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# Energy performance certificate (EPC)

17 Manor Green Road EPSOM KT19 8RA	Energy rating <b>B</b>	Valid until: <b>21 March 2033</b>
		Certificate number: <b>8257-0773-7986-5281-8426</b>

**Property type**

Retail/Financial and Professional Services

**Total floor area**

60 square metres

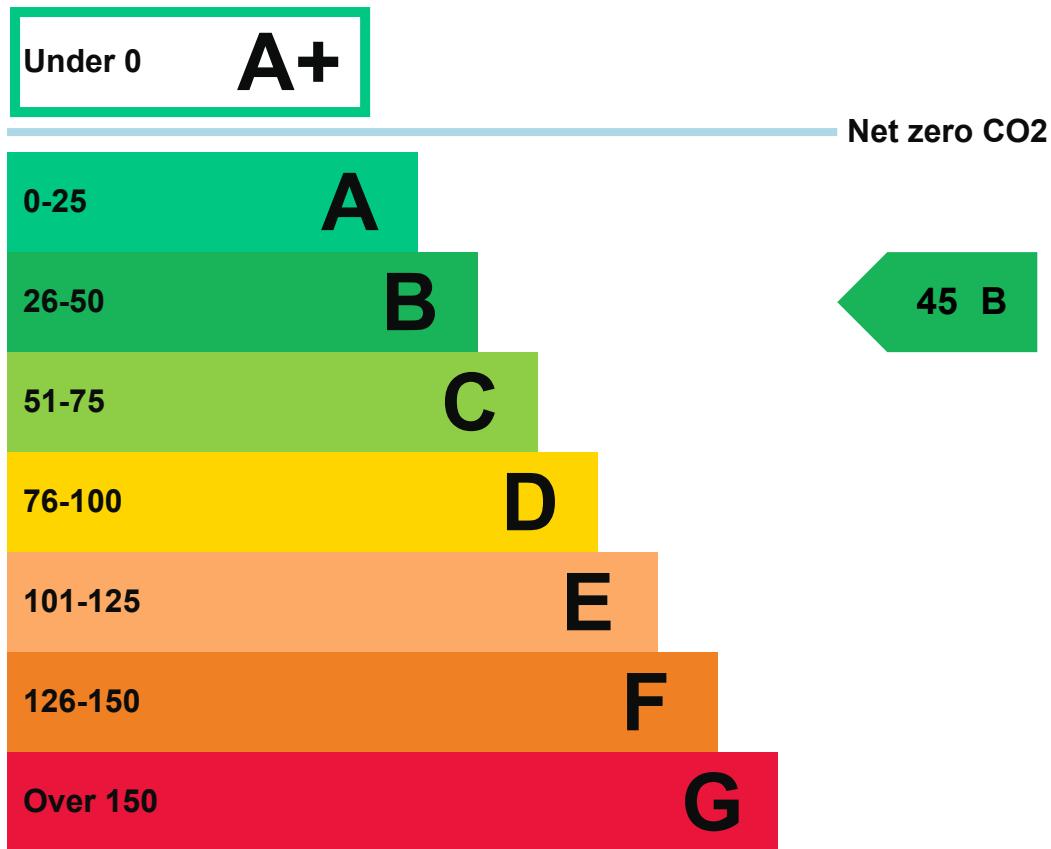
## Rules on letting this property

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>).

## Energy rating and score

This property's energy rating is B.



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

8 A

If typical of the existing stock

32 B

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	13.36
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	140

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([/energy-certificate/9431-8157-2150-6446-7179](#)).

## 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>	James Money
<b>Telephone</b>	07714 291998
<b>Email</b>	<a href="mailto:james@surreyenergyratings.co.uk">james@surreyenergyratings.co.uk</a>

### 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>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/019669
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

<b>Employer</b>	Surrey Energy Ratings Ltd
<b>Employer address</b>	33 Albany Park Road, Leatherhead, KT22 7PA
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	16 March 2023
<b>Date of certificate</b>	22 March 2023

## 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).

<b>Certificate number</b>	<a href="#">0630-0237-8819-7226-1002 (/energy-certificate/0630-0237-8819-7226-1002)</a>
<b>Expired on</b>	25 June 2023



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