

Energy performance certificate (EPC)

Marine House
Thorpe Lea Road
EGHAM
TW20 8BF

Energy rating

C

Valid until 15 February 2030

Certificate number

0920-6291-0370-9780-7000

Property type

B1 Offices and Workshop businesses

Total floor area

1150 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 C.

Under 0 **A+**

Net zero CO2



61 | c

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

26 | B

If typical of the existing stock

77 | D

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

45.04

Primary energy use (kWh/m² per year)

266.41

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2690-4082-0907-0700-7191\)](/energy-certificate/2690-4082-0907-0700-7191).

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

Steve Elphick

Telephone

07973 379 355

Email

steve@seaconsulting.co.uk

Accreditation scheme contact details

Accreditation scheme

CIBSE Certification Limited

Assessor ID

LCEA000425

Telephone

020 8772 3649

Email

epc@cibsecertification.org

Assessment details**Date of assessment**

13 February 2020

Date of certificate

16 February 2020

Employer

Steve Elphick Associates

Employer address

No 1 The Stangate Mansion, Strawberry Hill, Twickenham, TW1 4PW

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.

There are no related certificates for this property.