

Energy performance certificate (EPC)

Unit 1-2
Anderson Road
WOODFORD GREEN
IG8 8ET

Energy rating

B

Valid until: **1 June 2036**

Certificate number: **4053-6600-5827-6636-0368**

Property type

Storage or Distribution

Total floor area

559 square metres

Rules on letting this property

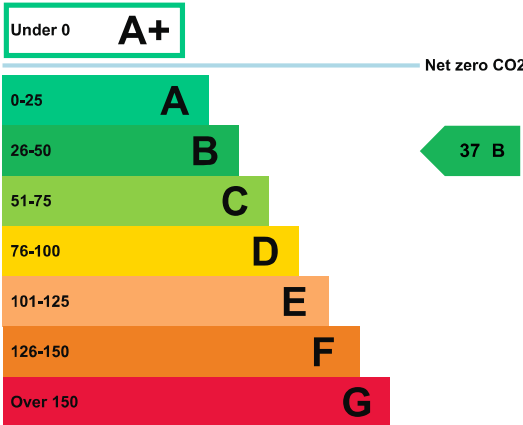
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is 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

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	Heating and Natural Ventilation
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	4.59
Primary energy use (kWh/m ² per year)	48

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9689-2461-2633-7790-2484\)](/energy-certificate/9689-2461-2633-7790-2484).

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	David Cadwallader
Telephone	0333 566 0182
Email	dave.cadwallader@meessolutions.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA900138
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	MEES Solutions Ltd
Employer address	Unit 5 Ram Court, Wicklesham Lodge Farm, Faringdon SN7 7PN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 May 2026
Date of certificate	2 June 2026