epc brighton

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Unit 4 Stockwell Works Stephenson Way Crawley RH10 1TN



Energy Performance Certificate

RICS
Regulated by RICS

Energy performance certificate (EPC)

Unit 4 Stockwell Works Stephenson Way CRAWLEY RH10 1TN	Energy rating **D**	Valid until:	**28 September 2036**
		Certificate number:	**2520-3840-6952-7457-5351**

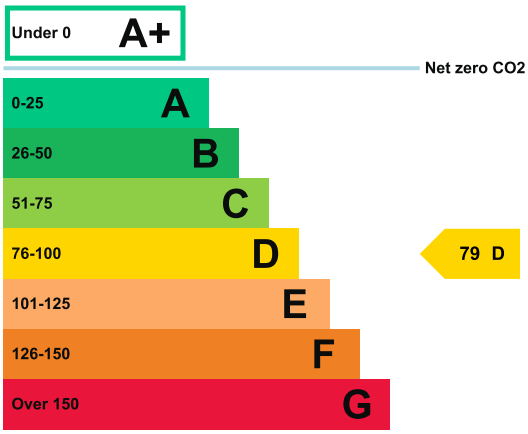
Property type	Storage or Distribution
Total floor area	264 square metres

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	17 A
If typical of the existing stock	68 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	17.6
Primary energy use (kWh/m2 per year)	139

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/1678-7004-3296-5728-7533).

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	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com

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/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Brighton
Employer address	16 Holmes Avenue Hove BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	15 September 2026
Date of certificate	29 September 2026

Energy performance certificate (EPC) recommendation report

Unit 4
Stockwell Works
Stephenson Way
CRAWLEY
RH10 1TN

Report number
1678-7004-3296-5728-7533

Valid until
28 September 2036

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Consider installing solar water heating.	Low
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium

Additional recommendations

Recommendation	Potential impact on carbon emissions
Replace all non-LED lamps with LED luminaires and provide daylight and/or motion-sensing controls to improve energy efficiency and reduce operating costs, including maintenance.	High

Property and report details

Report issued on	29 September 2026
Total useful floor area	264 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor’s details

Assessor’s name	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com
Employer’s name	EPC Brighton
Employer’s address	16 Holmes Avenue Hove BN3 7LA
Assessor ID	EES/015102
Assessor’s declaration	The assessor is employed by the property owner.
Accreditation scheme	Elmhurst Energy Systems Ltd