

# Energy performance certificate (EPC)

|                                                       |                        |                                    |                          |
|-------------------------------------------------------|------------------------|------------------------------------|--------------------------|
| Anchor House<br>50 High Street<br>BAGSHOT<br>GU19 5AW | Energy rating<br><br>C | Valid until:                       | 6 April 2032             |
|                                                       |                        | Certificate number:                | 4244-8010-2766-3562-4771 |
| Property type                                         |                        | B1 Offices and Workshop businesses |                          |
| Total floor area                                      |                        | 238 square metres                  |                          |

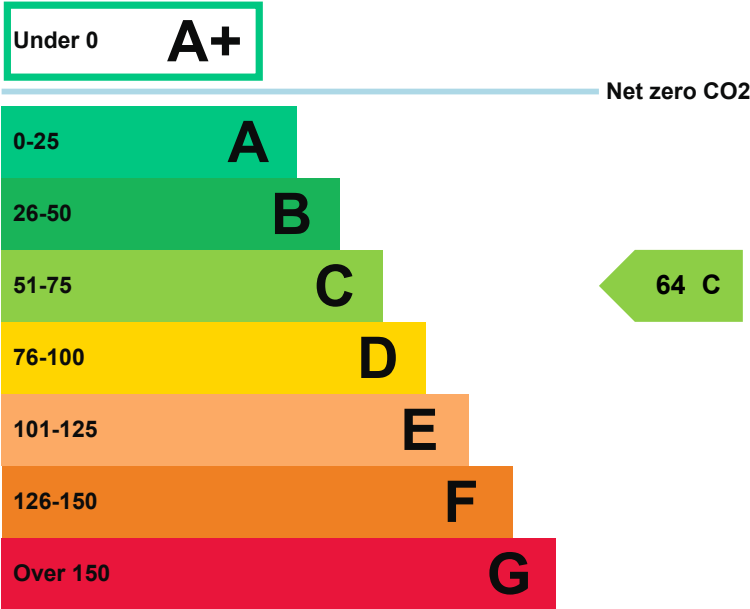
## Rules on letting this property

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 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



If typical of the existing stock

83 D

## Breakdown of this property's energy performance

|                                                                     |                           |
|---------------------------------------------------------------------|---------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity |
| Building environment                                                | Air Conditioning          |
| Assessment level                                                    | 4                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 49.3                      |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 292                       |

[▶ About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2661-5747-1752-9570-3685\)](#).

## 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 | Levent Ulfet                                                       |
| Telephone       | 02081508288                                                        |
| Email           | <a href="mailto:inform@epcexpert.co.uk">inform@epcexpert.co.uk</a> |

### 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/016196                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                                             |
|------------------------|-----------------------------------------------------------------------------|
| Employer               | EPC Expert Ltd ( <a href="http://www.EpcExpert.com">www.EpcExpert.com</a> ) |
| Employer address       | The Enterprise Centre Cranborne Road Potters Bar EN6 3DQ                    |
| Assessor's declaration | The assessor is not related to the owner of the property.                   |

**Date of assessment**

5 April 2022

**Date of certificate**

7 April 2022

## 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**[0710-6034-0311-8030-5044 \(/energy-certificate/0710-6034-0311-8030-5044\)](#)**Expired on**

29 September 2019

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