



Grenville Court, Britwell Road, Burnham, Slough SL1 8DF

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## ENERGY PERFORMANCE CERTIFICATE

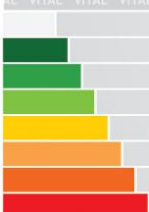
**Unit 5 Marlin Park  
Central Way  
Feltham  
TW14 0AN**

**11<sup>th</sup> November 2022**

### UK-wide services

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

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# Energy performance certificate (EPC)

Unit 5 Marlin Park Central Way FELTHAM TW14 0AN	Energy rating  C	Valid until: 10 November 2032  Certificate number: 5536-4782-6184-3889-4847
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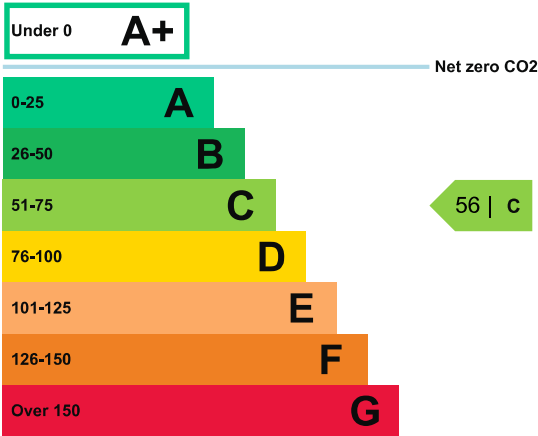
Property type	Storage or Distribution
Total floor area	911 square metres

## Rules on letting this property

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

## Energy efficiency rating for this property

This property’s current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built 17 | A

If typical of the existing stock 66 | C

## Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	10.17
Primary energy use (kWh/m2 per year)	107

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1414-7781-7596-8362-2552\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Ross Elphick
Telephone	07917403825
Email	<a href="mailto:ross@seaconsulting.co.uk">ross@seaconsulting.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/023873
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

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	3 November 2022
Date of certificate	11 November 2022

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Energy performance certificate (EPC) recommendation report

Unit 5 Marlin Park Central Way FELTHAM TW14 0AN	Report number 1414-7781-7596-8362-2552
	Valid until 10 November 2032

Energy rating and EPC

This property’s current energy rating is C.

For more information on the property’s energy performance, see the EPC for this property.

## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

### Changes that pay for themselves within 3 years

Recommendation	Potential impact
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

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Low
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Low
Consider installing building mounted wind turbine(s).	Low
Add weather compensation controls to heating system.	Low

## Property and report details

Report issued on	11 November 2022
Total useful floor area	911 square metres
Building environment	Mixed-mode with Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.2, SBEM, v6.1.c.0

## Assessor's details

Assessor's name	Ross Elphick
Telephone	07917403825
Email	<a href="mailto:ross@seaconsulting.co.uk">ross@seaconsulting.co.uk</a>
Employer's name	SEAConsulting.co.uk
Employer's address	Unit 11 Teddington Business Park Station Road Teddington TW11 9BQ
Assessor ID	EES/023873
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

# SBEM Main Calculation Output Document

Fri Nov 11 16:24:47 2022

v6.1.c.0

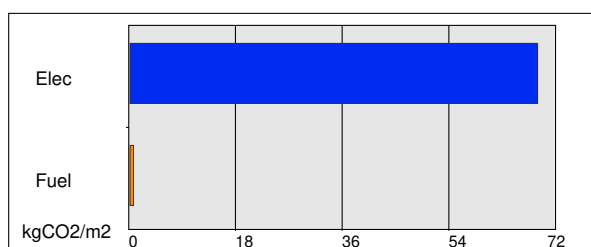
Building name

## 5033 - EPC - db - Unit 5 Marl

Building type: Storage or Distribution

SBEM is an energy calculation tool for the purpose of assessing and demonstrating compliance with Building Regulations (Part L for England and Wales, Section 6 for Scotland, Part F for Northern Ireland, and Building Bye-laws Jersey Part 11) and to produce Energy Performance Certificates and Building Energy Ratings. Although the data produced by the tool may be of use in the design process, **SBEM is not intended as a building design tool.**

### Building Energy Performance and CO2 emissions

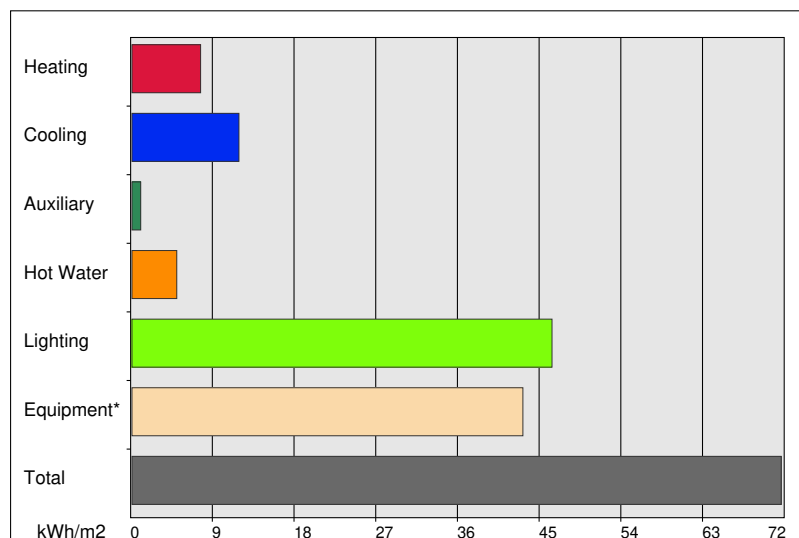
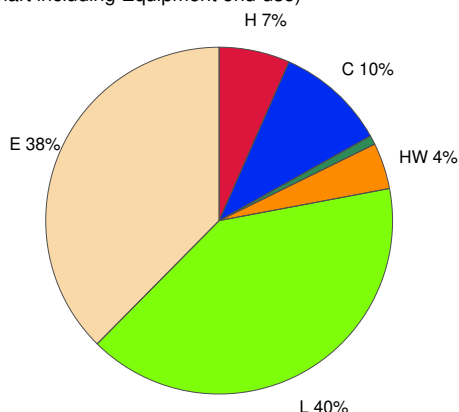


