

Energy performance certificate (EPC)

Unit 12
Ashford Industrial Estate
Shield Road
ASHFORD
TW15 1AU

Energy rating

D

Valid until:

1 September 2030

Certificate number:

0280-7200-0320-5670-7044

Property type	B8 Storage or Distribution
Total floor area	410 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 current 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.

The figure shows a horizontal bar chart representing the energy rating scale. The bars are color-coded and labeled with ratings and score ranges. A yellow arrow points to the 'D' rating, which corresponds to a score of 99.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO2

99 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0280-7200-0320-5670-7044?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	<div>33 B</div>
If typical of the existing stock	<div>98 D</div>

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)	59.49
Primary energy use (kWh/m2 per year)	352

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2754-4078-0002-0700-6025\)](#).

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	Joe Hussey
Telephone	07411150850
Email	joe@braithwaiteenergy.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018638
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Braithwaite Energy
Employer address	Kemp House 152 City Road London EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 August 2020
Date of certificate	2 September 2020