

Energy performance certificate (EPC)

23 Lyon Road WALTON-ON-THAMES KT12 3PU	Energy rating D	Valid until: 8 October 2028
		Certificate number: 9000-8964-0388-6520-0064

Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	1,010 square metres

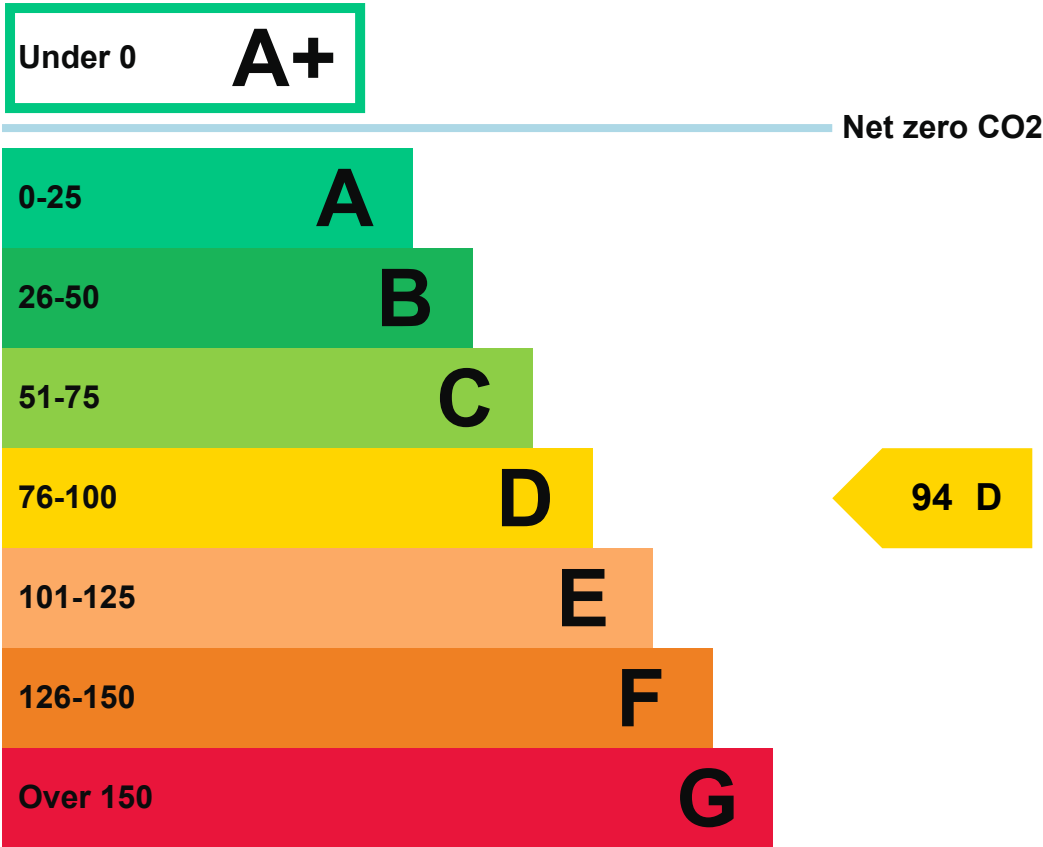
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

32 B

If typical of the existing stock

95 D

Breakdown of this property’s energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	72.77
Primary energy use (kWh/m² per year)	426

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9866-4020-0688-0090-5405\)](/energy-certificate/9866-4020-0688-0090-5405).

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	Mr Terry Tsakistras, DipNDEA, DipNDEA(Scotland), DipDEC, DipGDNDA, BOHS P402.
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Telephone	07808292535
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Email	terry@tagepc.co.uk
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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
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Assessor's ID	STRO002091
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Telephone	0330 124 9660
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Email	certification@stroma.com
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About this assessment

Employer	Trinity Alexander Group info@tagepc.co.uk 07808 292 535
Employer address	Head Office 34 Westow Hill London SE19 1RX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 October 2018
Date of certificate	9 October 2018

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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