

Energy performance certificate (EPC)

Unit 3 Coldharbour Pinnacles Industrial Estate Coldharbour Lane HARLOW CM19 5JH	Energy rating D	Valid until: 12 January 2033
		Certificate number: 7427-6003-6259-5696-6868

Property type

Offices and Workshop Businesses

Total floor area

421 square metres

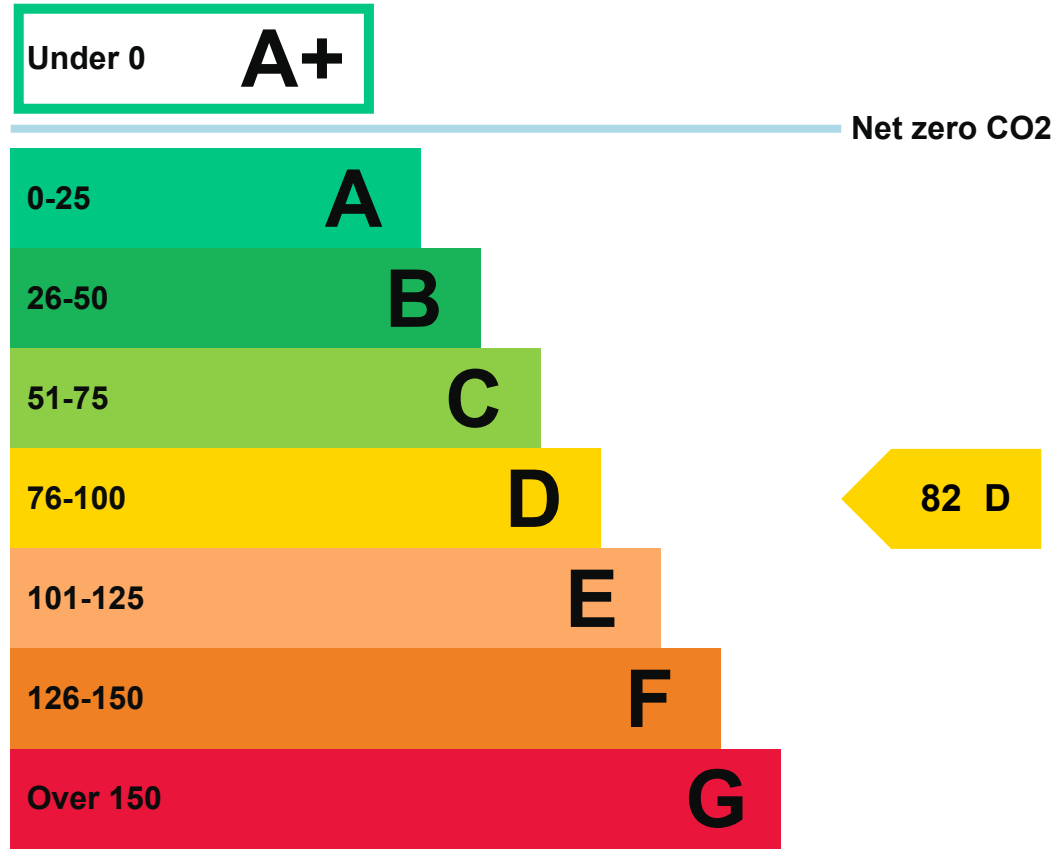
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D.



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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

4

Building emission rate (kgCO₂/m² per year)

19.94

Primary energy use (kWh/m² per year)

146

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4600-5931-5132-5157-5211\)](/energy-certificate/4600-5931-5132-5157-5211).

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

Gary Elston

Telephone

0208 554 1610

Email

academysurveys@outlook.com

Contacting the accreditation scheme

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

Accreditation scheme

Stroma Certification Ltd

Assessor's ID

STRO006134

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Employer

Academy Surveys Ltd

Employer address

2 Smeaton Road - Woodford Bridge - IG8 8BD

Assessor's declaration

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

Date of assessment

10 January 2023

Date of certificate

13 January 2023

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.