

# Energy performance certificate (EPC)

First Floor And Second Floor  
138 South Street  
ROMFORD  
RM1 1TE

Energy rating

C

Valid until: 12 March 2033

Certificate number: 0329-3567-1784-3443-7254

Property type

Offices and Workshop Businesses

Total floor area

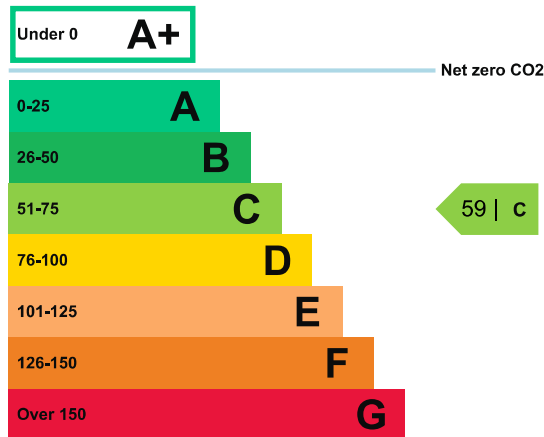
129 square metres

## Rules on letting this property

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

## 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 (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

16 | A

If typical of the existing stock

63 | C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	13.28
Primary energy use (kWh/m <sup>2</sup> per year)	141

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2707-8536-7010-1138-1601\)](/energy-certificate/2707-8536-7010-1138-1601).

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## 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	David Fountain
Telephone	
Email	<a href="mailto:david@grantacommercial.co.uk">david@grantacommercial.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Sterling Accreditation Ltd
Assessor ID	STER500122
Telephone	0161 727 4303
Email	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

### Assessment details

Employer	Granta
Employer address	16 St John's Street, Duxford, Cambridge, CB22 4RA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 March 2023
Date of certificate	13 March 2023

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