

## Energy performance certificate (EPC)

13 Watson Road Workshop S80 2BA	Energy rating <b>E</b>	Valid until: <b>22 October 2030</b>
		Certificate number: <b>8975-7242-5702-0205-6955</b>

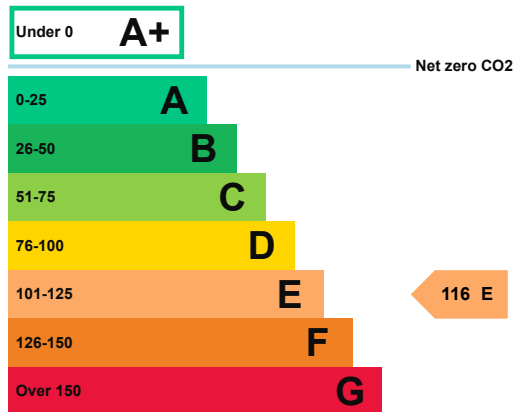
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	91 square metres

### 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 E.



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

36 B

If typical of the existing stock

106 E

## 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)	108.33
Primary energy use (kWh/m2 per year)	641

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1418-1828-5297-8904-0066\)](/energy-certificate/1418-1828-5297-8904-0066).

## 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	Andrew Sagar
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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.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO030142
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	As Built Energy Surveys
Employer address	4 Low Sycamore Close
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 October 2020
Date of certificate	23 October 2020