

# Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| UNIT 6<br>ALBRIGHT INDUSTRIAL ESTATE<br>FERRY LANE<br>RAINHAM<br>RM13 9BU | Energy rating<br><b>E</b> | Valid until: <b>1 November 2030</b>                 |
|   |                           | Certificate number: <b>0498-5900-6165-9984-8339</b> |

|                  |   |
|------------------|---|
| Property type    | B2 to B7 General Industrial and Special Industrial Groups |
| Total floor area | 108 square metres   |

## Rules on letting this property

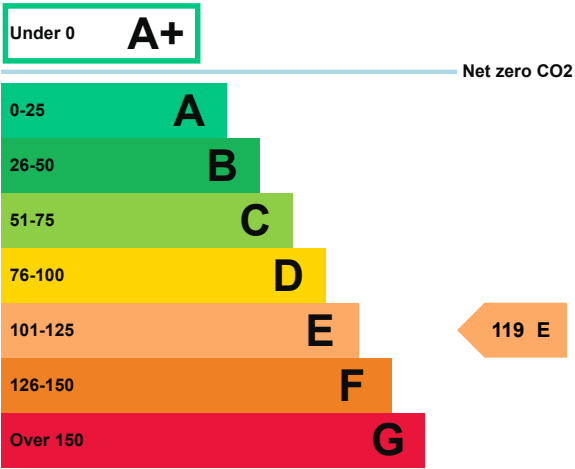
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is E.

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

51 C

If typical of the existing stock

148 F

## 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) | 87.09                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 515                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2409-8519-0985-7062-8126\)](/energy-certificate/2409-8519-0985-7062-8126).

## 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 | Matthew Larner   |
| Telephone       | 0161 928 1903  |
| Email           | <a href="mailto:mjlarner@hotmail.com">mjlarner@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 | Stroma Certification Ltd   |
| Assessor's ID        | STRO003812   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | Matthew Larner  |
| Employer address       | 110 sherwood gardens, Timber Wharves, London, E14 9WW     |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 23 October 2020   |
| Date of certificate    | 2 November 2020   |