

Energy performance certificate (EPC)

45 Victoria Road
SURBITON
KT6 4JL

Energy rating

D

Valid until: **19 October 2033**

Certificate number: **3848-1694-7303-9542-9812**

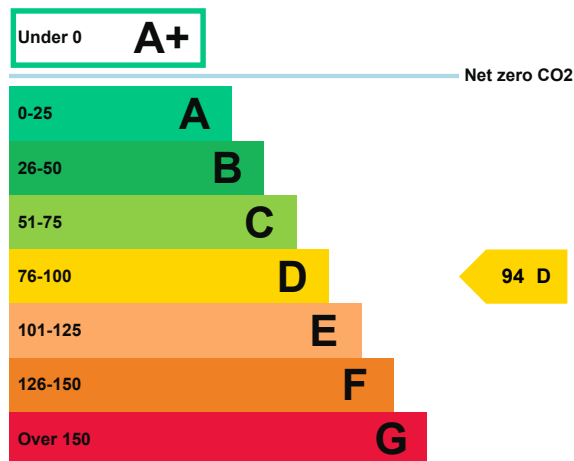
Property type	Retail/Financial and Professional Services
Total floor area	107 square metres

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 current energy rating is D.



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

9 A

If typical of the existing stock

35 B

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)	35.09
Primary energy use (kWh/m2 per year)	265

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1070-0581-6187-1481-4856\)](/energy-certificate/1070-0581-6187-1481-4856).

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	Seamus Mullaney
Telephone	02083995381
Email	smullaney@wallakerscommercial.com

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER500158
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Wallakers
Employer address	69, Victoria Road, Surbiton, KT6 4NX
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	11 October 2023
Date of certificate	20 October 2023