0 kgCO2/m2 displaced by the use of renewable sources.

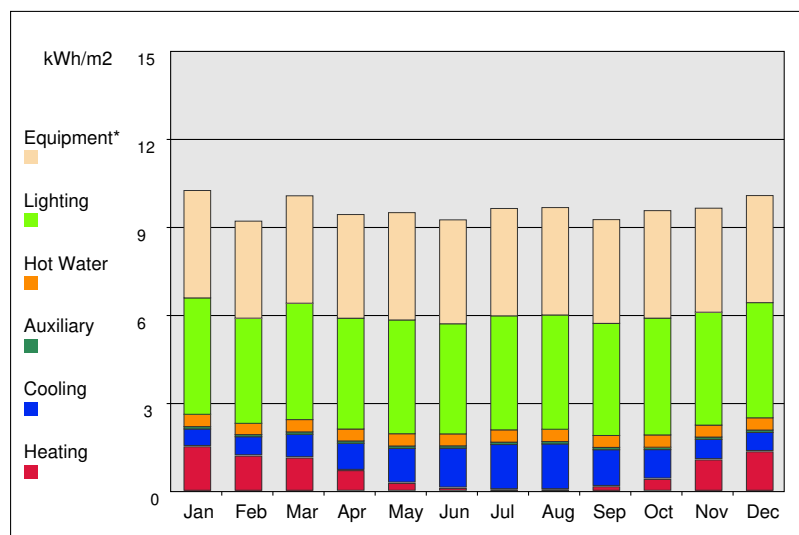
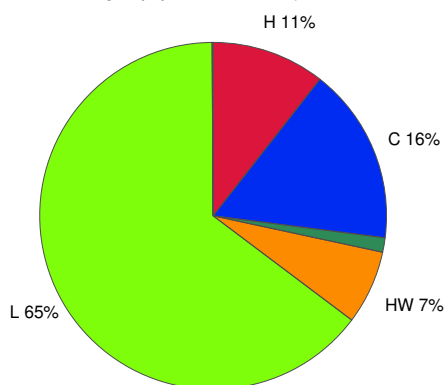
Building area is 911.44 m2

### Annual Energy Consumption

(Pie chart including Equipment end-use)



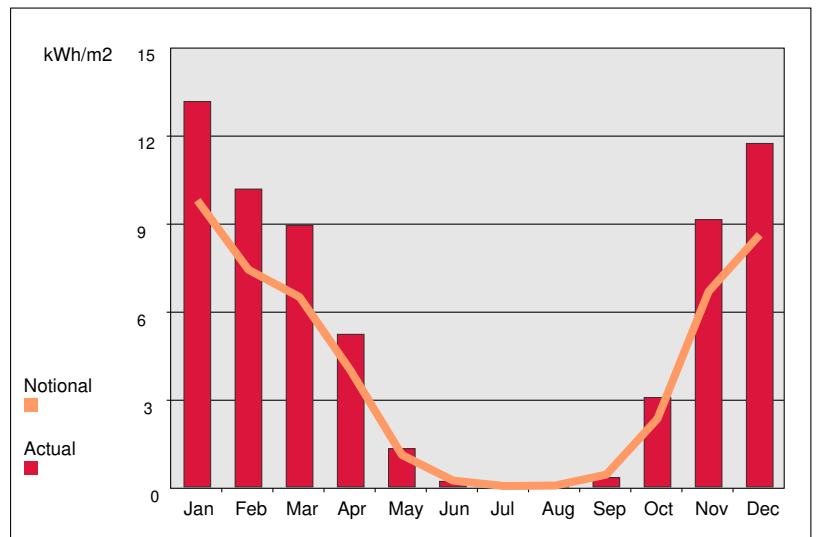
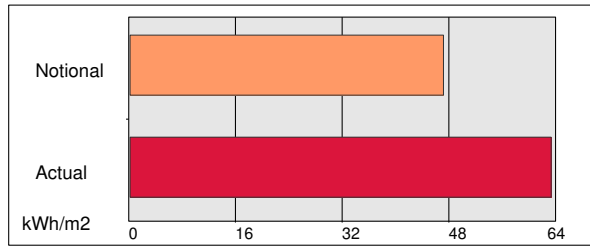
(Pie chart excluding Equipment end-use)



(\*) Although energy consumption by equipment is shown in the graphs for information, this end-use has not been included in the total results of the building or the calculation of the ratings.



## Annual Heating Demand



## Annual Cooling Demand

