

Energy performance certificate (EPC)

20-28 & 32 Cutlers Road
South Woodham Ferrers
CHELMSFORD
CM3 5XJ

Energy rating

G

Valid until: 17 May 2025

Certificate number: 0840-0735-5979-6795-9002

Property type

B1 Offices and Workshop businesses

Total floor area

617 square metres

Rules on letting this property



You may not be able to let this property.

This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

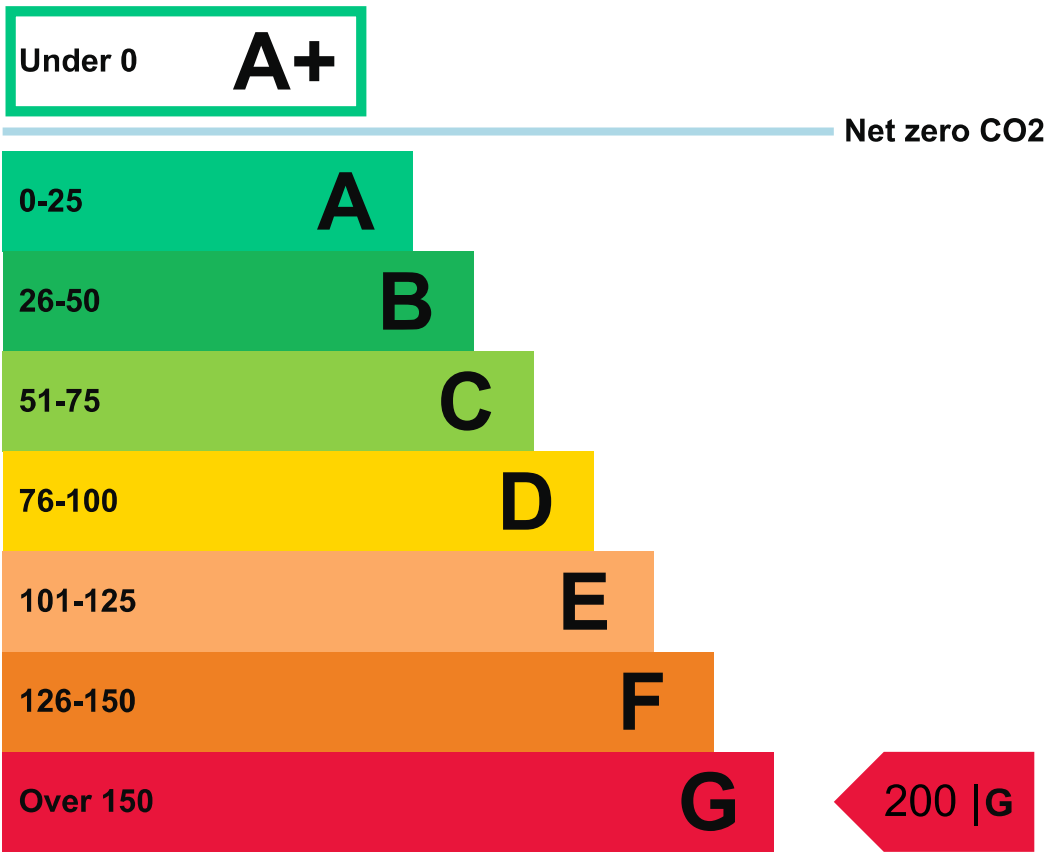
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

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).

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G.



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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

82.88

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0996-9755-7740-8900-4503\)](/energy-certificate/0996-9755-7740-8900-4503).

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

Levent Ulfet

Telephone

020 8150 8288

Email

inform@epcexpert.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/016196

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Employer**

EPC Expert Ltd (www.EpcExpert.co.uk)

Employer address

54 Sebright Road London EN5 4HN

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

18 May 2015

Date of certificate

18 May 2015

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.