

Energy performance certificate (EPC)

Harman House
1 George Street
Uxbridge
UB8 1QQ

Energy rating

C

Valid until:

1 February 2034

Certificate number:

7063-3680-0481-3053-8035

Property type

Offices and Workshop Businesses

Total floor area

14,571 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.

The figure shows a horizontal bar chart representing the energy rating scale. The bars are color-coded and labeled with ratings and scores. A green arrow points to the 'C' rating bar, which has a score of 60.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO2

60 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/7063-3680-0481-3053-8035?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	19 A
If typical of the existing stock	75 C

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	12.18
Primary energy use (kWh/m2 per year)	123

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7182-7576-1848-4217-8523\)](#).

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	George Hudson
Telephone	07817 420 685
Email	george@chestnutcs.co.uk

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/028104
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Chestnut CS
Employer address	14 Fullers Field, Westerfield, IP6 9AX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 December 2023
Date of certificate	2 February 2024