

# Energy performance certificate (EPC)

1 London Road WICKFORD SS12 0AW	Energy rating	Valid until: <b>10 May 2036</b>
	<b>C</b>	Certificate number: <b>8986-7554-5198-1427-9058</b>

Property type	Retail/Financial and Professional Services
Total floor area	70 square metres

## Rules on letting this property

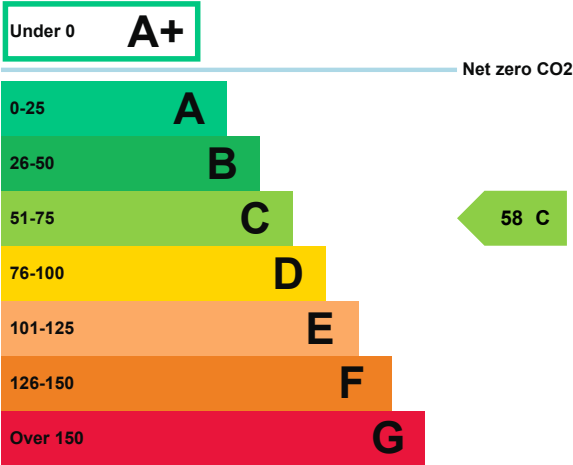
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

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	<b>2 A</b>
If typical of the existing stock	<b>9 A</b>

## 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 <sub>2</sub> /m <sup>2</sup> per year)	25.72
Primary energy use (kWh/m <sup>2</sup> per year)	268

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4102-6754-1694-9385-2279\)](#).

## 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	Benton Hodges
Telephone	07985775764
Email	<a href="mailto:bentonhodes@hotmail.com">bentonhodes@hotmail.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/025382
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Town and Country Developments (Essex) Ltd
Employer address	6 Sovereign Views, 163 Eastern Esplanade, Southend on Sea, Essex, SS1 2UU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 May 2026
Date of certificate	11 May 2026