

# Energy performance certificate (EPC)

39 Broad Walk HARLOW CM20 1JF	Energy rating	Valid until: <b>8 July 2030</b>
	<b>C</b>	Certificate number: <b>2490-3013-0806-0400-1901</b>

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	2,450 square metres

## Rules on letting this property

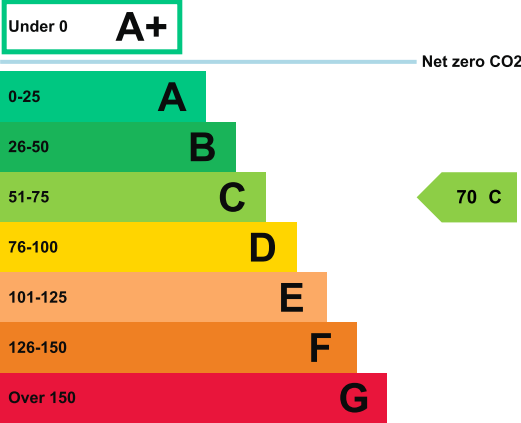
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

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	<b>30 B</b>
If typical of the existing stock	<b>87 D</b>

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	59.24
Primary energy use (kWh/m <sup>2</sup> per year)	350

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0140-0440-9862-0103-9002\)](/energy-certificate/0140-0440-9862-0103-9002).

## 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	Michele Di Iasio
Telephone	01375376291
Email	<a href="mailto:michele.diasio@carbonprofile.co.uk">michele.diasio@carbonprofile.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021479
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Carbon Profile Limited
Employer address	Unit 2 Long Leys Farm Leys Road Oxford OX2 9QG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 July 2020
Date of certificate	9 July 2020