

## Energy performance certificate (EPC)

Unit 23  
Heronsgate Trading Estate  
Paycocke Road  
BASILDON  
SS14 3EU

Energy rating

C

Valid until:

2 November 2031

Certificate number:

5170-0970-2175-0222-0100

Property type

B1 Offices and Workshop businesses

Total floor area

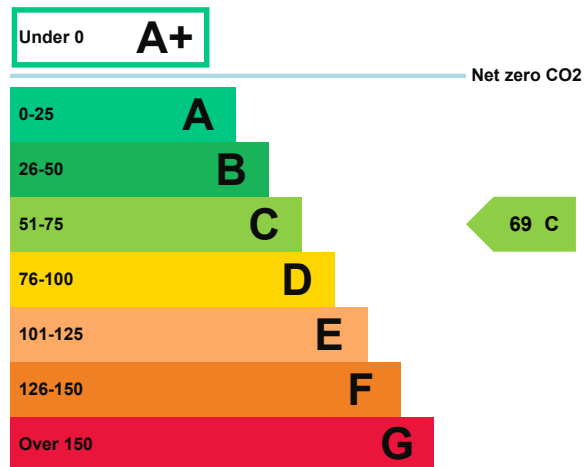
1,174 square metres

### 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 C.



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

25 A

If typical of the existing stock

74 C

## Breakdown of this property's energy performance

|                                                                     |                  |
|---------------------------------------------------------------------|------------------|
| Main heating fuel                                                   | Natural Gas      |
| Building environment                                                | Air Conditioning |
| Assessment level                                                    | 3                |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 41.5             |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 243              |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0936-5891-6005-7495-2276\)](#).

## 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 | Dean Mortimer |
|-----------------|---------------|

### 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                                               |
| Assessor's ID        | STRO001680                                                             |
| Telephone            | 0330 124 9660                                                          |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | D.E.M Associates                                          |
| Employer address       | Botelers, Basildon, Essex, SS165SE                        |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 3 November 2021                                           |
| Date of certificate    | 3 November 2021                                           |