

Energy performance certificate (EPC)

Unit 3, Birchmere Business Park, Nathan Way
LONDON
SE28 0AF

Energy rating

B

Valid until:

5 November 2034

Certificate number:

8330-8432-6026-7956-5066

Property type	Storage or Distribution
Total floor area	885 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). A green arrow points to the B rating, which corresponds to a score of 36. The scale is divided into seven color-coded bands: A+ (green), A (light green), B (green), C (light green), D (yellow), E (orange), F (dark orange), and G (red). A label 'Net zero CO2' is positioned above the A+ band.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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	18 A
If typical of the existing stock	74 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/8330-8432-6026-7956-5066?print=true>

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Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	8.89
Primary energy use (kWh/m2 per year)	83

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1379-0105-3019-9750-8999\)](#).

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	Marcin Gorecki
Telephone	07525 477 937
Email	info@encomconsultancy.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/027931
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	arbnco Ltd – M&G Real Estate
Employer address	Inovo - Ground Floor Suite F 121 George Street Glasgow G1 1RD
Assessor’s declaration	The assessor is not related to the owner of the property.
Date of assessment	25 October 2024
Date of certificate	6 November 2024