# Energy performance certificate (EPC)

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| 4 Mount Ephraim Road<br>TUNBRIDGE WELLS<br>TN1 1EE | Energy rating<br>**D** | Valid until: | **13 September 2028** |
| | | Certificate number: | **0990-0338-9049-0591-0006** |

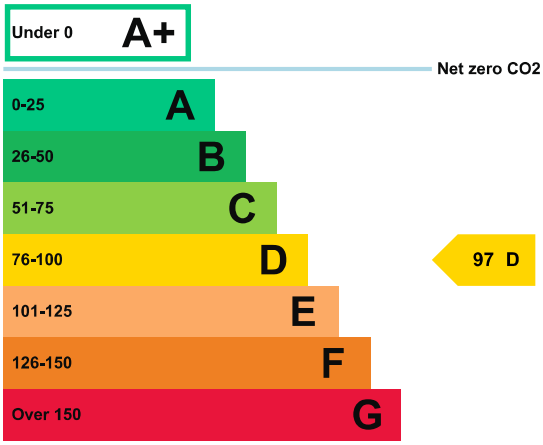
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|---|---|
| Property type | B1 Offices and Workshop businesses |
| Total floor area | 452 square metres |

## 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 D.




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:

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| If newly built | 31 B |
| If typical of the existing stock | 90 D |

## Breakdown of this property's energy performance

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| Main heating fuel | Natural Gas |
| Building environment | Air Conditioning |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 67.69 |
| Primary energy use (kWh/m2 per year) | 396 |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0910-9900-0448-9950-3000).

## 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.

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| Assessor's name | S. Cappuccini |
| Telephone | 01892 300 450 |
| Email | enquiries@jcmlconsultancy.com |

### Contacting the accreditation scheme

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

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|---|---|
| Accreditation scheme | Quidos Limited |
| Assessor's ID | QUID300156 |
| Telephone | 01225 667 570 |
| Email | info@quidos.co.uk |

### About this assessment

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|---|---|
| Employer | Greenfish (JCML) |
| Employer address | 177 Silverdale Rd, Tunbridge Wells TN4 9HT |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 11 September 2018 |
| Date of certificate | 14 September 2018 |