



VITAL

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ENERGY PERFORMANCE CERTIFICATE

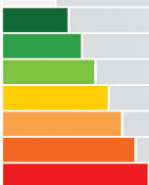
**3 Globeside
Globe Business Park
Fieldhouse Lane
MARLOW
SL7 1HZ**

20 December 2023

UK-wide services

- Energy Performance Certificates
- Air-conditioning Inspections
- Fire Risk Assessments
- Land Registry Plans
- Energy Efficiency Upgrades
- Facilities Management
- EPC Plus Upgrade Reports

We keep buildings safe, secure & sustainable



Energy performance certificate (EPC)

| | | |
|--|--|---|
| 3 Globeside Globe Business Park Fieldhouse Lane MARLOW SL7 1HZ | Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1> | Valid until: 19 December 2033 <hr/> Certificate number: 7730-4843-0611-4384-2990 |
|--|--|---|

| | |
|------------------|---------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 2,387 square metres |

Rules on letting this property

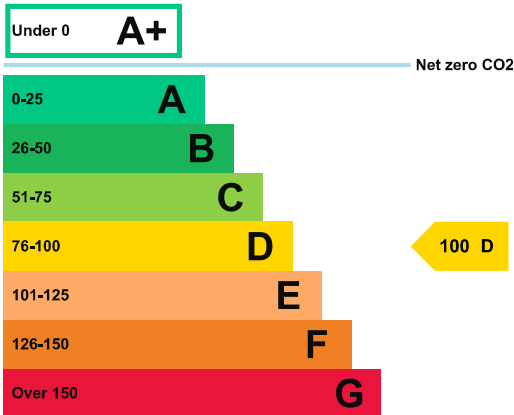
Properties can be let if they have an energy rating from A+ to E.

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

16 A

If typical of the existing stock

65 C

Breakdown of this property's energy performance

| | |
|---|------------------|
| Main heating fuel | Natural Gas |
| Building environment | Air Conditioning |
| Assessment level | 4 |
| Building emission rate (kgCO ₂ /m ² per year) | 26.84 |
| Primary energy use (kWh/m ² per year) | 227 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6770-8146-2802-1049-2952\)](#).

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 | Abdul Rifkhan |
| Telephone | 02087440544 |
| Email | info@seaconsulting.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 | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/025387 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|--|
| Employer | SEAConsulting.co.uk |
| Employer address | Unit 11 Teddington Business Park Station Road Teddington TW11 9BQ |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 18 December 2023 |
| Date of certificate | 20 December 2023 |

Energy performance certificate (EPC) recommendation report

3 Globeside
Globe Business Park
Fieldhouse Lane
MARLOW
SL7 1HZ

Report number
6770-8146-2802-1049-2952

Valid until
19 December 2033

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 |
| Consider replacing T8 lamps with retrofit T5 conversion kit. | Medium |

Changes that may pay for themselves within 3 to 7 years

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required. | Low |

Changes that may pay for themselves in over 7 years

| Recommendation | Potential impact on carbon emissions |
|--|--------------------------------------|
| Add optimum start/stop to the heating system. | Medium |
| Some walls have uninsulated cavities - introduce cavity wall insulation. | Medium |
| Some windows have high U-values - consider installing secondary glazing. | Medium |
| Improve insulation on HWS storage. | Low |
| Consider installing building mounted wind turbine(s). | Low |

Property and report details

| | |
|-------------------------|--|
| Report issued on | 20 December 2023 |
| Total useful floor area | 2,387 square metres |
| Building environment | Air Conditioning |
| Calculation tool | DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.4, SBEM, v6.1.e.0 |

Assessor's details

| | |
|------------------------|--|
| Assessor's name | Abdul Rifkhan |
| Telephone | 02087440544 |
| Email | info@seaconsulting.co.uk |
| Employer's name | SEAConsulting.co.uk |
| Employer's address | Unit 11 Teddington Business Park Station Road Teddington TW11 9BQ |
| Assessor ID | EES/025387 |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Accreditation scheme | Elmhurst Energy Systems Ltd |
