

## Energy performance certificate (EPC)

39 Gardner Street  
BRIGHTON  
BN1 1UN

Energy rating

**E**

Valid until:

**19 January 2027**

Certificate number:

**9574-3099-0031-0300-8191**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

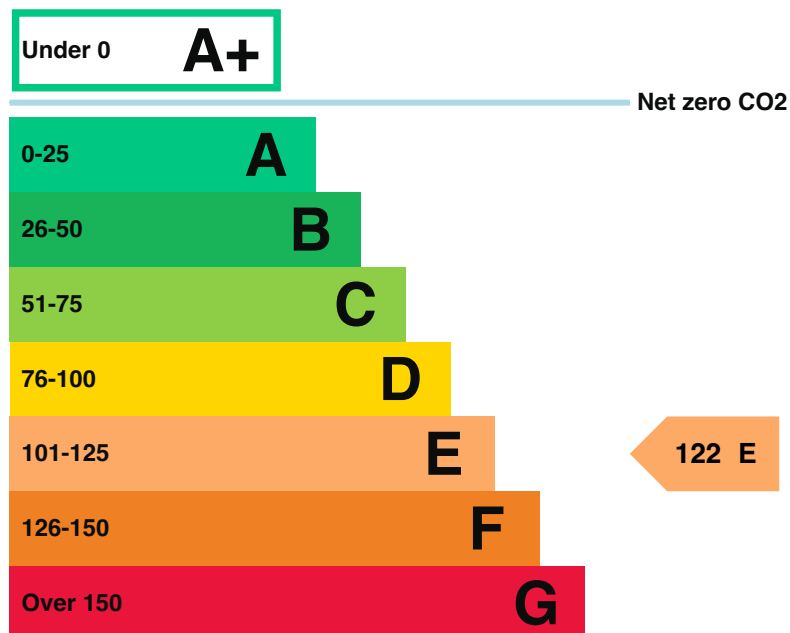
81 square metres

### 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 E.



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                   | 33 B |
| If typical of the existing stock | 97 D |

## Breakdown of this property’s energy performance

|                                            |                                 |
|--------------------------------------------|---------------------------------|
| Main heating fuel                          | Grid Supplied Electricity       |
| Building environment                       | Heating and Natural Ventilation |
| Assessment level                           | 3                               |
| Building emission rate (kgCO2/m2 per year) | 80.19                           |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0850-0343-7019-4999-1002\)](#).

## 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 | Daniel Patak                                                   |
| Telephone       | 0203 397 8220                                                  |
| Email           | <a href="mailto:hello@propcert.co.uk">hello@propcert.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 | Quidos Limited                                           |
| Assessor's ID        | QUID206065                                               |
| Telephone            | 01225 667 570                                            |
| Email                | <a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | EPC Online                                                |
| Employer address       | Provident House, Burrell Row, Beckenham, BR3 1AT          |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 18 January 2017                                           |
| Date of certificate    | 20 January 2017                                           |