

# Energy performance certificate (EPC)

22 Cutlers Road  
South Woodham Ferrers  
CHELMSFORD  
CM3 5XJ

Energy rating

**E**

Valid until: **23 May 2028**

Certificate number: **0950-4902-0308-0850-5050**

## Property type

B8 Storage or Distribution

## Total floor area

114 square metres

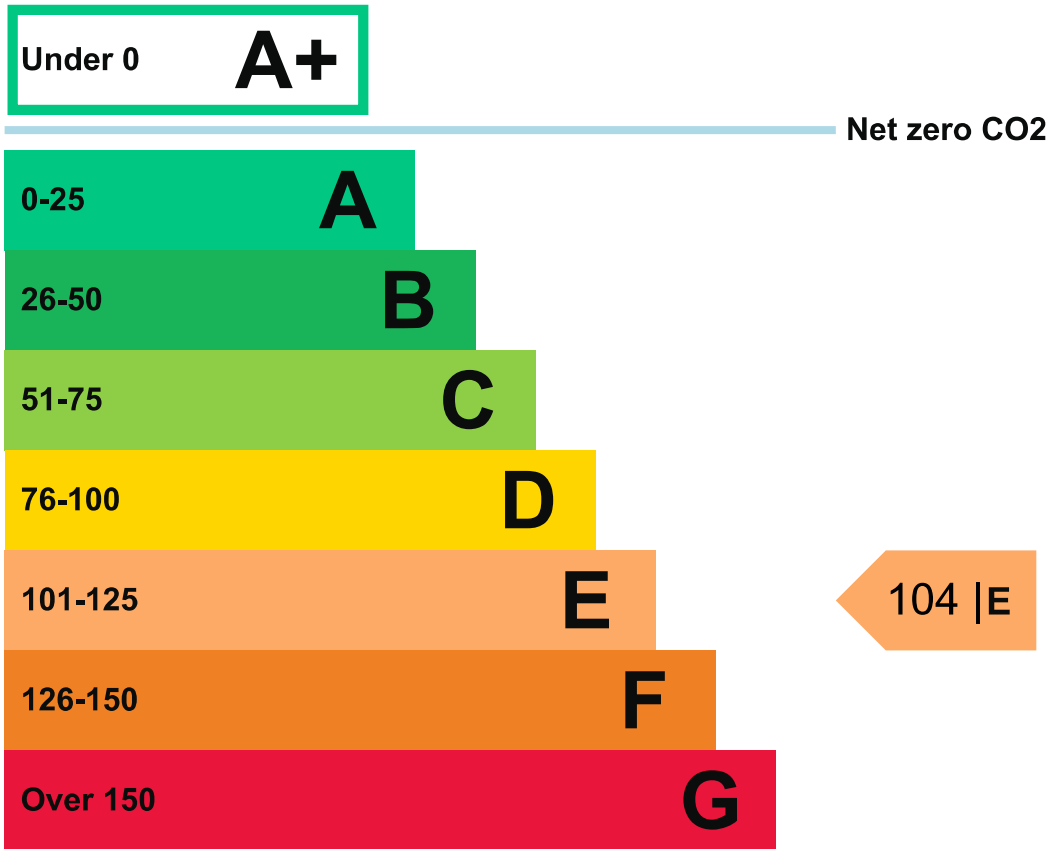
## Rules on letting this property

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 efficiency rating for this property

This property's current energy rating is E.



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

43 | B

#### If typical of the existing stock

125 | E

### Breakdown of this property's energy performance

#### Main heating fuel

Grid Supplied Electricity

#### Building environment

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

30.7

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## Primary energy use (kWh/m<sup>2</sup> per year)

182

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▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9405-4055-0080-0500-8291\)](/energy-certificate/9405-4055-0080-0500-8291).

## 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

Jacob Redmon

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### Telephone

07719032790

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### Email

[jacobredmon.ndea@googlemail.com](mailto:jacobredmon.ndea@googlemail.com)

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## Accreditation scheme contact details

### Accreditation scheme

Stroma Certification Ltd

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### Assessor ID

STRO027974

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**Telephone**

0330 124 9660

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**Email**

[certification@stroma.com](mailto:certification@stroma.com)

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**Assessment details**

**Employer**

Oyster Energy

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**Employer address**

Hill House, Red Hill Road, Hadleigh, Suffolk, IP7 6BU

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**Assessor's declaration**

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

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**Date of assessment**

18 May 2018

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**Date of certificate**

24 May 2018

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**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](mailto: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.