Energy performance certificate (EPC)

261 Rayne Road BRAINTREE CM7 2QF	Energy rating **C**	Valid until:	**4 May 2036**
		Certificate number:	**2011-3094-0060-7601-5025**

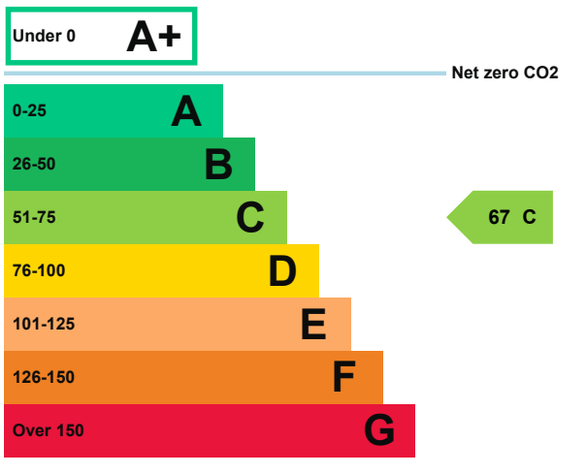
Property type	General Industrial and Special Industrial Groups
Total floor area	835 square metres

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 C.



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	**0 A**
If typical of the existing stock	**66 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)	8.18
Primary energy use (kWh/m2 per year)	86

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0501-0646-1002-1924-0706).

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	J Bailey
Telephone	07714305555
Email	james.bailey1@hotmail.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	Quidos Limited
Assessor's ID	QUID210767
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	J Bailey
Employer address	40 Waterside Drive
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 April 2026
Date of certificate	5 May 2026