# Energy performance certificate (EPC)

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| Unit 35.10<br>Cobalt<br>White Hart Ave<br>Thamesmead<br>SE28 0GU | Energy rating<br>**A** | Valid until: | **18 April 2034** |
| | | Certificate number: | **8241-9411-4890-9290-5275** |

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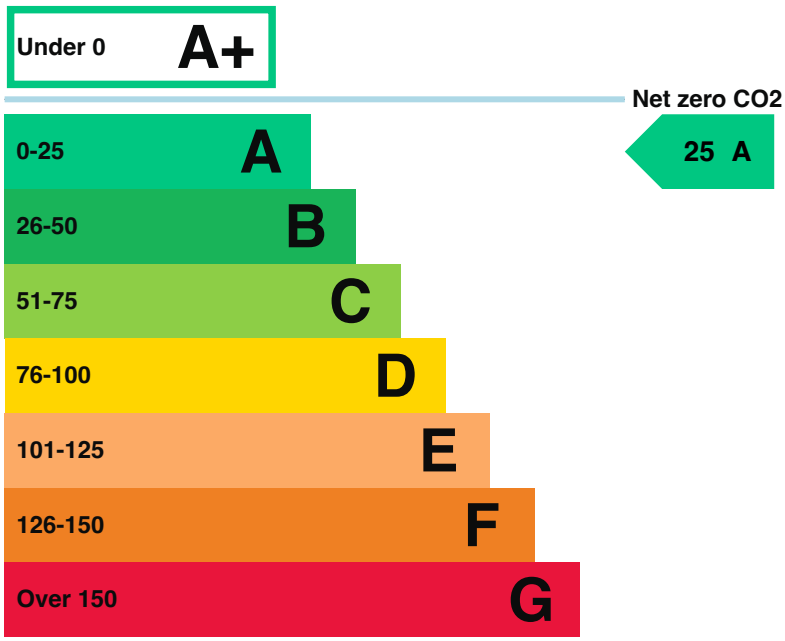
|---|---|
| Property type | Offices and Workshop Businesses |
| Total floor area | 837 square metres |

## 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 A.




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:

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| If newly built | 8 A |
| If typical of the existing stock | 33 B |

## Breakdown of this property's energy performance

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|---|---|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 3.06 |
| Primary energy use (kWh/m2 per year) | 32 |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/4300-7973-5841-6902-7510).

## 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.

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| Assessor's name | Jonathan Rogers - British EPC EES/008637 |
| Telephone | 02037011068 |
| Email | jonathan@britishepc.com |

### Contacting the accreditation scheme

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

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| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/008637 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### About this assessment

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|---|---|
| Employer | British EPC |
| Employer address | 49a High Street Huntingdon PE29 3AQ |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 20 November 2023 |
| Date of certificate | 19 April 2024 |