

Energy performance certificate (EPC)

34 West Street
ROCHFORD
SS4 1AJ

Energy rating

E

Valid until: **16 October 2033**

Certificate number: **7671-2743-8033-8298-9890**

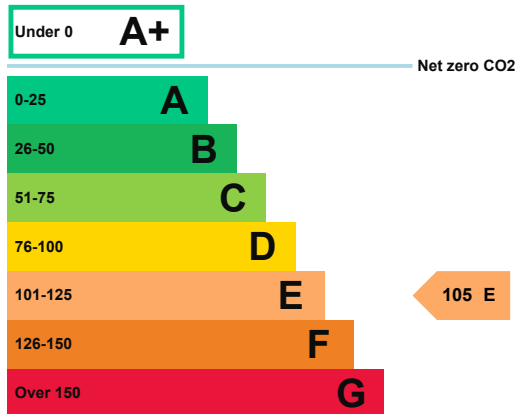
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|------------------|---------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 363 square metres |

Rules on letting this property

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

Energy rating and score

This property's energy rating is E.



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

23 A

If typical of the existing stock

91 D

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 27.89 |
| Primary energy use (kWh/m ² per year) | 181 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4471-2692-2178-7404-9362\)](/energy-certificate/4471-2692-2178-7404-9362).

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.

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|-----------------|--|
| Assessor's name | Matthew Larner |
| Telephone | 07969283896 |
| Email | mjlarner@hotmail.com |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/028109 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Matthew Larner |
| Employer address | 110 Sherwood Gardens, London, E14 9WW |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 12 September 2023 |
| Date of certificate | 17 October 2023 |
