

Energy performance certificate (EPC)

3 London Road
Markyate
ST ALBANS
AL3 8JL

Energy rating

F

Valid until: 22 July 2035

Certificate number: 4543-0554-9838-0091-6165

Property type Storage or Distribution

Total floor area 2,279 square metres

Rules on letting this property



You may not be able to let this property.

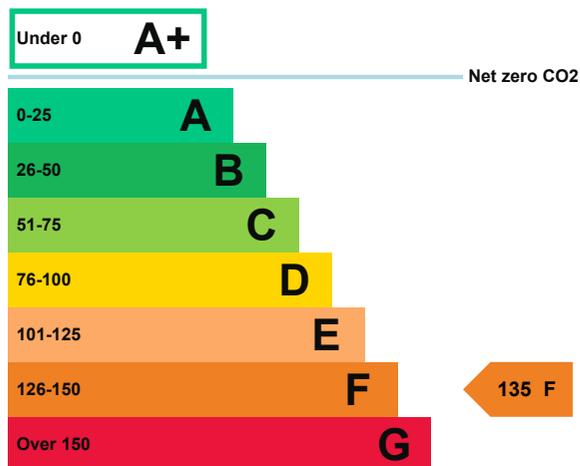
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is F.



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

27 B

If typical of the existing stock

107 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	65.99
Primary energy use (kWh/m ² per year)	385

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9324-3930-2966-6100-7966\)](/energy-certificate/9324-3930-2966-6100-7966).

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	Alex Wallis
Telephone	07971223821
Email	alex@eye-on-energy.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/010184
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Eye On Energy
Employer address	50 Fennel Drive, Biggleswade, Beds. SG18 8WD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 February 2025
Date of certificate	23 July 2025
