

Energy performance certificate (EPC)

1ST & 2ND FLOOR OFFICES
17 Church Street
EPSOM
KT17 4PF

Energy rating

D

Valid until: **13 November 2023**

Certificate number: **0231-0637-0689-1599-5096**

Property type	B1 Offices and Workshop businesses
Total floor area	77 square metres

Rules on letting this property

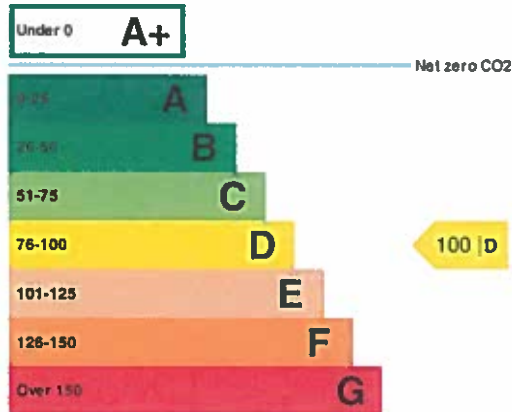
Properties can be let if they have an energy rating from A+ to E.

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.

Energy efficiency rating for this property

This property's current energy rating is D.



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

29 | B

If typical of the existing stock

79 | D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	62.44

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9990-3965-0487-0251-6010\)](/energy-certificate/9990-3965-0487-0251-6010).

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	Mr Peter Richard Syddall
Telephone	01932 846 322
Email	peter@surreyenergymanagement.co.uk

Accreditation scheme contact details

Accreditation scheme	BRE
Assessor ID	BREC400170
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Surrey Energy Management
Employer address	38 Franklands Drive, Addlestone, KT15 1EG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 November 2013
Date of certificate	14 November 2013
