

# Energy performance certificate (EPC)

Unit 7  
Orbital Industrial Estate  
Horton Road  
Yiewsley  
WEST DRAYTON  
UB7 8JL

Energy rating

C

Valid until: 15 February 2032

Certificate number: 3061-3295-9566-8311-2568

Property type

B2 to B7 General Industrial and Special Industrial Groups

Total floor area

608 square metres

## Rules on letting this property

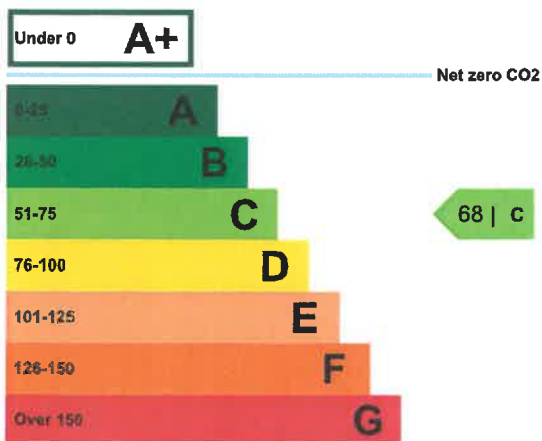
Properties can be let if they have an energy rating from A+ to E.

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

80 | D

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

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## 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)	39.46
Primary energy use (kWh/m <sup>2</sup> per year)	233

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8876-7510-9817-5515-0415\)](/energy-certificate/8876-7510-9817-5515-0415).

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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	Nicholas Procter 01759 301114
Telephone	
Email	<a href="mailto:njp@procters.net">njp@procters.net</a>

### Accreditation scheme contact details

Accreditation scheme	Sterling Accreditation Ltd
Assessor ID	STER500127
Telephone	0161 727 4303
Email	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

### Assessment details

Employer	Procters Property Ltd
Employer address	Prospect House, 4a George Street, Pocklington, York, YO42 2DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 February 2022
Date of certificate	16 February 2022

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## Energy performance certificate (EPC) recommendation report

Unit 7  
Orbital Industrial Estate  
Horton Road  
Yiewsley  
WEST DRAYTON  
UB7 8JL

Report number  
**8876-7510-9817-5515-0415**

Valid until  
**15 February 2032**

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### Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

### Changes that pay for themselves within 3 years

<b>Recommendation</b>	<b>Potential impact</b>
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

### Changes that pay for themselves within 3 to 7 years

<b>Recommendation</b>	<b>Potential impact</b>
Add time control to heating system.	Medium

### Changes that pay for themselves in more than 7 years

<b>Recommendation</b>	<b>Potential impact</b>
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Consider installing solar water heating.	Low

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## Property and report details

Report issued on 16 February 2022

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Total useful floor area 608 square metres

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Building environment Heating and Natural Ventilation

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Calculation tool Property Tectonics Ltd, Lifespan SBEM, v5.6.a, SBEM, v5.6.b.0

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## Assessor's details

Assessor's name Nicholas Procter 01759 301114

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Telephone

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Email [njp@procters.net](mailto:njp@procters.net)

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Employer's name Procters Property Ltd

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Employer's address Prospect House, 4a George Street, Pocklington, York, YO42 2DF

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Assessor ID STER500127

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Assessor's declaration The assessor is not related to the owner of the property.

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Accreditation scheme Sterling Accreditation Ltd

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