

Energy Performance Certificate

Non-Domestic Building



Magna House
18-32 London Road
STAINES
TW18 4BP

Certificate Reference Number:
0890-0435-3589-1421-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 46

This is how energy efficient
the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 2841
Building complexity (NOS level): 5
Building emission rate (kgCO₂/m²): 28.01

Benchmarks

Buildings similar to this
one could have ratings as
follows:

35

If newly built

95

If typical of the
existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	Virtual Environment v7.0.4 using calculation engine ApacheSim v7.0.4
Property Reference:	918534430000
Assessor Name:	Dr Mohamad Kiani
Assessor Number:	LCEA122826
Accreditation Scheme:	CIBSE Certification Ltd
Employer/Trading Name:	Waterman Group
Employer/Trading Address:	Waterman Building Services, Pickfords Wharf, Clink Street, Clink Street, SE1 9DG
Issue Date:	29 Sep 2015
Valid Until:	28 Sep 2025 (unless superseded by a later certificate)
Related Party Disclosure:	Employed by the organisation dealing with the property transaction.
Recommendations for improving the property are contained in Report Reference Number: 0391-2413-8440-8500-9503	

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.