Energy performance certificate (EPC)

Unit 8 Maple Grove Business Centre Lawrence Road HOUNSLOW TW4 6DR	Energy rating **B**	Valid until:	**30 May 2035**
		Certificate number:	**0750-2200-4305-7097-3604**

Property type	Storage or Distribution
Total floor area	909 square metres

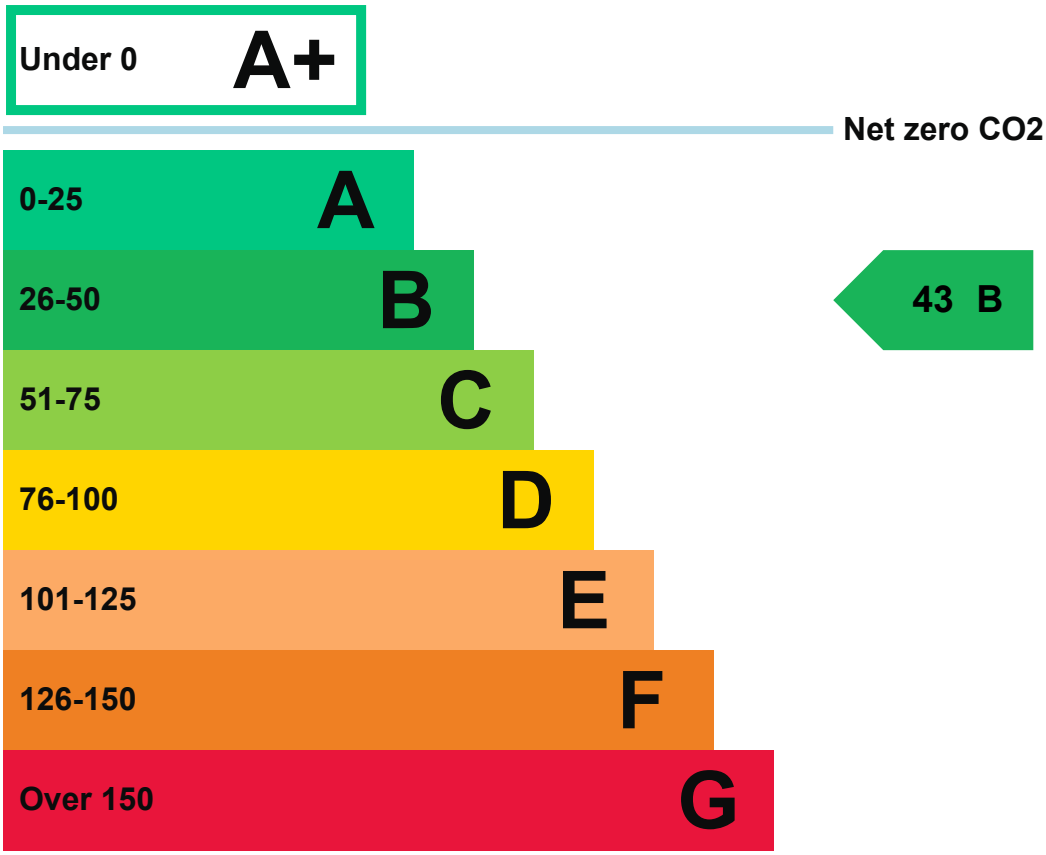
Rules on letting this property

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).

Energy rating and score

This property's energy rating is B.



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 13 A

If typical of the existing stock 51 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO2/m2 per year)	10.39
Primary energy use (kWh/m2 per year)	89

▶ About primary energy use

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2270-4095-4050-6307-0075).

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	IBR Property Services Ltd.
Telephone	07877413412
Email	ahmd_64@yahoo.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID203990
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	IBR Property Services Ltd.
Employer address	www.ibrps.co.uk
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 May 2025
Date of certificate	31 May 2025

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 (Monday to Friday, 9am to 5pm).

Certificate number	0660-0635-6039-9128-8002 (/energy-certificate/0660-0635-6039-9128-8002)
Expired on	7 September 2025

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