Energy Performance Certificate

Non-Domestic Building

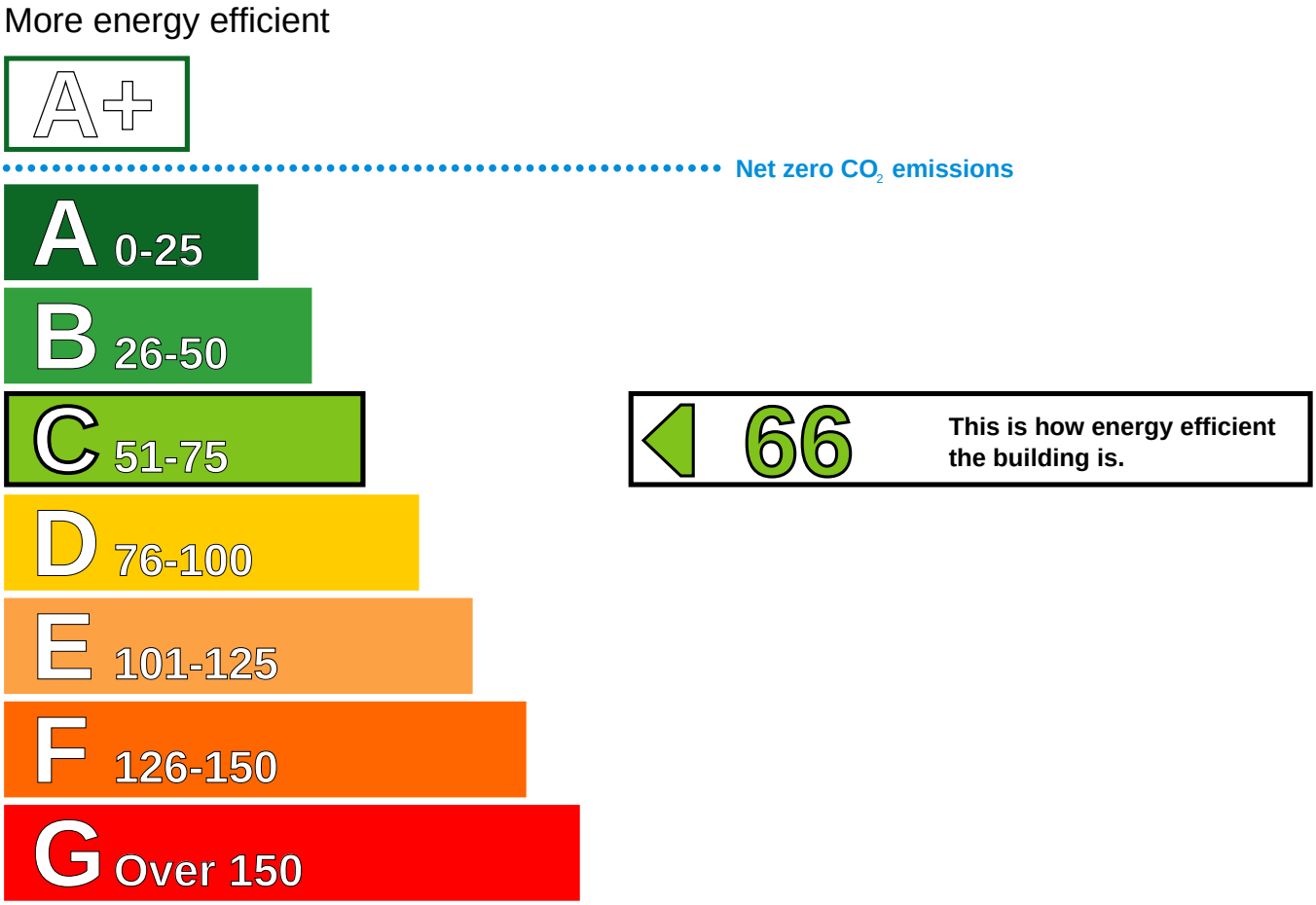
HM Government

Unit 1 Bourne Court
Unity Trading Estate
Southend Road
WOODFORD GREEN
IG8 8HD

Certificate Reference Number:
0280-2998-0359-4630-9070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	298
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$):	40.91

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

77 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software:	DesignBuilder SBEM v3.0.0 using calculation engine SBEM v4.1.d.0
Property Reference:	275989340000
Assessor Name:	James McSorley
Assessor Number:	STRO000011
Accreditation Scheme:	Stroma Accreditation Ltd
Employer/Trading Name:	Energy Rating Services Ltd
Employer/Trading Address:	
Issue Date:	14 Mar 2012
Valid Until:	13 Mar 2022 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 9247-4038-0995-0900-6821

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

CARBON TRUST

For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit **www.carbontrust.co.uk** or call us on **0800 085 2005**