

Energy performance certificate (EPC)

Unit 8, Abbey Road Industrial Estate
Commercial Way
Abbey Road
LONDON
NW10 7XF

Energy rating

A+

Valid until: **13 August 2034**

Certificate number: **1914-3232-4396-4575-4317**

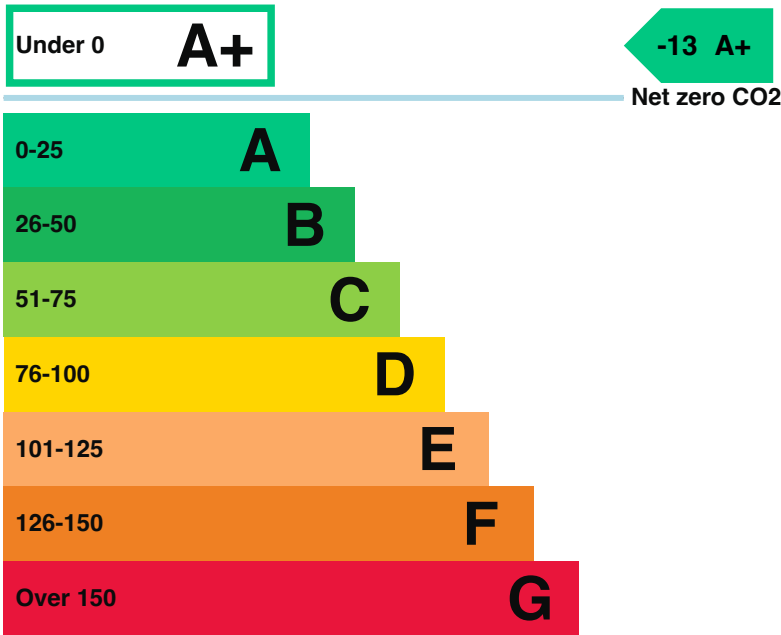
Property type	Storage or Distribution
Total floor area	502 square metres

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 A+.



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	14 A
If typical of the existing stock	55 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 (kgCO2/m2 per year)	-1.65
Primary energy use (kWh/m2 per year)	-26

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2683-7171-7467-1165-7812\)](/energy-certificate/2683-7171-7467-1165-7812).

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	Ashton Kaziboni
Telephone	01327 811166
Email	lee.pegler@socotec.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	QUID209957
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	SOCOTEC UK LTD
Employer address	Leofric Business Park Progress Way Coventry CV3 2TF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 August 2024
Date of certificate	14 August 2024