Energy performance certificate (EPC)

Unit 1 Cobbett Park Guildford GU1 1RU	Energy rating **B**	Valid until:	**3 February 2035**
		Certificate number:	**7345-7876-6911-2693-4764**

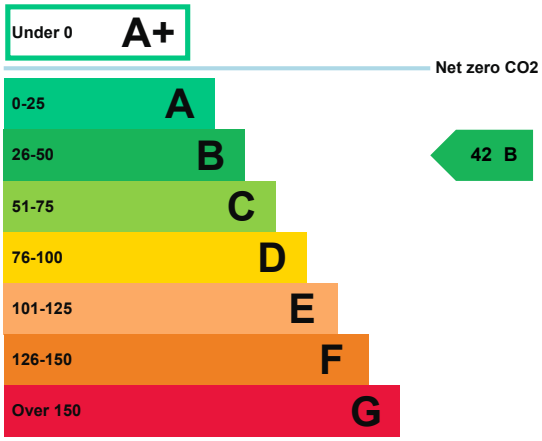
Property type	Storage or Distribution
Total floor area	8,859 square metres

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	18 A
If typical of the existing stock	72 C

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)	3.99
Primary energy use (kWh/m2 per year)	43

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/3060-7117-3222-4650-7918).

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	Sanket Salunke
Telephone	07788254087
Email	info@fhpgroup.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/030037
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	FHP Group
Employer address	Hamilton House Mabledon Pl London WC1H 9BB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 October 2024
Date of certificate	4 February 2025