

# Energy performance certificate (EPC)

GROUND FLOOR & BASEMENT 68 Newland Street WITHAM CM8 1AH	Energy rating <b>B</b>	Valid until: <b>31 January 2033</b> Certificate number: <b>9233-4842-5771-1834-6027</b>
---	---------------------------	--

**Property type**  
Retail/Financial and Professional Services

**Total floor area**  
218 square metres

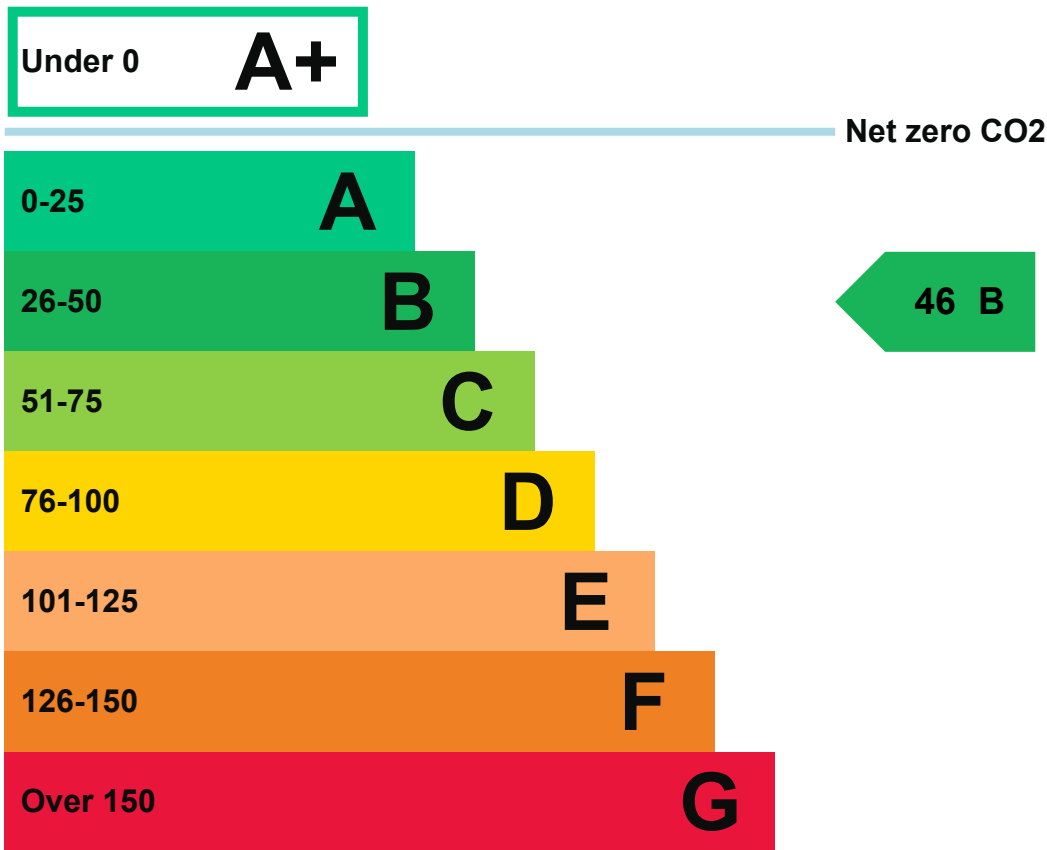
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's current 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



If typical of the existing stock



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)

54.51

---

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

585

---

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8115-5072-4940-0050-0673\)](/energy-certificate/8115-5072-4940-0050-0673).

## 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

Benjamin Cohen

---

#### Telephone

03300 881141

---

#### Email

[ben@epcnational.co.uk](mailto:ben@epcnational.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

Stroma Certification Ltd

---

#### Assessor's ID

STRO033511

---

#### Telephone

0330 124 9660

---

**Email**

[certification@stroma.com](mailto:certification@stroma.com)

---

**About this assessment**

**Employer**

EPC NATIONAL LIMITED

---

**Employer address**

Unit 2c Birch Mill Heywood Old Road Manchester OL10 2QQ

---

**Assessor's declaration**

The assessor is not related to the owner of the property.

---

**Date of assessment**

30 January 2023

---

**Date of certificate**

1 February 2023

---

**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**

[9749-3026-0124-0401-7095 \(/energy-certificate/9749-3026-0124-0401-7095\)](#)

**Expired on**

12 July 2022

---