

Energy performance certificate (EPC)

45-45a West Street
HORSHAM
RH12 1PP

Energy rating

B

Valid until:

14 July 2036

Certificate number:

7930-6093-6035-8097-1537

Property type

Retail/Financial and Professional Services

Total floor area

452 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.

Under 0

A+

Net zero CO₂

0-25

A

26-50

B

40 **B**

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

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	10 A
If typical of the existing stock	41 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	10.21
Primary energy use (kWh/m2 per year)	111

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9700-9441-1259-4511-5057\)](#).

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	Benjamin Cohen
Telephone	03300 881141
Email	info@epcnational.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/028093
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC National Ltd
Employer address	Birch Mill - Unit 2C - Heywood - Heywood Old Road - OL102QQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 July 2026
Date of certificate	15 July 2026
