Energy performance certificate (EPC)

GW01D Watford Business Park Greenhill Crescent WATFORD WD18 8JU	Energy rating **A**	Valid until: **13 November 2033** Certificate number: **0870-2006-3082-4556-4457**

Property type	Storage or Distribution
Total floor area	306 square metres

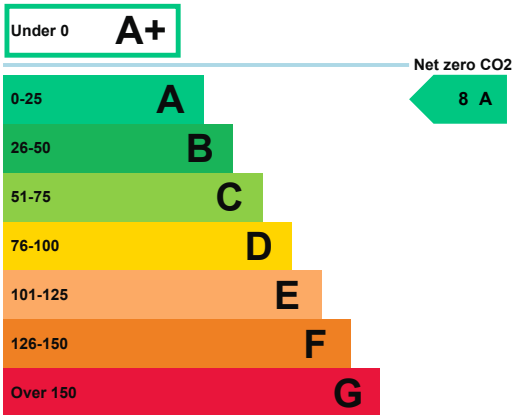## Rules on letting this property

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

Energy rating and score

This property's current energy rating is A.

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.

Under 0	**A+**	
0-25	**A**	Net zero CO2 8 A
26-50	**B**	
51-75	**C**	
76-100	**D**	
101-125	**E**	
126-150	**F**	
Over 150	**G**	

How this property compares to others

Properties similar to this one could have ratings:

If newly built

10 A

If typical of the existing stock

41 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	0.94
Primary energy use (kWh/m2 per year)	9

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0707-3515-9301-7654-3883).

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.

Assessor's name	Paul Harris
Telephone	01327811166
Email	lee.pegler@socotec.com

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	SOCOTEC LTD
Employer address	Bretby Business Park Ashby Road Burton-on-trent DERBYSHIRE DE15 0YZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 November 2023
Date of certificate	14 November 2023