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Energy performance certificate (EPC)

Certificate contents

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1ST FLOOR OFFICE SUITE Tollgate House 96-98 Market Place ROMFORD RM1 3ER	Energy rating C
Valid until 11 July 2027	Certificate number 0041-0033-2999-7976-3002

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	166 square metres

Rules on letting this property

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

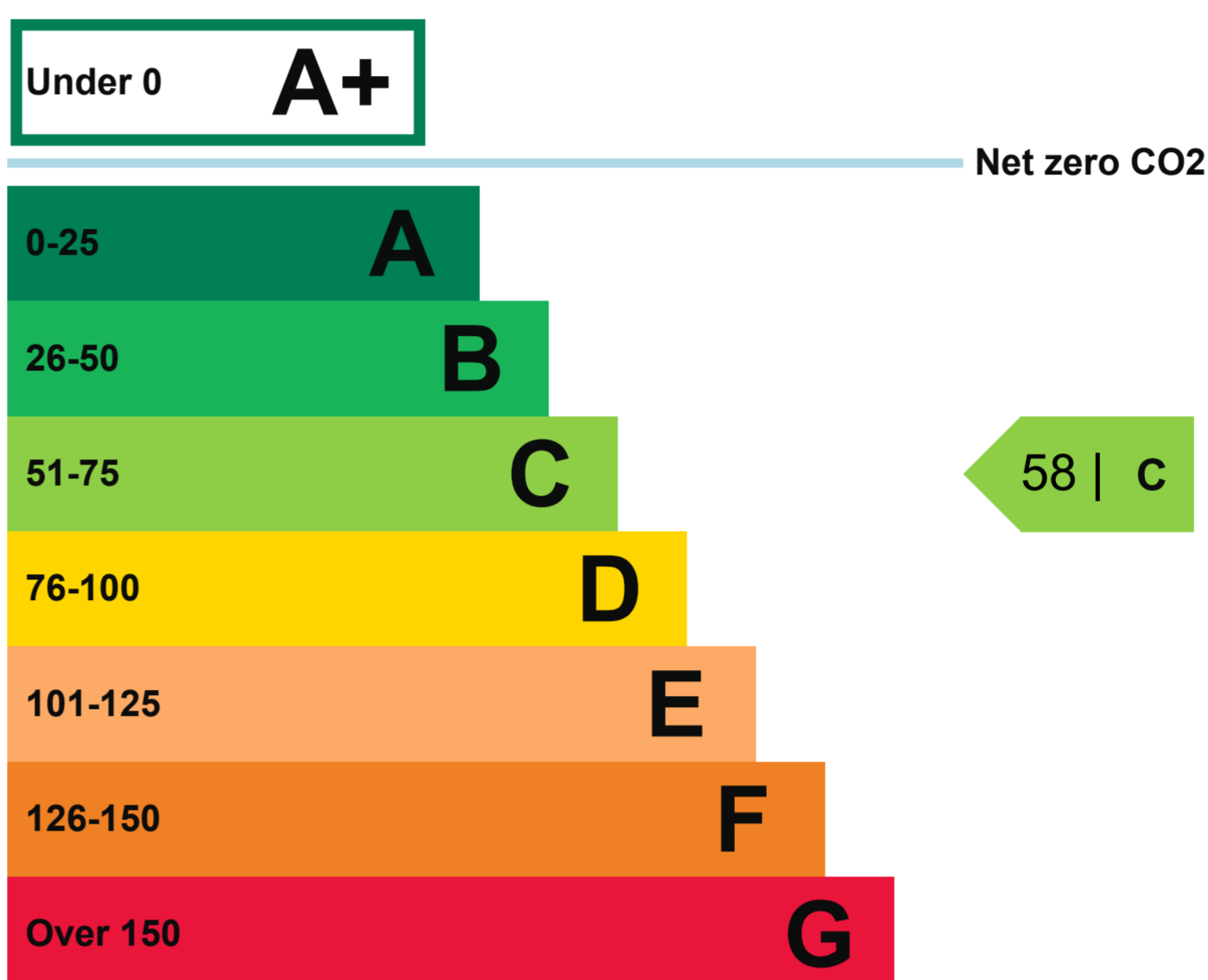
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	23 A
If typical of the existing stock	68 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	53.87
Primary energy use (kWh/m2 per year)	317

[What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Scott Watkins
Telephone	07704 580 369
Email	scott@epcsussex.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO002461
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	EPC Sussex
Employer address	4 Raleigh Walk, Crawley, West Sussex. RH105NJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 June 2017
Date of certificate	12 July 2017

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 or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

