



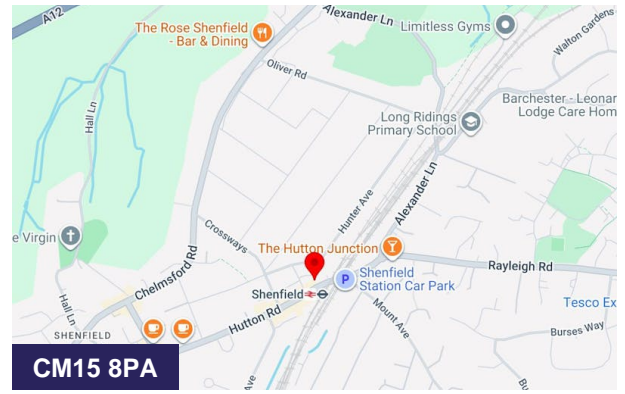
**250 Hutton Road**  
Shenfield, Brentwood, CM15 8PA

**894 sq ft**  
(83.06 sq m)

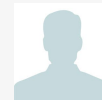
# 250 Hutton Road, Shenfield, Brentwood, CM15 8PA

## Summary

Available Size	894 sq ft
Rent	£32,000 per annum
Rateable Value	£26,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	£1,800 per annum
EPC Rating	C (53)



## Viewing & Further Information



**Graham Green**

01277 223594 | 07703 209691

graham@massandco.com

Mass & Co for themselves and also as Agents for the seller(s)/lessee(s) of this property give notice that:

i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.

ii. no person in the employment of Mass & Co has any authority to make or give representation or warranty whatever in relation to this property.

iii. applicants who make offers which are subsequently accepted by the seller(s)/lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are conditional to the transaction. Generated on 08/05/2026

# Energy performance certificate (EPC)

250 Hutton Road SHENFIELD CM15 8PA	Energy rating <b>C</b>	Valid until: 21 December 2030
		Certificate number: 6402-0509-0285-0006-2779
<b>Property type</b>	A1/A2 Retail and Financial/Professional services	
<b>Total floor area</b>	89 square metres	

## Rules on letting this property

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

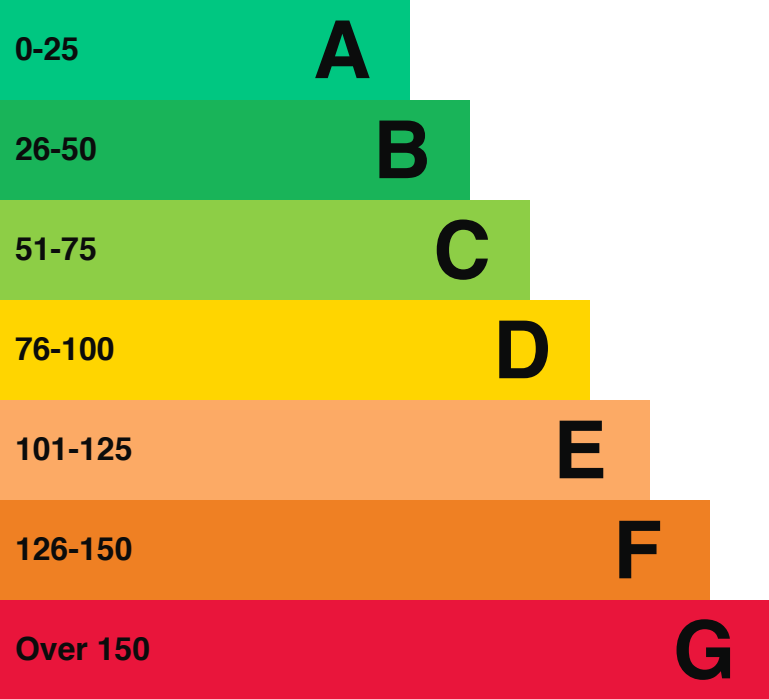
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C.

Under 0 **A+**

Net zero CO2



53 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

19 A

If typical of the existing stock

55 C

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

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<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	356.56
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	2029

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► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2374-3941-3903-0692-9184\)](/energy-certificate/2374-3941-3903-0692-9184).

## 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.

<b>Assessor's name</b>	Dean Mortimer
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### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Stroma Certification Ltd
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<b>Assessor's ID</b>	STRO001680
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<b>Telephone</b>	0330 124 9660
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<b>Email</b>	<a href="mailto:certification@stroma.com">certification@stroma.com</a>
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### About this assessment

<b>Employer</b>	D E M Associates
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<b>Employer address</b>	Botelers, Basildon Essex, SS165SE
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	22 December 2020
<b>Date of certificate</b>	22 December 2020

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

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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