

Energy performance certificate (EPC)

Unit 6
Alpha Industrial Estate
Clayton Road
HAYES
UB3 1BB

Energy rating

D

Valid until: **20 February 2032**

Certificate number: **4620-1963-9970-3412-1785**

Property type

B2 to B7 General Industrial and Special Industrial Groups

Total floor area

183 square metres

Rules on letting this property

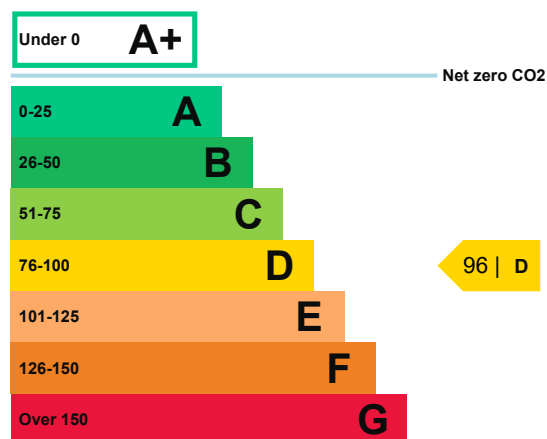
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



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

39 | B

If typical of the existing stock

114 | E

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

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)	58.09
Primary energy use (kWh/m2 per year)	344

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8924-2285-4073-9836-4374\)](#).

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	07973 379 355
Email	steve@seaconsulting.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA000425
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	Steve Elphick Associates
Employer address	No 1 The Stangate Mansion, Strawberry Hill, Twickenham, TW1 4PW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 February 2022
Date of certificate	21 February 2022
