

# Energy performance certificate (EPC)

Unit 2 Tradeway Centre 17 Kimpton Park Way SUTTON SM3 9QS	Energy rating <b>B</b>	Valid until: <b>9 May 2032</b>
		Certificate number: <b>0354-8821-4920-8369-4019</b>

**Property type** B8 Storage or Distribution

**Total floor area** 562 square metres

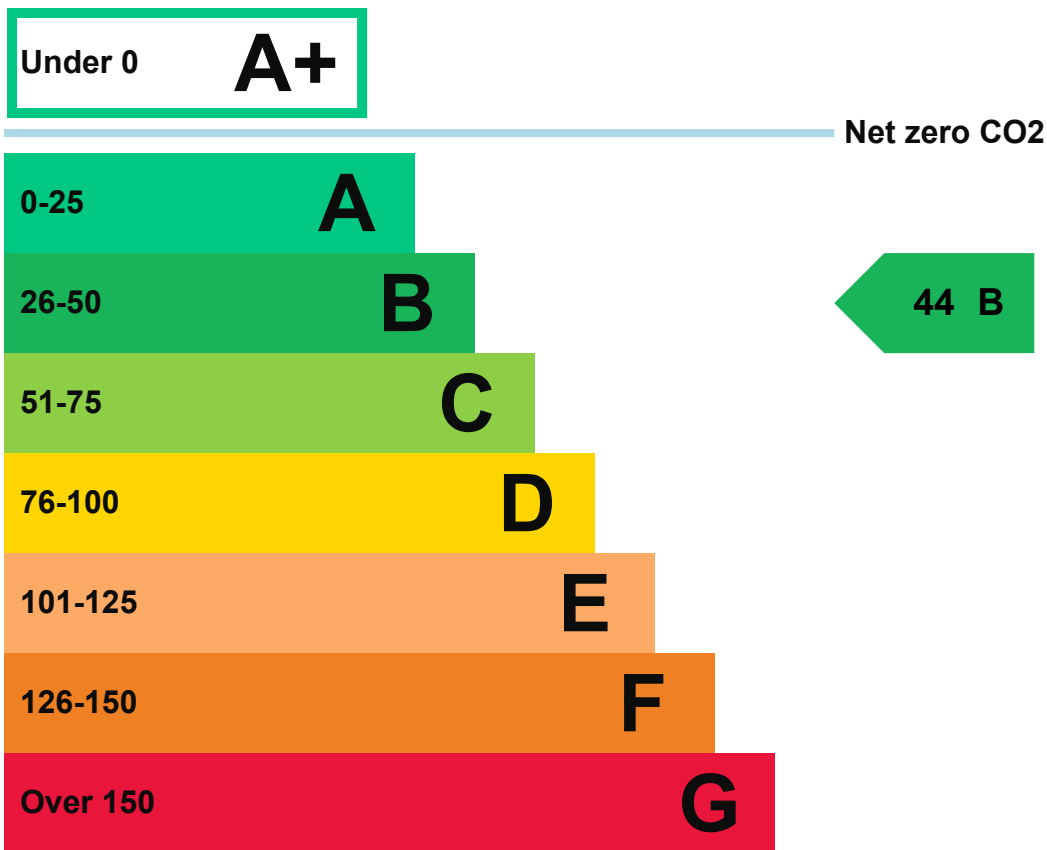
## Rules on letting this property

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 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**

29 B

**If typical of the existing stock**

84 D

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

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<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	26.98
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	160

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► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8939-3595-7309-7683-2795\)](/energy-certificate/8939-3595-7309-7683-2795).

## 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>	JAY MEHTA
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### 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>	Stroma Certification Ltd
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<b>Assessor's ID</b>	STRO035747
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<b>Telephone</b>	0330 124 9660
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<b>Email</b>	<a href="mailto:certification@stroma.com">certification@stroma.com</a>
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### About this assessment

<b>Employer</b>	WSP UK
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<b>Employer address</b>	WSP House, 70 Chancery Lane, London EC2A 1AF
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	19 April 2022
<b>Date of certificate</b>	10 May 2022

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## 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).

<b>Certificate number</b>	<a href="/energy-certificate/9697-3048-0669-0600-5701">9697-3048-0669-0600-5701 (/energy-certificate/9697-3048-0669-0600-5701)</a>
<b>Valid until</b>	31 August 2026
<b>Certificate number</b>	<a href="/energy-certificate/9920-6967-0394-9840-6070">9920-6967-0394-9840-6070 (/energy-certificate/9920-6967-0394-9840-6070)</a>
<b>Expired on</b>	17 December 2024
<b>Certificate number</b>	<a href="/energy-certificate/9697-3042-0649-0690-2791">9697-3042-0649-0690-2791 (/energy-certificate/9697-3042-0649-0690-2791)</a>
<b>Expired on</b>	11 December 2024

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

**OGI**

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