

Energy performance certificate (EPC)

1 Bishops Wharf
Walnut Tree Close
GUILDFORD
GU1 4UP

Energy rating

B

Valid until:

20 April 2032

Certificate
number:

**2462-3020-8703-1344-
9208**

Property type

B1 Offices and Workshop businesses

Total floor area

1,170 square metres

Rules on letting this property

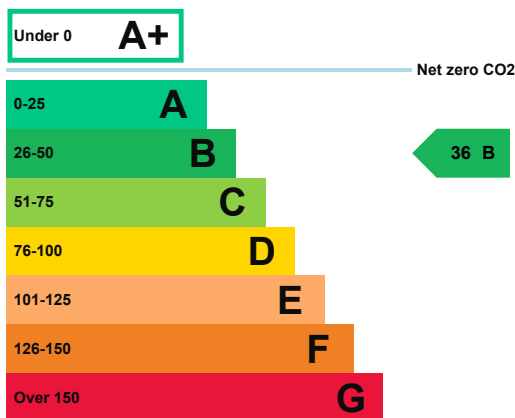
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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	28 B
If typical of the existing stock	81 D

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	24.99
Primary energy use (kWh/m2 per year)	148

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5563-7795-3321-2422-9794\).](#)

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	George Hudson
Telephone	07817420685
Email	george@chestnutcs.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	Stroma Certification Ltd
Assessor's ID	STRO035289
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	CBRE Ltd
Employer address	10 Paternoster Row, London EC4M 7HP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 April 2022
Date of certificate	21 April 2022
