

# Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| Eridge House<br>The Pantiles<br>Coach & Horses Passage<br>TUNBRIDGE WELLS<br>TN2 5NP | Energy rating<br><b>B</b> | Valid until:<br><b>23 June 2034</b>                    |
|  |                           | Certificate number:<br><b>7376-0134-1982-2396-6606</b> |

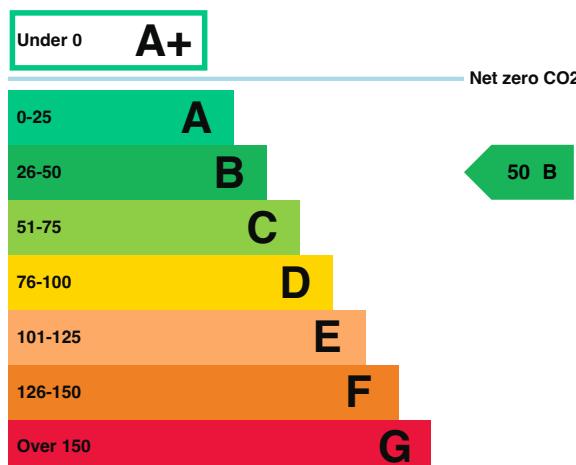
|                  |                                 |
|------------------|---------------------------------|
| Property type    | Offices and Workshop Businesses |
| Total floor area | 291 square metres               |

## 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

12 A

If typical of the existing stock

48 B

## Breakdown of this property's energy performance

|   |                           |
|---|---------------------------|
| Main heating fuel   | Grid Supplied Electricity |
| Building environment  | Air Conditioning          |
| Assessment level  | 3                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 12.79                     |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 135                       |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0967-7296-0484-1336-1620\)](#).

## 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 | D. Smith   |
| Telephone       | (0)7872 016 385  |
| Email           | <a href="mailto:daniel.smith@greenfishconsulting.com">daniel.smith@greenfishconsulting.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 | Quidos Limited   |
| Assessor's ID        | QUID300155   |
| Telephone            | 01225 667 570  |
| Email                | <a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a> |

### About this assessment

|                        |  |
|------------------------|--|
| Employer               | GreenFish (JCML)   |
| Employer address       | G5 Basepoint Business Centre, Pine Grove,<br>Crowborough TN6 1DH |
| Assessor's declaration | The assessor is not related to the owner of the property.        |
| Date of assessment     | 17 June 2024   |
| Date of certificate    | 24 June 2024   |