

Energy performance certificate (EPC)

3-4 Woodside parade
Woodside
LEIGH-ON-SEA
SS9 4SS

Energy rating

D

Valid until: **29 August 2027**

Certificate number: **9262-3098-0233-0400-0375**

Property type **A1/A2 Retail and Financial/Professional services**

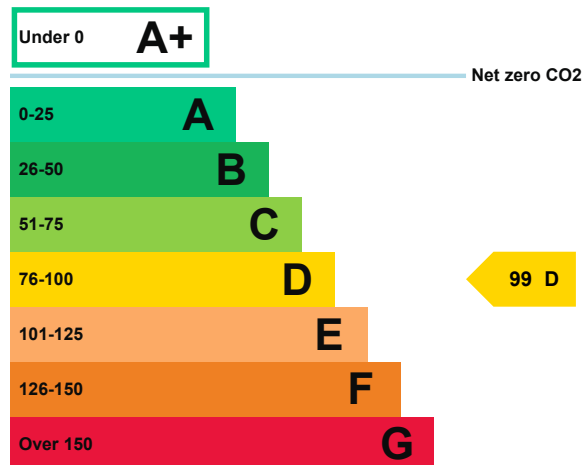
Total floor area **75 square metres**

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

25 A

If typical of the existing stock

74 C

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 ₂ /m ² per year)	113.64
Primary energy use (kWh/m ² per year)	672

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0020-0443-6239-2978-3006\)](#).

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	Dean Mortimer
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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	STRO001680
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	D.E.M. Associates
Employer address	Botelers, Basildon, Essex, SS165SE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 August 2017
Date of certificate	30 August 2017