# Energy performance certificate (EPC)

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|---|---|---|---|
| Unit 4-6c<br>Shakespeare Industrial Estate<br>Shakespeare Street<br>WATFORD<br>WD24 5RR | Energy rating<br>**D** | Valid until: | **13 November 2027** |
| | | Certificate number: | **9990-3977-0363-8070-8030** |

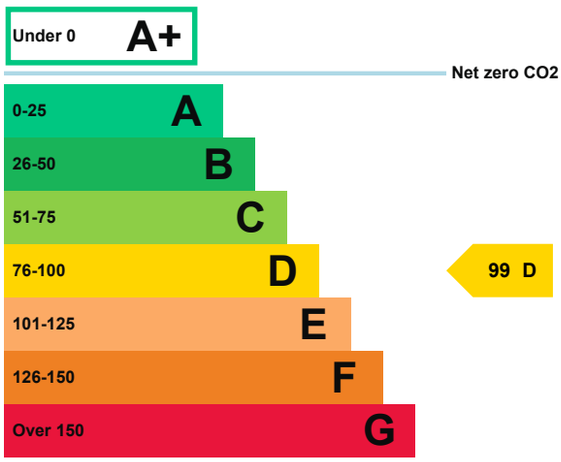
| | |
|---|---|
| Property type | B2 to B7 General Industrial and Special Industrial Groups |
| Total floor area | 1,647 square metres |

## 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:

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| If newly built | 32 B |
| If typical of the existing stock | 93 D |

## Breakdown of this property's energy performance

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| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 89.75 |
| Primary energy use (kWh/m2 per year) | 531 |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9383-4079-0736-0890-0791).

# 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.

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|---|---|
| Assessor's name | Ori Reiss |

## Contacting the accreditation scheme

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

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|---|---|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor's ID | STRO003801 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

## About this assessment

| | |
|---|---|
| Employer | EPC Assure Ltd |
| Employer address | 20-22 Wenlock Road London N1 7GU |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 10 November 2017 |
| Date of certificate | 14 November 2017 |