

Energy performance certificate (EPC)

Commercial Unit 2 Bradburys Court Lyon Road HARROW HA1 2BY	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>	Valid until: 17 July 2033 <hr/> Certificate number: 3921-9139-0030-2004-0763
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Property type Retail/Financial and Professional Services

Total floor area 123 square metres

Rules on letting this property

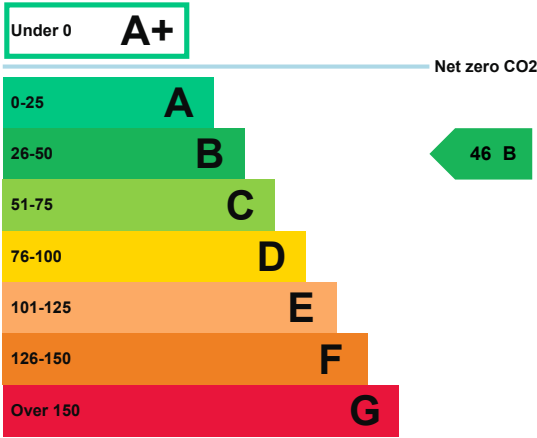
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is 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

12 A

If typical of the existing stock

49 B

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

17.65

Primary energy use (kWh/m² per year)

189

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0933-0209-4407-9206-1014\)](#).

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	Abdul Waheed Ahmad
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 PropertyServices Ltd
Employer address	www.ibrps.co.uk
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 July 2023
Date of certificate	18 July 2023
