

Energy performance certificate (EPC)

Kings Court
41-51 Kingston Road
LEATHERHEAD
KT22 7SL

Energy rating

D

Valid until 7 November 2027

Certificate number

0891-9203-1530-3490-6303

Property type

B1 Offices and Workshop businesses

Total floor area

3129 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.

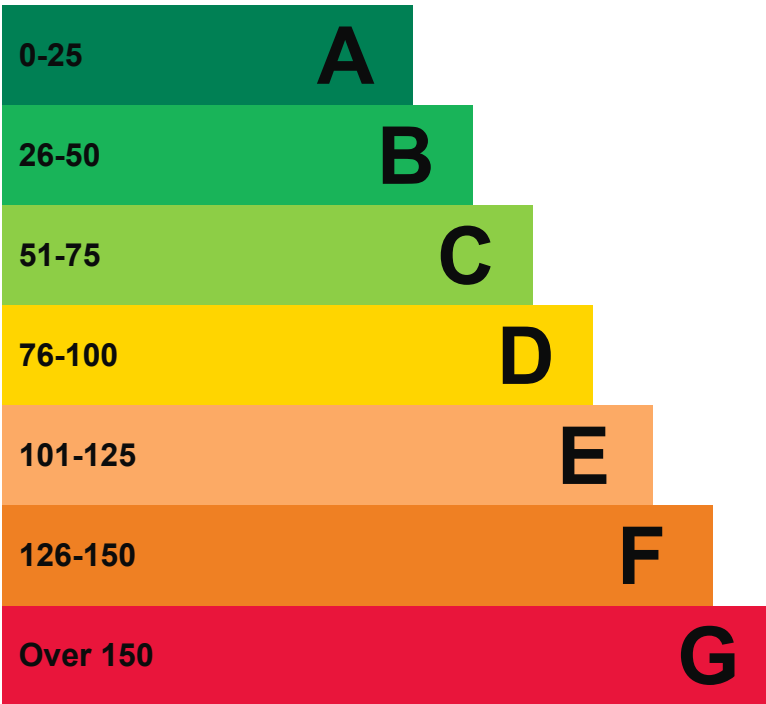
You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.

Under 0 **A+**

Net zero CO2



96 | D

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

25 | A

If typical of the existing stock

73 | C

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Mixed-mode with Mechanical Ventilation

Assessment level

4

Building emission rate (kgCO₂/m² per year)

69.72

Primary energy use (kWh/m² per year)

409.23

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9900-6948-0413-3350-2014\)](#).

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

Paul Turner

Telephone

Email

paul.turner@bepractice.co.uk

Accreditation scheme contact details

Accreditation scheme

Sterling Accreditation Ltd

Assessor ID

STER500296

Telephone

0161 727 4303

Email

info@sterlingaccreditation.com

Assessment details**Date of assessment**

17 October 2017

Date of certificate

8 November 2017

Employer

FHP ESS

Employer address

18th Floor, McLaren Building, 46 The Priory Queensway, Birmingham, B4 7LR

Assessor's declaration

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

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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

Certificate number

[0560-0239-3419-1509-8002 \(/energy-certificate/0560-0239-3419-1509-8002\)](#)

Valid until

6 January 2021 (Expired)
