

# Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| 113 Tollbar Way<br>Hedge End<br>Southampton<br>SO30 2UH | Energy rating<br><b>A</b> | Valid until: <b>28 August 2035</b>                  |
|   |                           | Certificate number: <b>4924-8315-0506-2106-1277</b> |

**Property type**

Retail/Financial and  
Professional Services

**Total floor area**

10,941 square metres

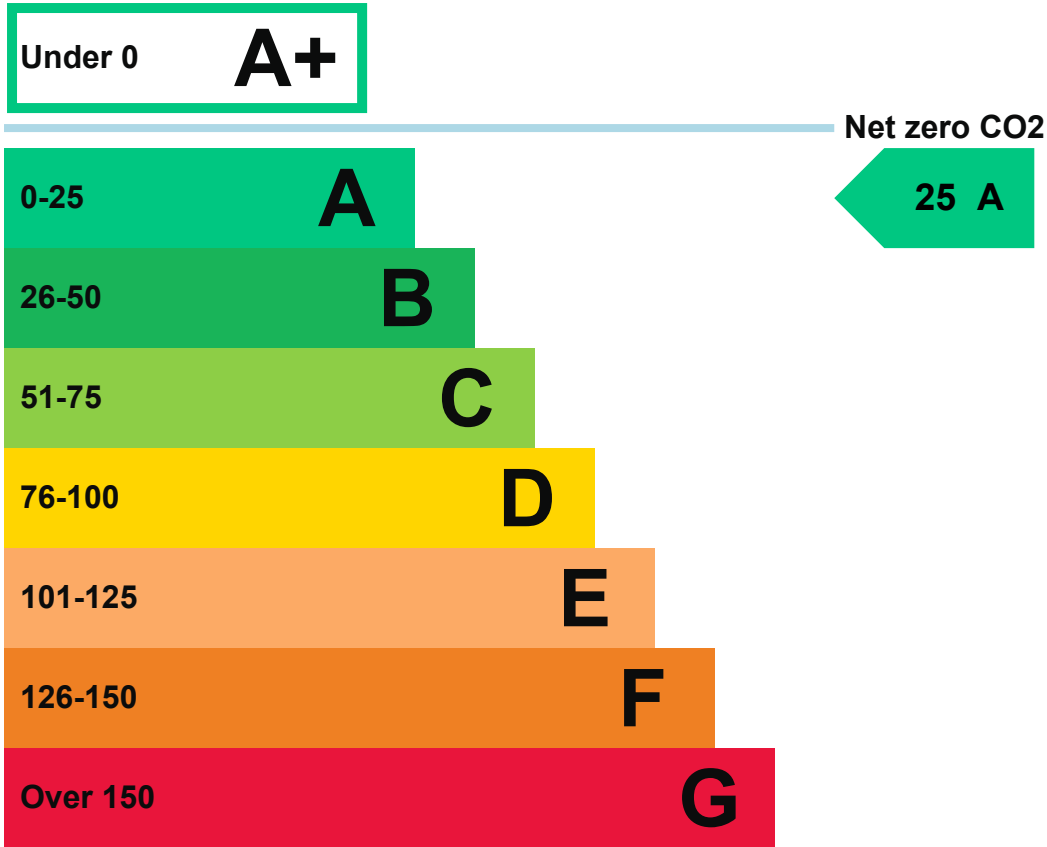
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is A.



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**

39 B

## Breakdown of this property’s energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

---

|   |      |
|---|------|
| <b>Assessment level</b>   | 4    |
| <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b> | 3.37 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 36   |

---

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5558-6396-6112-5309-6185\)](/energy-certificate/5558-6396-6112-5309-6185).

## 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.

---

|                        |  |
|------------------------|--|
| <b>Assessor's name</b> | Michael Clements   |
| <b>Telephone</b>       | 02074 935 503  |
| <b>Email</b>           | <a href="mailto:michael.clements@joneshargreaves.co.uk">michael.clements@joneshargreaves.co.uk</a> |

---

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

---

|                             |  |
|-----------------------------|--|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd  |
| <b>Assessor's ID</b>        | EES/018066   |
| <b>Telephone</b>            | 01455 883 250  |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

---

## About this assessment

|                               |   |
|-------------------------------|---|
| <b>Employer</b>               | Jones Hargreaves  |
| <b>Employer address</b>       | 16-17 Little Portland Street London W1W 8BP               |
| <b>Assessor's declaration</b> | The assessor is not related to the owner of the property. |
| <b>Date of assessment</b>     | 26 August 2025  |
| <b>Date of certificate</b>    | 29 August 2025  |

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

### OGI

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



---

© Crown copyright (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/>)