

Energy performance certificate (EPC)

25, Rosehill Court Parade
St. Helier Avenue
MORDEN
SM4 6JS

Energy rating

D

Valid until: **22 November 2028**

Certificate number: **9000-6943-0388-8630-5024**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

70 square metres

Rules on letting this property

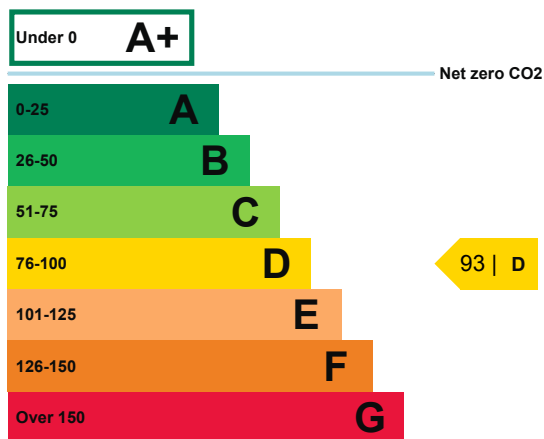
Properties can be let if they have an energy rating from A+ to E.

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 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

30 | B

If typical of the existing stock

89 | D

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

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

4

Building emission rate (kgCO₂/m² per year)

126.96

Primary energy use (kWh/m² per year)

748

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9682-4030-0488-0590-6305\)](/energy-certificate/9682-4030-0488-0590-6305).

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	Steven John McLean
Telephone	01273 561585
Email	steve.mclean@led-ltd.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA900100
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	NPS South East Ltd
Employer address	4, Woodingdean Business Park, Hunns Mere Way, Brighton BN2 6AH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 October 2018
Date of certificate	23 November 2018
