

Energy performance certificate (EPC)

Unit 3A Betchworth Works Ifield Road Charlwood Horley RH6 0DX	Energy rating A	Valid until: 8 December 2035
		Certificate number: 0471-0359-0070-0797-9355

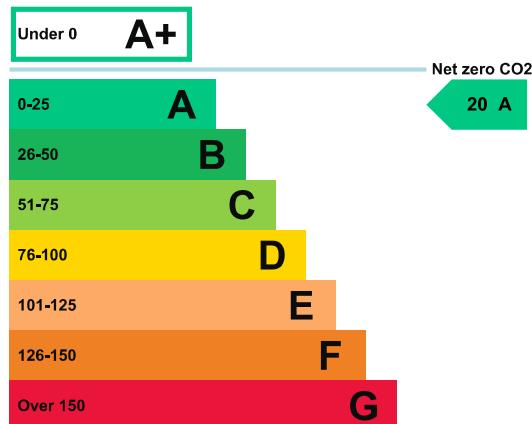
Property type	Offices and Workshop Businesses
Total floor area	178 square metres

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

21 A

If typical of the existing stock

86 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	5
Building emission rate (kgCO2/m ² per year)	5.28
Primary energy use (kWh/m ² per year)	17

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2352-0682-6385-0023-6622\)](#).

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	James Barker
Telephone	0113 256 3322
Email	james.barker@watermangroup.com

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	LCEA206055
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Waterman Group
Employer address	Pickfords Wharf, Clink Street, London, SE1 9DG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 December 2025
Date of certificate	9 December 2025