

# Energy performance certificate (EPC)

4 Maunsell Road  
ST LEONARDS-ON-SEA  
TN38 9NL

Energy rating

**B**

Valid until: 16 March 2036

Certificate number: 6965-8634-2252-5197-7602

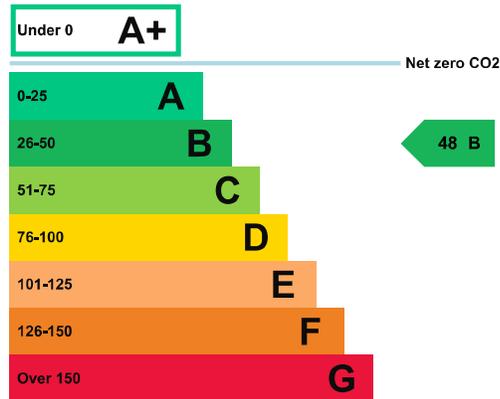
Property type	Offices and Workshop Businesses
Total floor area	292 square metres

## 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

19 A

If typical of the existing stock

78 D

## 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 (kgCO2/m2 per year)	3.04
Primary energy use (kWh/m2 per year)	32

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6725-9672-5146-9208-6453\)](/energy-certificate/6725-9672-5146-9208-6453).

---

## 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	07850 150166
Email	<a href="mailto:rob@greenfishconsulting.com">rob@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	QUID206287
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	Basepoint BC, Pine Grove, Crowborough, TN6 1DH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 March 2024
Date of certificate	17 March 2026

---