

Energy performance certificate (EPC)

245-247b Francis Avenue
SOUTHSEA
PO4 0AL

Energy rating

D

Valid until:

24 September 2034

Certificate number:

1145-7882-2873-7315-7880

Property type Offices and Workshop Businesses

Total floor area 549 square metres

Rules on letting this property

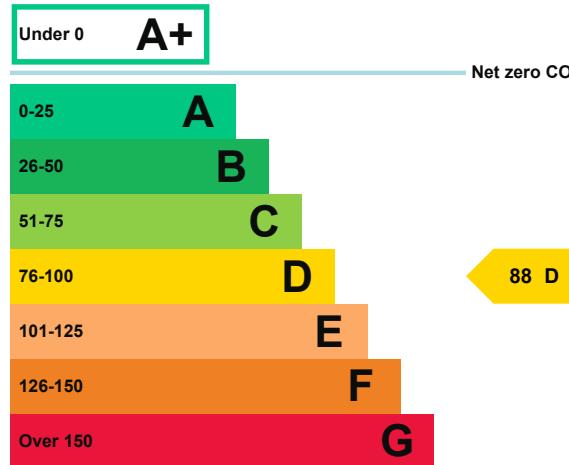
Properties can be let if they have an energy rating from A+ to E.

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:

If newly built

6 A

If typical of the existing stock

24 A

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 ₂ /m ² per year) | 31.62 |
| Primary energy use (kWh/m ² per year) | 329 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3512-8740-9286-4308-7393\)](#).

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 | Nicola Child |
| Telephone | 07940352068 |
| Email | nicky@boss-properties.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 | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/025700 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Boss Properties |
| Employer address | 94 Torrington Road, Portsmouth, Hampshire, PO2 0TW |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 9 September 2024 |
| Date of certificate | 25 September 2024 |