Energy performance certificate (EPC)

Unit 1 Metro Business Centre Kangley Bridge Road London SE26 5BW	Energy rating **B**	Valid until:	**3 November 2036**
		Certificate number:	**9296-7843-3202-5680-9432**

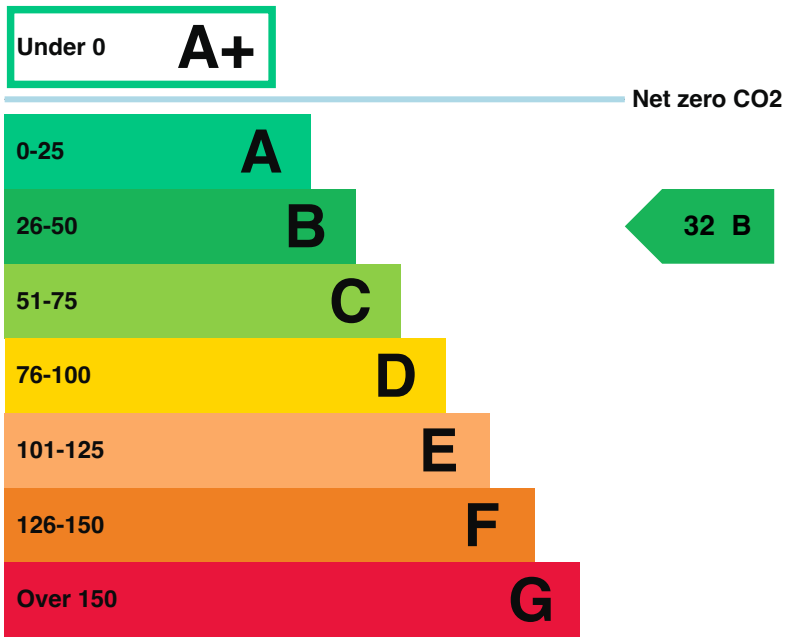
Property type	Storage or Distribution
Total floor area	185 square metres

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	18 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	5
Building emission rate (kgCO2/m2 per year)	2.81
Primary energy use (kWh/m2 per year)	31

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9887-5741-5839-9639-8015).

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	Matthew Walton
Telephone	0333 566 0182
Email	matthew@meessolutions.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	CIBSE Certification Limited
Assessor's ID	LCEA206759
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	MEES Solutions
Employer address	5 Ram Court, Wicklesham Lodge, Faringdon, SN7 7PN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 September 2026
Date of certificate	4 November 2026