31 May 2035
		Certificate number: 9418-8724-0893-0681-2810

Property type Offices and Workshop Businesses

Total floor area 194 square metres

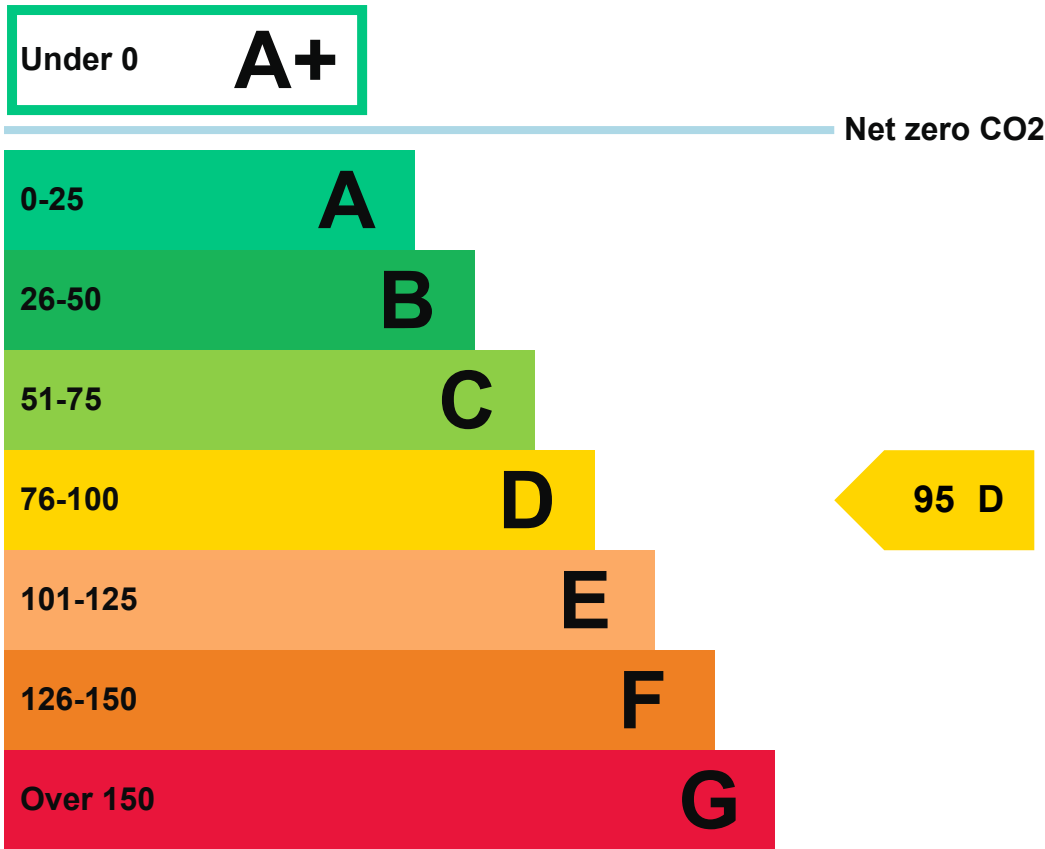
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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)	41.2
Primary energy use (kWh/m² per year)	251

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5096-1434-8574-3308-6339\)](/energy-certificate/5096-1434-8574-3308-6339).

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	Raymond Hutchins
Telephone	0789 2681 495
Email	ray.epc@gmail.com

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/019803
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Benchmark Surveys.
Employer address	Croft, Tenpenny Hill, Thorrington, Colchester, CO7 8JG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 May 2025
Date of certificate	1 June 2025

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	9332-3013-0120-0000-7091 (/energy-certificate/9332-3013-0120-0000-7091)
Expired on	13 July 2022



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