

# Energy performance certificate (EPC)

Kent House  
81 Station Road  
ASHFORD  
TN23 1PJ

Energy rating

C

Valid until: 11 January 2033

Certificate number: 9954-1132-5892-7502-7996

Property type

Retail/Financial and Professional Services

Total floor area

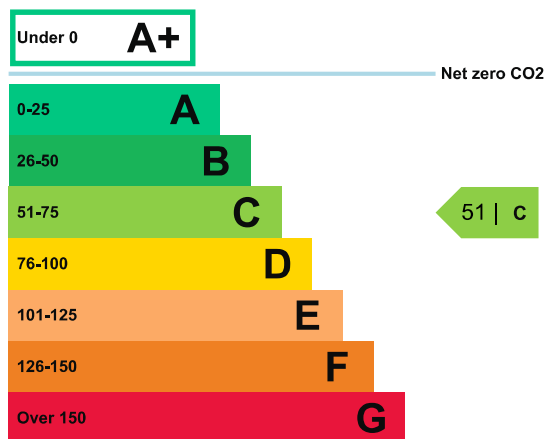
4738 square metres

## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

12 | A

If typical of the existing stock

49 | B

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

15.13

Primary energy use (kWh/m<sup>2</sup> per year)

165

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9029-5287-1492-5954-1970\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Usman Hussain
Telephone	07939302868
Email	<a href="mailto:usman@energyexpertise.co.uk">usman@energyexpertise.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201051
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Employer	Highstreetepc.co.uk
Employer address	07951022907
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 December 2022
Date of certificate	12 January 2023

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