

Energy performance certificate (EPC)

Unit 4 Trackside Business Centre Abbot Close Byfleet WEST BYFLEET KT14 7NR	Energy rating D	Valid until: 2 September 2034
		Certificate number: 2021-3848-2040-3201-5095

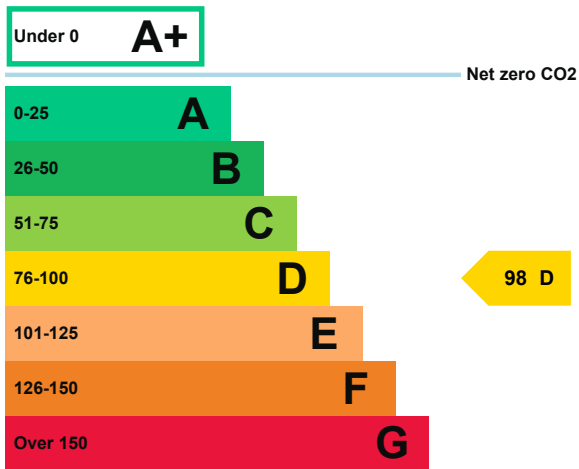
Property type	Storage or Distribution
Total floor area	384 square metres

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

26 B

If typical of the existing stock

103 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	40.7
Primary energy use (kWh/m ² per year)	239

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8501-2244-2002-1498-0306\)](/energy-certificate/8501-2244-2002-1498-0306).

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	Ross Pickering
Telephone	0203 325 7148
Email	ross@braithwaiteenergy.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	Quidos Limited
Assessor's ID	QUID208353
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Braithwaite Energy
Employer address	Kemp House 152 City Road London EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 August 2024
Date of certificate	3 September 2024
