

# Energy performance certificate (EPC)

Montgomery Property Group Ltd.  
Unit Q3, Penfold Trading Estate  
Imperial Way  
WATFORD  
WD24 4YY

Energy rating

C

Valid until: **27 October 2031**

Certificate number: **3374-3023-8285-6629-5269**

Property type

B8 Storage or Distribution

Total floor area

380 square metres

## Rules on letting this property

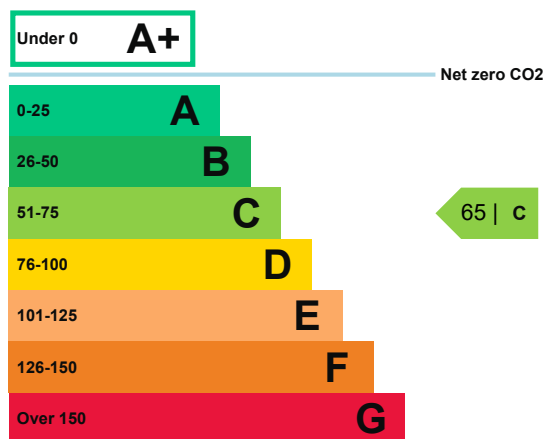
Properties can be let if they have an energy rating from A+ to E.

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 C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 | B

If typical of the existing stock

78 | D

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

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	32.56
Primary energy use (kWh/m <sup>2</sup> per year)	193

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9169-8702-7223-9594-4845\)](#).

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## 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	Samuel Watkinson
Telephone	07960632378
Email	<a href="mailto:samrobertwatkinson@gmail.com">samrobertwatkinson@gmail.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/023395
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Carbon Profile Limited
Employer address	Unit 2 Long Leys Farm, Leys Road, Oxford, Oxfordshire, OX2 9QG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 July 2021
Date of certificate	28 October 2021

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