

# Energy performance certificate (EPC)

Unit 1  
Railway Street  
CHELMSFORD  
CM1 1QS

Energy rating

**A**

Valid until: **15 March 2031**

Certificate number: **5915-0863-9177-5655-5234**

Property type **A1/A2 Retail and Financial/Professional services**

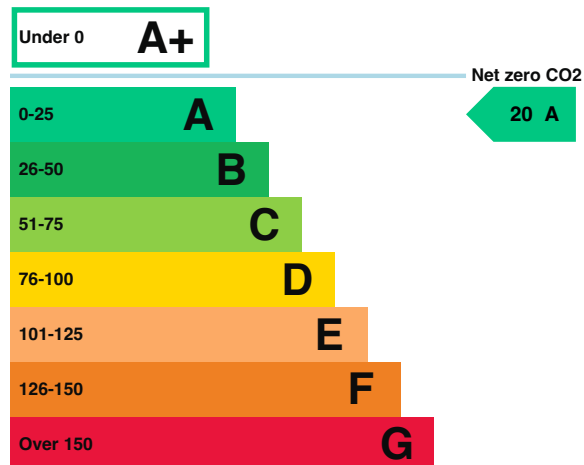
Total floor area **70 square metres**

## 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 A.



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

**18 A**

If typical of the existing stock

**54 C**

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 36.78                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 218                             |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2431-3309-0644-3043-7656\)](#).

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## 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 | Paul Sentobe                                                   |
| Telephone       | 07808 071 089                                                  |
| Email           | <a href="mailto:p.sentobe@icloud.com">p.sentobe@icloud.com</a> |

### 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        | LCEA147188                                                                 |
| Telephone            | 020 8772 3649                                                              |
| Email                | <a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Business Footprint Ltd                                    |
| Employer address       | 185 Lennard Road Beckenham BR3 1QN                        |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 8 March 2021                                              |
| Date of certificate    | 16 March 2021                                             |

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