

# 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

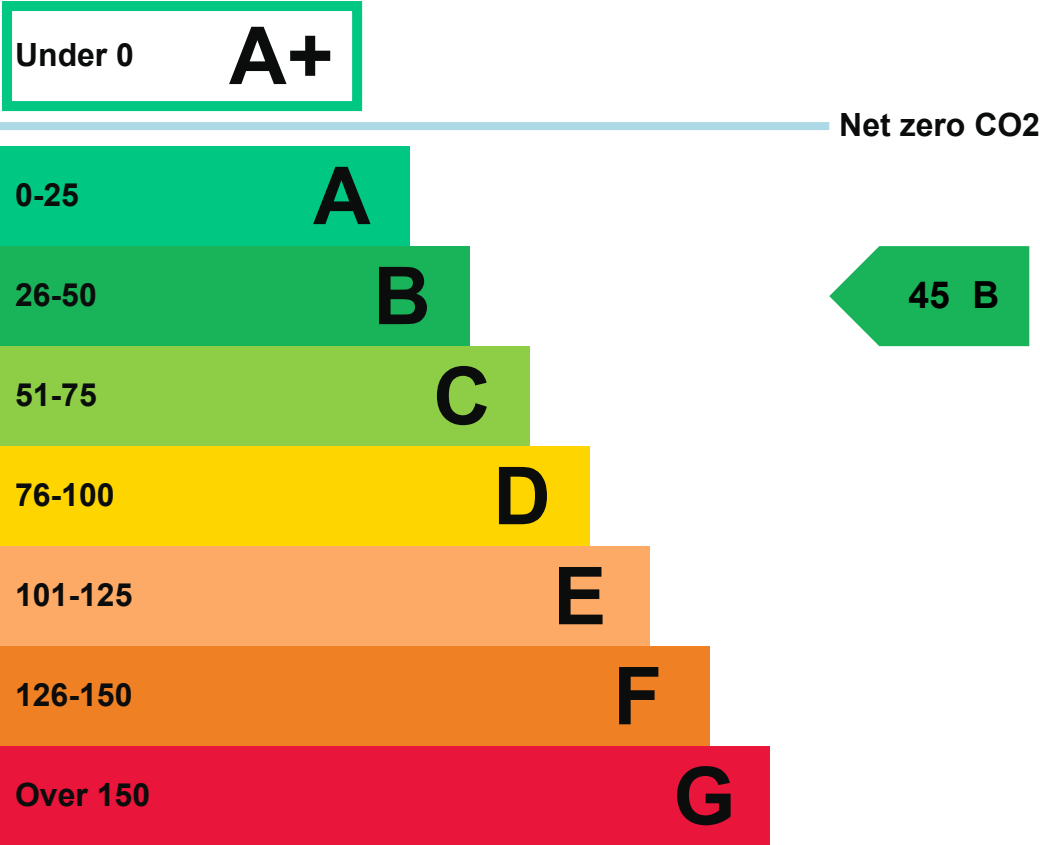
## Rules on letting this property

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 \(/energy-certificate/9431-8157-2150-6446-7179\)](/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

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

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



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